

GRD847TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JOHN I. GORDON AND SHARON A. GORDON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ROAD AND UTILITY RIGHT OF WAY FOR 7TH STREET BETWEEN PATTERSON AND HORIZON DRIVE NORTH AND WEST OF GRAND VALLEY CANAL AT 7TH STREET 2945-023-00-023

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

JOHN I. GORDON and

SHARON A. GORDON

Recorder's Stamp
BOOK 1507 PAGE 690

1370312 DGC NO FEE 11:56 AM
AUG 28 1984 E.SAWYER, CLK&REC MESA CTY, CO

whose address is GRAND JUNCTION
SAID County of MESA and State of
COLORADO for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION -- Dollars
in hand paid, hereby sell(s) and convey(s) to

BOOK 1528 PAGE 483

CITY OF GRAND JUNCTION

1383343 DGC EXEMPT 10:12 AM
FEB 13 1985 E.SAWYER, CLK&REC MESA CTY, CO

a Municipal Corporation

, whose address is

GRAND JUNCTION
COLORADO

County of MESA and State of

in the SAID County of MESA and State of Colorado, to-wit:
In joint tenancy the following real property situate

A parcel of land for road and utility right of way purposes being a portion of the
NE1/4 SW1/4 Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of
Grand Junction, County of Mesa, State of Colorado, lying North and West of the Grand
Valley Canal at 7th Street, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #112-1 set for the SE corner of the
NE1/4 SW1/4 of said Section 2, with all bearings herein relative to North between
said brass cap and found Mesa County Brass Cap #210 set for the center of said
Section 2 as the bases of bearings;

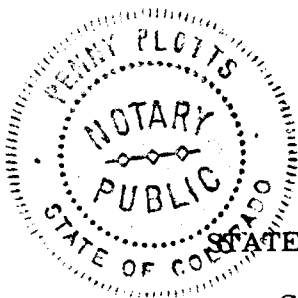
- Thence North, 441.11 feet;
- Thence West, 30 feet to the True Point of Beginning, said point also being on the
West right of way line of present 7th Street as described in Book 939 Page 72
recorded in the office of the Mesa County Clerk and Recorder:
- Thence S 06°20'28" W, 72.45 feet;
- Thence West, 9 feet;
- Thence South 228.01 feet to the Northerly right of way line of the Grand Valley Canal:
- Thence along said Northerly right of way line S 69°00'36" W, 19.28 feet;
- Thence continuing along said line S 81° 29'18" W, 15 feet;
- Thence S 7°16'30" E, 30.48 feet to the Southerly boundary line of a tract of land
owned by the undersigned and described in Book 1097 Page 279 recorded in the office
of the Mesa County Clerk and Recorder;
- Thence along said Southerly boundary line N 81°29'18"E, 33 feet;
- Thence continuing along said line N 61°33'29" E, 15.17 feet to said West right of
way line of 7th Street;
- Thence along said West right of way line North, 327.26 feet to the True Point of
Beginning.

The above described parcel contains 5,693.5 sq. ft., more or less.

with all its appurtenances and warrant(s) the title to the same, subject to easements,
restrictions, rights of way of record; 1984 taxes due and payable in 1985 and
all subsequent taxes and assessments thereafter.

RE-RECORDED FOR CORRECTION OF LAND DESCRIPTION

Signed this 27th day of August, 19 84



John I. Gordon

JOHN I. GORDON

Sharon A. Gordon

SHARON A. GORDON

} ss

The foregoing instrument was acknowledged before me this 27th day of August
19 84 by JOHN I. GORDON and SHARON A. GORDON

My commission expires _____, 19
Witness my hand and official seal.

My Commission Expires 8/18/1985
Western Colorado Title Co.
521 Knod Ave., Grd Jct., CO 81501

Penny Plotts

Notary Public