

GSK99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: GARY S. KENT AND SONJA KENT, GRANTORS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO. 2945-013-00-021, 605 ½ 27 ½ ROAD, 27 ½ ROAD - PATTERSON ROAD TO G ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1909052 06/29/99 1256PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

Gary S. Kent and Sonja Kent, Grantors, for and in consideration of the sum of One Thousand Three Hundred Twenty and 00/100 Dollars (\$1,320.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southeast Corner of the Southeast 1/4 of the Southwest 1/4 (SE 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE 1/4 SW 1/4 of said Section 1 to bear N 00°02'19" E with all bearings contained herein being relative thereto; thence N 00°02'19" E along the East line of the SE 1/4 SW 1/4 of said Section 1 a distance of 329.98; thence leaving the East line of the SE 1/4 SW 1/4 of said Section 1, N 89°47'35" W a distance of 25.00 feet to a point on the West line of the right-of-way for 27 1/2 Road, as described by instrument recorded in Book 749 at Page 491 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence leaving the West line of the right-of-way for 27 1/2 Road, N 89°47'35" W a distance of 5.00 feet; thence N 00°02'19" E a distance of 88.00 feet; thence S 89°47'35" E a distance of 5.00 feet to the West line of the right-of-way for 27 1/2 Road; thence S 00°02'19" W a distance of 88.00 feet to the Point of Beginning; containing 440.00 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

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 17 day of June, 1999.

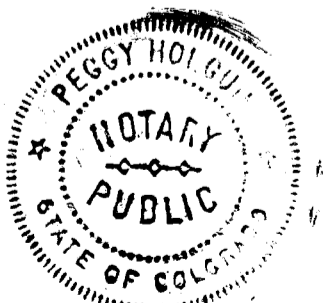
Gary S. Kent
Gary S. Kent

Sonja Kent
Sonja Kent

State of Colorado)
)ss.
County of Mesa)

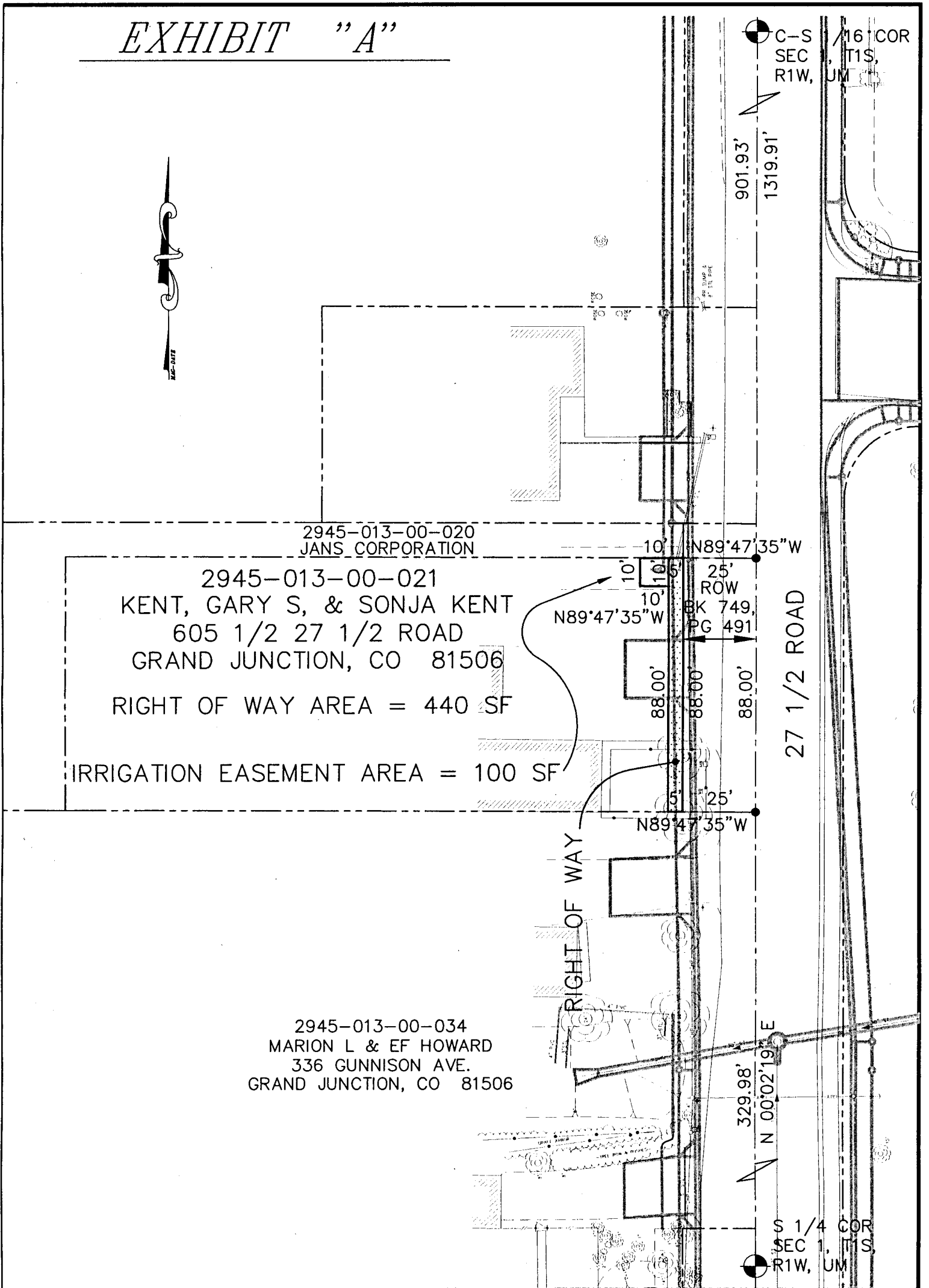
The foregoing instrument was acknowledged before me this 17TH day of June, 1999, by Gary S. Kent and Sonja Kent.

My commission expires 3.3.01
Witness my hand and official seal.



Peggy Holquist
Notary Public

EXHIBIT "A"



2945-013-00-020
JANS CORPORATION

2945-013-00-021
KENT, GARY S, & SONJA KENT
605 1/2 27 1/2 ROAD
GRAND JUNCTION, CO 81506
RIGHT OF WAY AREA = 440 SF

IRRIGATION EASEMENT AREA = 100 SF

2945-013-00-034
MARION L & EF HOWARD
336 GUNNISON AVE.
GRAND JUNCTION, CO 81506

C-S
SEC 1, T1S,
R1W, JM

27 1/2 ROAD

S 1/4 COR
SEC 1, T1S,
R1W, JM

DRAWN BY: JCS
DATE: 5-16-99
SCALE: 1" = 40'
APPR. BY: TW
FILE NO: 01300021.DWG

RIGHT-OF-WAY DESCRIPTION MAP
27 1/2 ROAD - PATTERSON ROAD TO G ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION