

GJB9129R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [SPECIAL WARRANTY]

NAME OF AGENCY OR CONTRACTOR: GRAND JUNCTION BAPTIST CHURCH  
DANIEL C HOOPER, RONALD T. BAXTER AND LOIS DANSBY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 29 ROAD  
NORTH AVENUE AND SPARN STREET FOR ROADWAY AND UTILITIES  
RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1991

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made this 30<sup>th</sup> day of April, 1991,  
between Grand Junction Baptist Church

**BOOK 1835 PAGE 515**

1569486 02:58 PM 05/01/91  
MONIKA TODD CLK&REC MESA COUNTY CO  
000 NO FEE

County of Mesa, State of Colorado, grantor(s), and

The City of Grand Junction,  
a municipal corporation,

whose legal address is 250 North 5th Street,  
Grand Junction 81501

of the \_\_\_\_\_ County of Mesa, State of Colorado, grantee(s):

**WITNESSETH**, That the grantor(s), for and in consideration of the sum of

--- TEN --- DOLLARS,

the receipt and sufficiency of which is hereby acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey and confirm, unto the grantee(s), Its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

That parcel of land described on Exhibit "A" and depicted on Exhibit "B", which exhibits are attached hereto.

also known by street and number as: For Roadway and Utilities Right-of-Way purposes.

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the grantee(s), Its heirs and assigns forever. The grantor(s), for its self, Its heirs and personal representatives or successors, do covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, the grantor(s) ha S executed this deed on the date set forth above.

Daniel C. Hooper  
Ronald T. Baxter  
Lois Dansby

Pastor / President  
Treasurer  
Church Sec.

STATE OF COLORADO

County of Mesa

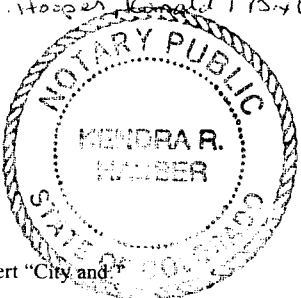
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April, 1991, by Daniel C. Hooper, Ronald T. Baxter, + Lois Dansby

} ss.  
12<sup>th</sup> day of April, 1991.

Witness my hand and official seal.

My commission expires 4/4/95

Heather R. Hecker  
Notary Public



\*If in Denver, insert "City and"



EXHIBIT "A"

Beginning at a point which is South 40 feet and West 30 feet from the Northeast corner of Section 18, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado;

thence South, parallel with the East line of said Section 18, a distance of 838.0 feet;

thence West a distance of 20.0 feet;

thence North a distance of 805.0 feet;

thence N 45° W a distance of 32.53 feet;

thence West, parallel with the North line of said Section 18, a distance of 224.0 feet;

thence S 45° W a distance of 32.53 feet;

thence South a distance of 805.0 feet;

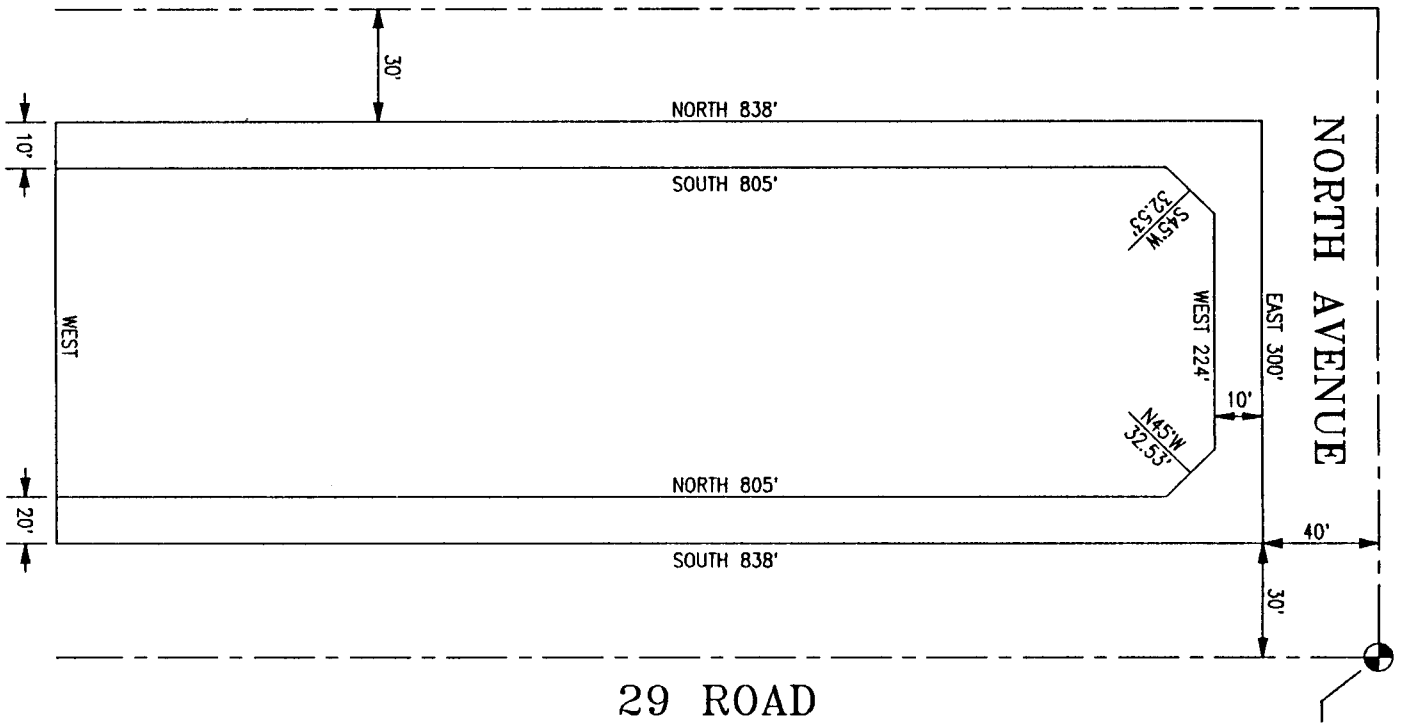
thence West a distance of 10.0 feet;

thence North a distance of 838.0 feet;

thence East a distance of 300.0 feet to the Point of Beginning.

SPARN STREET

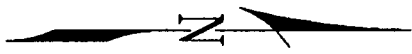
NORTH AVENUE



29 ROAD

NORTHEAST CORNER  
SEC 18, T1S, R1E  
UTE MERIDIAN

EXHIBIT - "B"



NOT TO SCALE

AREA  
28,369.00 SQ. FT.

R.O.W. DESCRIPTION MAP  
 PARCEL NO. \_\_\_\_\_  
 APPROVED \_\_\_\_\_  
 DATE 3-27-91

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT  
 GRAND JUNCTION BAPTIST CHURCH