

GUA08CHP

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	GUARANTY ENTERPRISES, INC. AN OKLAHOMA CORPORATION
PURPOSE:	RIGHT-OF-WAY ON CHIPETA AVENUE IN THE KING SUBDIVISION, 474 28 ¼ ROAD
ADDRESS:	CHIPETA AVENUE
PARCEL NO:	2943-182-00-049
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

3 PAGE DOCUMENT

WARRANTY DEED

Guaranty Enterprises, Inc., an Oklahoma Corporation and Roger L. King, Grantors whose address is 475 28 1/2 Road, Grand Junction, CO 81501 for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has 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 real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, as described in Exhibit "A" and depicted on Exhibit "B", both 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 Grantor hereby covenants 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 20 day of November, 2008.

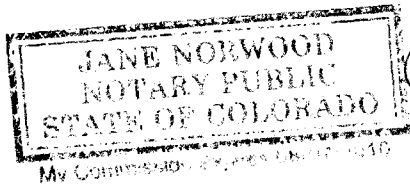
Guaranty Enterprises, Inc.,
an Oklahoma Corporation

By Roger L. King
Roger L. King, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of November, 2008, by Roger L. King, President of Guaranty Enterprises, Inc., an Oklahoma Corporation.

My commission expires: ~~8/1/10~~ 8/1/10
Witness my hand and official seal.



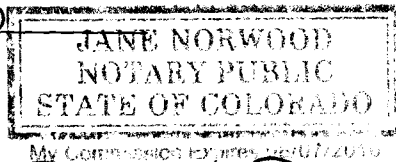
Jane Norwood
Notary Public

Roger L. King
Roger L. King

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of November, 2008, by Roger L. King.

My commission expires: 8/1/10
Witness my hand and official seal.



Jane Norwood
Notary Public

EXHIBIT "A"

RIGHT-OF-WAY DESCRIPTION

(Chipeta Avenue)

That real property located in the West Half of the Southeast Quarter of the Northwest Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 18, Township 1 South, Range 1 East, Ute Meridian of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 18, whence the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 18 bears South 89 degrees 55 minutes 42 seconds East, a distance of 1317.40 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 55 minutes 42 seconds East, a distance of 40.00 feet; thence North 00 degrees 05 minutes 42 seconds East, a distance of 735.57 feet, along the East right-of-way line of 28 $\frac{1}{4}$ Road; thence North 00 degrees 05 minutes 42 seconds East, a distance of 43.16 feet to the POINT OF BEGINNING; thence North 00 degrees 05 minutes 42 seconds East, a distance of 30.00 feet, along the East right-of-way line of 28 $\frac{1}{4}$ Road; thence South 44 degrees 55 minutes 00 seconds East, a distance of 42.42 feet; thence North 89 degrees 55 minutes 42 seconds West, a distance of 30.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.010 Acres, as described.

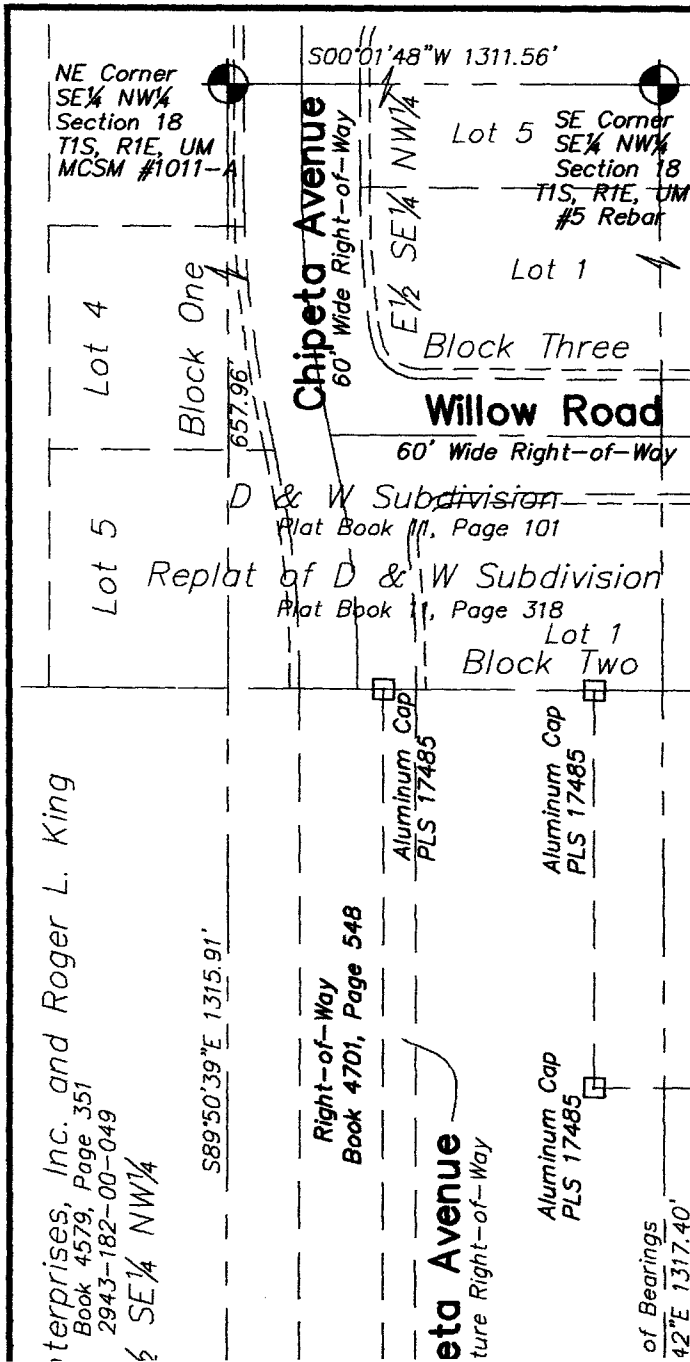


EXHIBIT "B"

CHIPETA AVENUE RIGHT-OF-WAY
 LOCATED IN THE
 W1/2 SE1/4 NW1/4, SECTION 18
 T1S, R1E, UTE MERIDIAN
 GRAND JUNCTION
 MESA COUNTY, COLORADO

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS:

That real property located in the West Half of the Southeast Quarter of the Northwest Quarter (W1/2 SE1/4 NW1/4) of Section 18, Township 1 South, Range 1 East, Ute Meridian of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said SE1/4 NW1/4, Section 18, whence the Southeast corner of said SE1/4 NW1/4, Section 18 bears South 89 degrees 55 minutes 42 seconds East, a distance of 1317.40 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 55 minutes 42 seconds East, a distance of 40.00 feet; thence North 00 degrees 05 minutes 42 seconds East, a distance of 735.57 feet, along the East right-of-way line of 281/4 Road; thence North 00 degrees 05 minutes 42 seconds East, a distance of 43.16 feet to the POINT OF BEGINNING; thence North 00 degrees 05 minutes 42 seconds East, a distance of 30.00 feet, along the East right-of-way line of 281/4 Road; thence South 44 degrees 55 minutes 00 seconds East, a distance of 42.42 feet; thence North 89 degrees 55 minutes 42 seconds West, a distance of 30.00 feet to the POINT OF BEGINNING.