

HNR0229R

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: SHELLEY B. HENRY ALSO
KNOWN AS SHELLEY B. STEVENS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 541
29 ROAD -

PARCEL NO.: 2943-074-00-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

Book 3153 Page 421
2076074 09/13/02 1027AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Shelley B. Henry, also known as Shelley B. Stevens, Grantor, for and in consideration of the sum of Four Thousand Two Hundred Fifty and 00/100 Dollars (\$4,250.00), 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:

A tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes, situate in the Southeast ¼ (SE¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the East ¼ Corner of said Section 7, and considering the east line of the SE¼ of said Section 7 to bear S 00°03'21" E with all bearings contained herein being relative thereto; thence S 00°03'21" E along the east line of the SE ¼ of said Section 7 a distance of 396.69 feet; thence leaving the east line of the SE ¼ of said Section 7, N89°49'04"W a distance of 14.66 feet to a point on the west line of the open, used and historical right-of-way for 29 Road, said point being the True Point of Beginning;

thence S 00°01'31" W along the west line of the open, used and historical right-of-way for 29 Road a distance of 131.00 feet;
thence leaving said right-of-way line, N 89°49'04" W a distance of 15.16 feet;
thence N 00°03'21" W a distance of 131.00 feet;
thence S 89°49'04" E a distance of 15.34 feet to the Point of Beginning,

containing 1,997.60 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 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.

Executed and delivered this 11 day of SEPT., 2002.

Shelley B. Henry aka Shelley B. Stevens
Shelley B. Henry, also known as Shelley B. Stevens

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of Sept, 2002, by Shelley B. Henry, also known as Shelley B. Stevens.

My commission expires 4-21-04.
Witness my hand and official seal.

Kathy Valdez
Notary Public

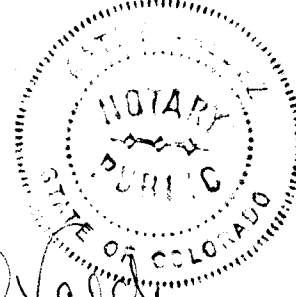
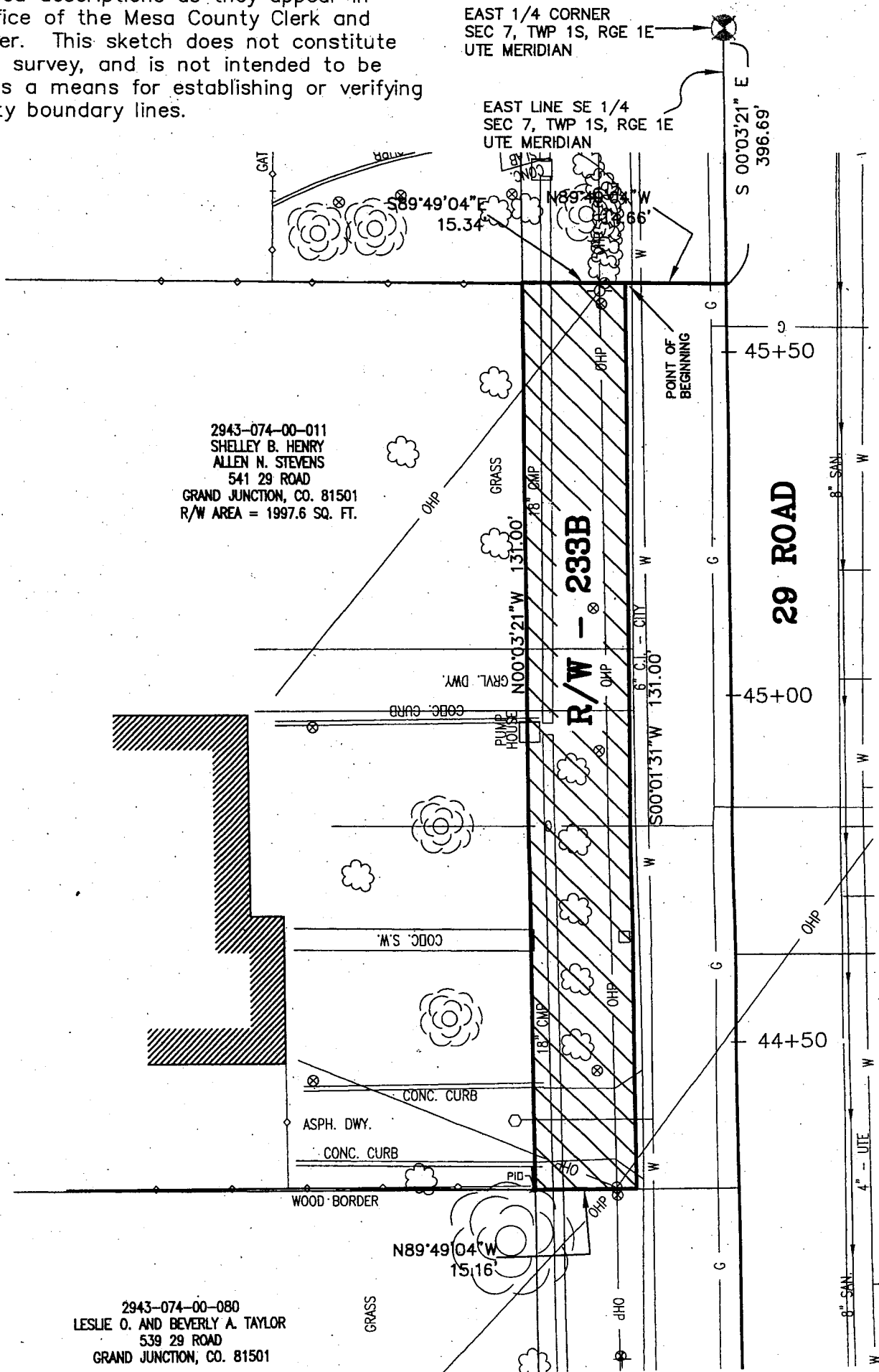


EXHIBIT "A"

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



2943-074-00-011
 SHELLEY B. HENRY
 ALLEN N. STEVENS
 541 29 ROAD
 GRAND JUNCTION, CO. 81501
 R/W AREA = 1997.6 SQ. FT.

2943-074-00-080
 LESLIE O. AND BEVERLY A. TAYLOR
 539 29 ROAD
 GRAND JUNCTION, CO. 81501

REVISED: 2-27-2002.

DRAWN BY: P.T.K.
 DATE: 10-02-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO: 1015DWG

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-00-011

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION