

GRA82ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: GRAND JUNCTION FRIENDS CHURCH
BY: WALTER F. FRITZLAN (CLERK)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2460 ORCHARD
AVE. FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRAND JUNCTION FRIENDS CHURCH

whose address is 2460 Orchard Avenue, Grand Junction,

County of Mesa, State of

Colorado, for the consideration of One Dollar (\$1.00) and other good and valuable considerations ~~xxxxxx~~ in hand paid, hereby sell(s) and convey(s) to the

City of Grand Junction, a municipal corporation,

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

Mesa, and State of Colorado the following real property in the

Grand Junction County of Mesa, and State of Colorado, to wit:

Two parcels of land, FOR ROAD AND UTILITY PURPOSES, Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) Section 12, Township 1 South, Range 1 West of the Ute Meridian more particularly described as follows:

Beginning at a point 30 feet North and 20 feet East of the West half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 12, said point also being the intersection of the North right of way line of Orchard Avenue and the East right of way line of 24th Street (July 1982); Thence North along said East right of way line, a distance of 2.5 feet; Thence Southeasterly, a distance of 2.91 feet to a point on said North right of way line that bears East a distance of 1.50 feet from the point of beginning; Thence West along said North right of way line, a distance of 1.50 feet to the Point of Beginning.

The above described parcel of land contains 1.875 sq. ft., more or less.

ALSO:

The South 30 feet of the following described tract of land:

Beginning at the Southwest Corner of the West Half of the East Half ~~xxxxxx~~ of the Southwest Quarter of the Northeast Quarter of Section 12, Township 1 South, Range 1 West of the Ute Meridian, thence North 150 feet, thence East 75 feet, thence South 150 feet, thence West 75 feet to the Point of Beginning.

~~xxxxxx~~ The above described parcel of land contains 2,250 sq. ft., more or less, of which 1,500 sq.ft. are in the present right of way for Orchard Avenue (July 1982).

Signed this 29th day of July, 1982

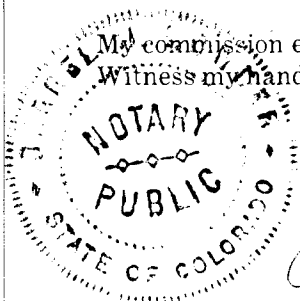
GRAND JUNCTION FRIENDS CHURCH

By Walter F. Fritzlan
Clerk, Grand Junction Friends

STATE OF COLORADO, } ss.
County of Mesa

The foregoing instrument was acknowledged before me this 29th day of July, 1982, by Walter F. Fritzlan as Clerk for Grand Junction Friends Church

My commission expires January 21, 1984
Witness my hand and official seal.



Paul W. [Signature]
Notary Public
250 North 5th Street
Grand Junction, Co.
81521

Copied [Signature]
8/6/82

Grand Junction Friends Church

1303387 DSC EXEMPT 11:56 AM B1392 P1442
SEP 23, 1982 E. SAWYER, CLK&REC MESA CTY, CO

whose address is 2460 Orchard Avenue, Grand Junction,
County of Mesa, State of

Colorado, for the consideration of One Dollar
(\$1.00) and other good and valuable considerations
~~xxxx~~, in hand paid, hereby sell(s) and convey(s) to the
City of Grand Junction, a municipal corporation,

whose legal address is 250 North 5th Street, Grand Junction,, County of
Mesa, and State of Colorado the following real property in the

County of Mesa, and State of Colorado, to wit:

Two parcels of land, FOR ROAD AND UTILITY PURPOSES, ^{lying within the} Southeast Quarter (SE $\frac{1}{4}$) of the
Northeast Quarter (NE $\frac{1}{4}$) Section 12, Township 1 South, Range 1 West of the Ute
Meridian more particularly described as follows:
Beginning at a point 30 feet North and 20 feet East of the Southeast Corner (SE Cor)
of the West Quarter (W $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter
(NE $\frac{1}{4}$) of said Section 12, said point also being the intersection of the North right
of way line of Orchard Avenue and the East right of way line of 24th St. (Aug. 1982);
Thence North along said East right of way line, a distance of 2.5 feet; thence
Southeasterly, a distance of 2.91 feet to a point on said North right of way line
that bears East a distance of 1.50 feet from the point of beginning; Thence West
along said North right of way line, a distance of 1.50 feet to the Point of Beginning.
The above described parcel of land contains 1.87 sq.ft., more or less. ALSO:
The Southerly 30 feet of the tract of land described in Book 685 Page 517 records
of Mesa County, Clerk and Recorder's office, being parallel to the Southerly property
line of said tract.
The above described parcel contains 2,250 sq.ft., of which 2,250 sq.ft. are in the
present right of way for Orchard Avenue (August 1982).

This a Warranty Deed given to correct an error in the descriptions set forth in
that instrument recorded August 3, 1982, in Book 1385, Page 87 in the records of
the Clerk and Recorder's office of Mesa County, Colorado.

with all its appurtenances, and warrant(s) the title to the same, subject to

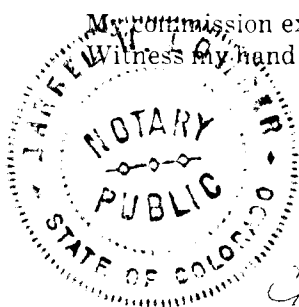
Signed this 16th day of SEPTEMBER, 1982

Grand Junction Friends Church
[Signature]

STATE OF COLORADO,
County of MESA } ss.

The foregoing instrument was acknowledged before me this 16th
day of SEPTEMBER, 1982, by Walter F. Fritzman as Clerk
for Grand Junction Friends Church

My commission expires January 21, 1984
Witness my hand and official seal.



[Signature]
Notary Public
250 North 5th Street
Grand Junction, Co. 81501

Copy to Clerk's Office 9-28-82

