

GUT0125R

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: DWIGHT D. GUTHRIE

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 555 25 ROAD,
GRAND JUNCTION

PARCEL NO.: 2945-019-00-151

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1999143 06/04/01 0240PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Dwight D. Guthrie, Grantor, 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 granted and conveyed, and by these presents does 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 East 1/4 Corner of Section 9, 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 Southeast 1/4 of the Northeast 1/4 (SE 1/4 NE 1/4) of said Section 9 to bear N 00°05'45" W with all bearings contained herein being relative thereto; thence S 89°55'50" W along the South line of the SE 1/4 NE 1/4 of said Section 9 a distance of 30.00 feet to a point on the West right-of-way line for 25 Road; thence N 00°05'45" W along the West right-of-way line for 25 Road a distance of 35.08 feet to the True Point of Beginning; thence N 00°05'45" W along the West right-of-way line for 25 Road a distance of 203.28 feet; thence leaving the West right-of-way line for 25 Road, S 26°28'09" W a distance of 20.12 feet; thence S 00°05'45" E a distance of 167.28 feet; thence S 26°39'40" E a distance of 20.12 feet to the Point of Beginning, containing 1,667.54 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 Grantor hereby covenanting that he 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 4 day of June, 2001.

Dwight D. Guthrie

Dwight D. Guthrie

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4TH day of JUNE, 2001, by Dwight D. Guthrie.

My commission expires 3.3.05
Witness my hand and official seal.

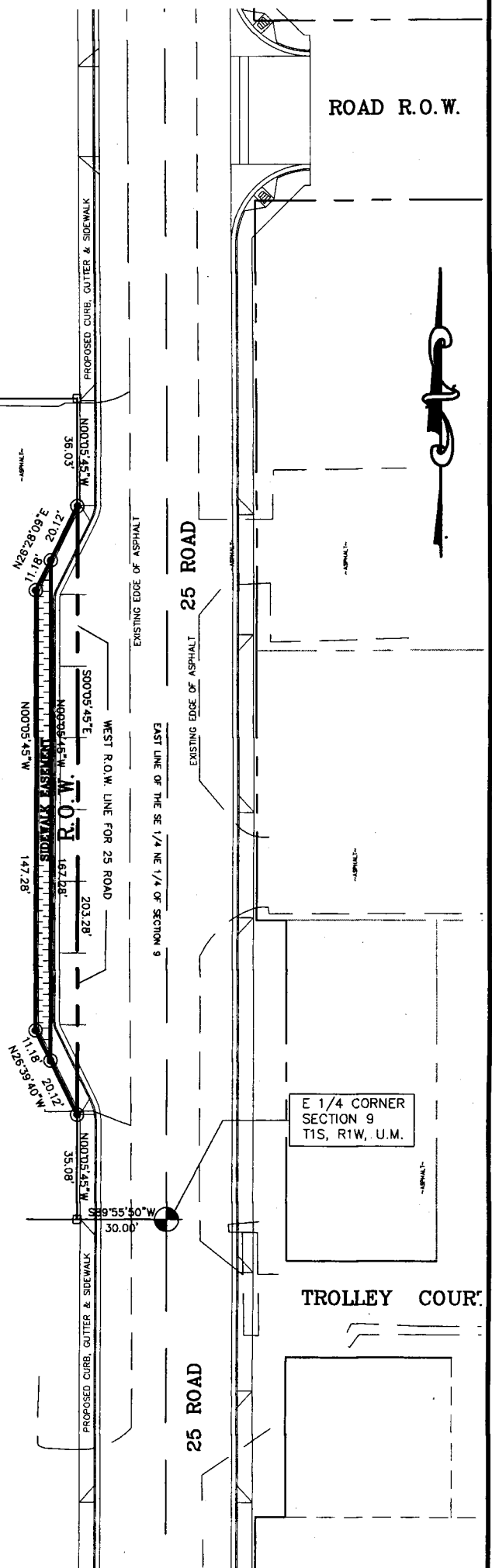
Peggy H. Quinn

Notary Public



EXHIBIT "A"

2945-091-00-151
 DWIGHT D. GUTHRIE
 555 25 ROAD
 RIGHT OF WAY AREA = 1667.54 SQ.FT
 SIDEWALK EASEMENT AREA = 786.41 SQ.FT.



DRAWN BY: SRP
 DATE: 2-13-2001
 SCALE: 1" = 50'
 APPR. BY: IW
 FILE NO: 25ROAD17.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 25 ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION