GVB0025R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: PAUL K. BRIARDY, CHAIRMAN, GRAND VALLEY NATIONAL BANK

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): N ½ OF LOT 4, SEN-BAR SUBDIVISION (25 ROAD)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



Book2770 PAGE609

WARRANTY DEED

1972402 11/13/00 0107PM MONIKA TODD CLK&REC MESA COUNTY CO RECFEE \$10.00

Grand Valley National Bank, Grantor, for and in consideration of the sum of Two Hundred Nineteen and 96/100 Dollars (\$219.96), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 Public Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Southwest Corner of Lot 1 of Sen-Bar Subdivision, situate in the Southwest ¼ of the Northwest 1/4 (SW 1/4 NW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 195 in the office of the Mesa County Clerk and Recorder, and considering the west line of the SW 1/4 NW 1/4 of said Section 10 to bear N 00°05'45" W with all bearings contained herein being relative thereto; thence N 00°05'45" W along the west boundary line of Lot 1 of Sen-Bar Subdivision a distance of

12.11 feet;

thence leaving the west boundary line of said Lot 1, S 45°06'26" E a distance of 17.13 feet to a point on the south boundary line of said Lot 1;

thence S 89°54'15" W along the south boundary line of said Lot 1 a distance of 12.11 feet to the Point of Beginning,

containing 73.32 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 it 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 <u>3</u> day of <u>NovimBik</u>, 2000.

Attest:

Grand Valley National Bank

 $f_n/$ Bv:

State of Colorado

County of Mesa

| The foregoing instrument was acknowledged before me this $\frac{\mathcal{J} \mathcal{R} \mathcal{D}}{\mathcal{L}}$ day of $\mathcal{N} \mathcal{O} \mathcal{U} \mathcal{E} \mathcal{M} \mathcal{B} \mathcal{E} \mathcal{R}$ | | | | | | , 2000, |
|---|---------|---------|------|-----------|------------------|---------|
| by _ | PAUL K. | BRIARDY | as _ | CHAIRMAN | and attested | d to |
| by _ | SHERVL | BRADLEY | as | ASSISTANT | CASHIER of Grand | Valley |
| National Bank. | | | | | | |

My commission expires $12 \cdot 31 - 2000$

Witness my hand and official seal.

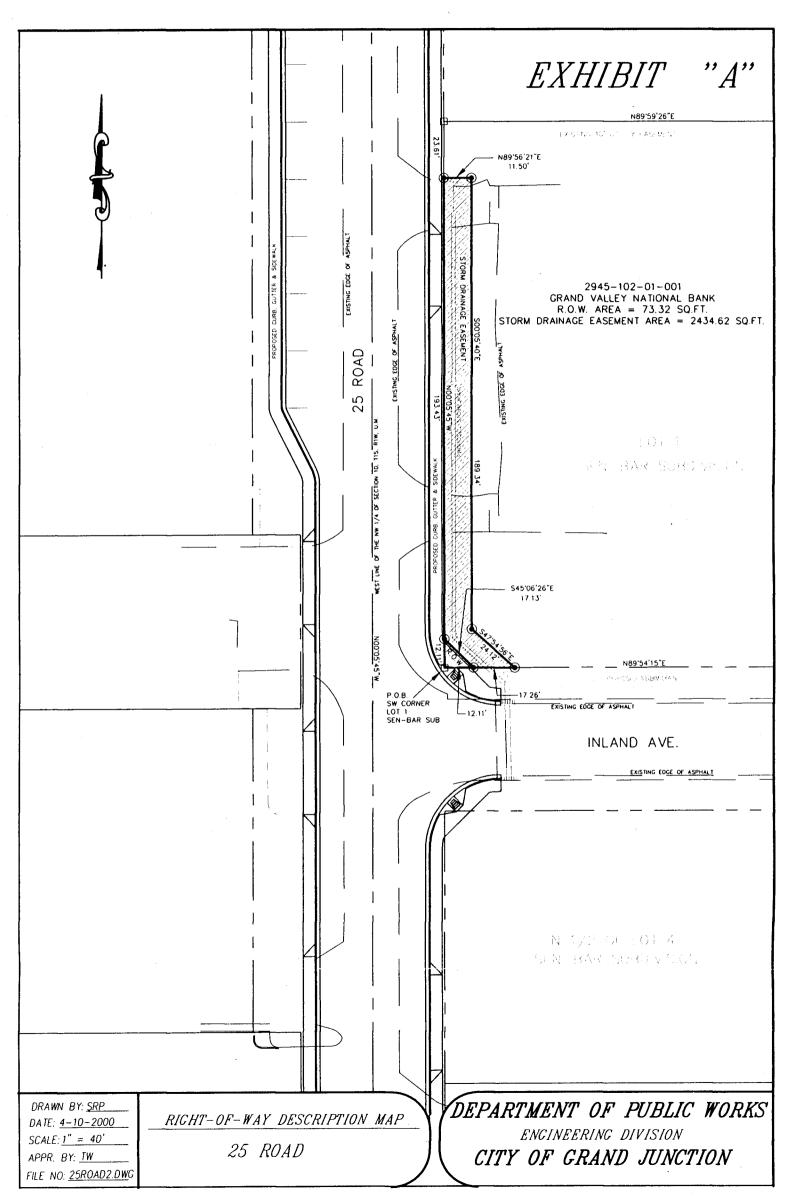


My Commission expires: December 31, 2000

Sulan Levert Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

BOOK2770 PAGE610



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