

HAR95ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY]

NAME OF AGENCY OR CONTRACTOR: ALICE HARDESTY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ELM AVENUE
IMPROVEMENT PROJECT: LOT 8 OF BLOCK 3, PROSPECT PARK
SUBDIVISION PARCEL NO. 2945-123-14-008, 1450 ELM AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

THIS INDENTURE is made and entered into this 9th day of May, 1995, by and between ALICE HARDESTY, (hereinafter referred to as "Grantor") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

W I T N E S S E T H :

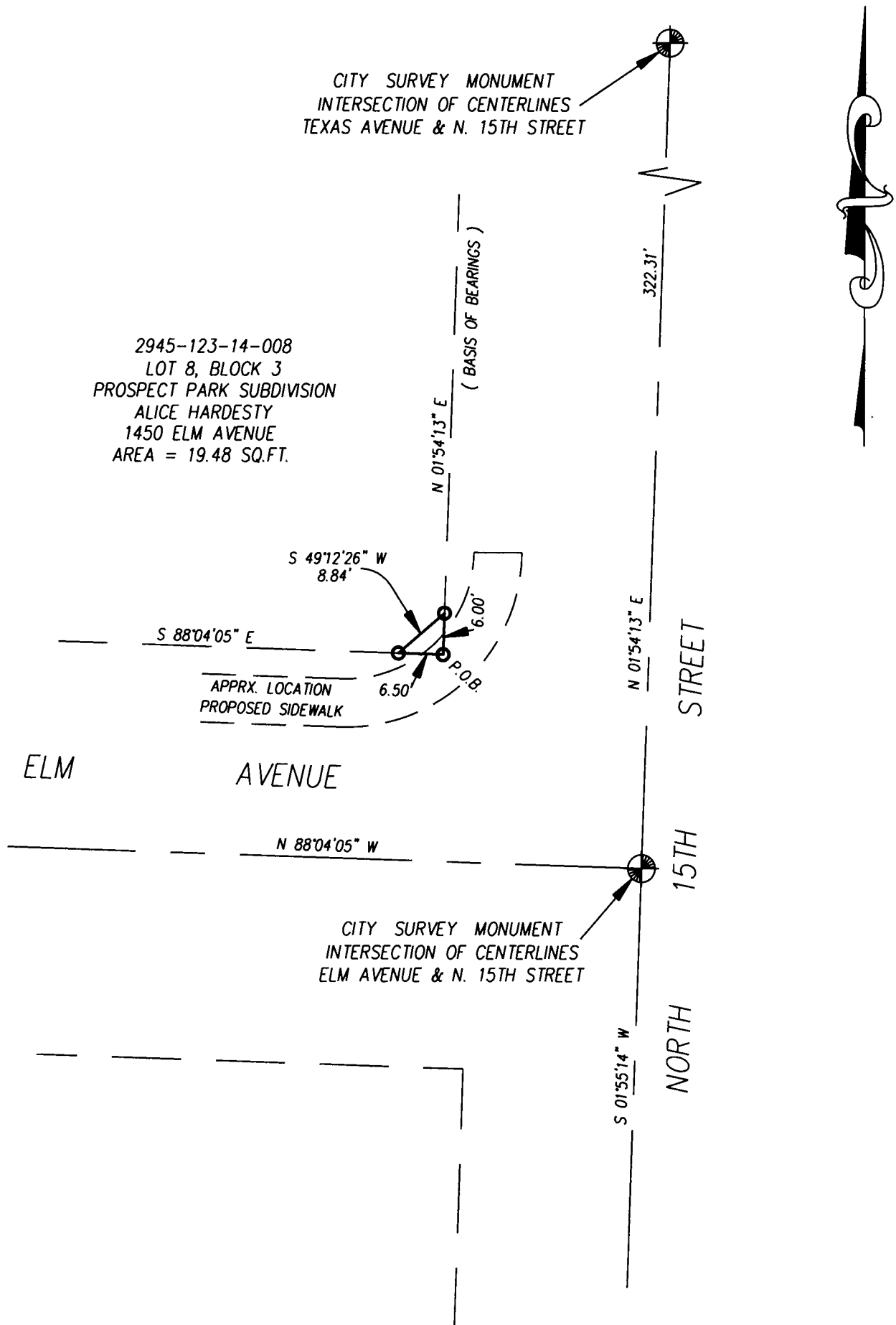
That said Grantor, for and in consideration of the installation, maintenance and repair of street improvements by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities Right-of-Way purposes, being a part of Lot Eight (8), Block Three (3), Prospect Park Subdivision as recorded in Plat Book 7 at Page 37 in the office of the Mesa County Clerk and Recorder, situated in the SW¼ of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the Southeast Corner of said Lot 8, Block 3 of Prospect Park Subdivision with all bearings contained herein being relative to the recorded plat thereof;
thence N 01°54'13" E along the Eastern boundary line of said Lot 8 a distance of 6.00 feet;
thence S 49°12'26" W a distance of 8.84 feet to a point on the Southern boundary line of said Lot 8;
thence S 88°04'05" E along the Southern boundary line of said Lot 8 a distance of 6.50 feet to the True Point of Beginning,

containing 19.48 square feet as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that she 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.

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 03-13-95
 SCALE: 1" = 20'
 APPR. BY: *Sam W.*
 FILE NO: ELMROW1.DWG

RIGHT-OF-WAY DESCRIPTION MAP

ELM AVENUE RECONSTRUCTION
 N. 12TH ST. TO N. 15TH ST.

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION