

GRI04D5R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF CONTRACTOR: DEAN L AND CERONA A GRIFFITH

SUBJECT/PROJECT: 3291 D ½ ROAD, LAND FOR PUBLIC ROADWAY
AND UTILITIES RIGHT-OF-WAY PURPOSES

PARCEL #: 2943-144-95-003

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2190427 BK 3647 PG 179
05/06/2004 11:37 AM
Tenice Ward CLK&REC Mesa County- CO
RecFee \$5.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

Dean L. Griffith and Verona A. Griffith, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northeast corner of the NW ¼ of the SE ¼ of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and considering the East line of the NW ¼ SE ¼ of said Section 29 to bear S 00°04'34" E with all bearings contained herein being relative thereto;
thence S 00°04'34" E along the East line of the NW ¼ SE ¼ of said Section 29 a distance of 40.0 feet to the Point of Beginning;
thence S 00°04'34" E along the East line of the NW ¼ SE ¼ of said Section 29 a distance of 121.61 feet;
thence leaving the East line of the NW ¼ SE ¼ of said Section 29, 64.64 feet along the arc of a non-tangent curve concave to the Northeast, having a radius of 172.00 feet, a central angle of 21°31'55", and a long chord bearing N 10°50'21" W a distance of 64.26 feet;
thence N 00°04'34" W a distance of 58.48 feet;
thence N 89°54'00" E a distance of 12.00 feet to the Point of Beginning.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 5th day of May, 2004.

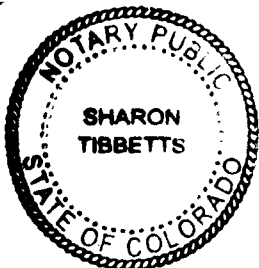
Dean L. Griffith
Dean L. Griffith

Verona A. Griffith
Verona A. Griffith

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of May, 2004, by Dean L. Griffith and Verona A. Griffith.

My commission expires: 01-25-06.
Witness my hand and official seal.



My Commission Expires
January 25, 2006

Sharon Tibbetts
Notary Public