

HOL00GRN

TYPE OF RECORD: PERMANENT

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

PURPOSE: ROAD AND UTILITY RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: JAMES A. HOLMES, JR.

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): NW CORNER WEST
GRAND AVENUE AND HIGHWAY 6 & 50

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1972941 11/16/00 0209PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

James A. Holmes, Jr., Grantor, for and in consideration of the installation, operation, maintenance, repair and replacement of public roadway improvements and appurtenances related thereto, 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 two (2) parcels of land for Public Roadway and Utilities right-of-way purposes, to wit:

Parcel No. 1:

Commencing at the East ¼ Corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the Southeast ¼ of the Northeast ¼ (SE ¼ NE ¼) of said Section 15 to bear S 89°47'53" W with all bearings contained herein being relative thereto; thence S 89°47'53" W along the south line of the SE ¼ NE ¼ of said Section 15 a distance of 440.00 feet to a point; thence leaving the south line of said SE ¼ NE ¼, N 00°12'07" W a distance of 97.40 feet to a point on the north right-of-way line for West Grand Avenue as described by instrument recorded in Book 375 at Page 486 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence S 89°47'53" W along the north right-of-way line for West Grand Avenue a distance of 14.49 feet; thence leaving said right-of-way line, N 53°49'37" E a distance of 54.95 feet to a point on the westerly right-of-way line for Highway 6 & 50 as described by instrument recorded in Book 686 at Page 427 in the office of the Mesa County Clerk and Recorder; thence S 00°12'07" E along the westerly right-of-way line for Highway 6 & 50 a distance of 2.29 feet; thence continuing along the westerly right-of-way line for Highway 6 & 50, S 44°47'54" W a distance of 42.40 feet to the Point of Beginning, containing 268.13 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference; and also

Parcel No. 2:

Commencing at the East ¼ Corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the Southeast ¼ of the Northeast ¼ (SE ¼ NE ¼) of said Section 15 to bear S 89°47'53" W with all bearings contained herein being relative thereto; thence S 89°47'53" W along the south line of the SE ¼ NE ¼ of said Section 15 a distance of 440.00 feet to a point; thence leaving the south line of said SE ¼ NE ¼, N 00°12'07" W a distance of 97.40 feet to a point on the north right-of-way line for West Grand Avenue as described by instrument recorded in Book 375 at Page 486 in the office of the Mesa County Clerk and Recorder; thence S 89°47'53" W along the north right-of-way line for West Grand Avenue a distance of 151.05 feet to the True Point of Beginning; thence S 89°47'53" W along the north right-of-way line for West Grand Avenue a distance of 39.43 feet to a point which is the southwest corner of the property of Grantor; thence N 00°12'07" W along the west boundary line of the property of Grantor a distance of 10.00 feet; thence leaving said west boundary line, S 75°58'42" E a distance of 40.68 feet to the Point of Beginning, containing 197.08 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 16 day of Nov, 2000.

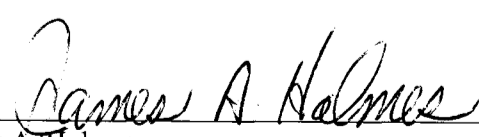
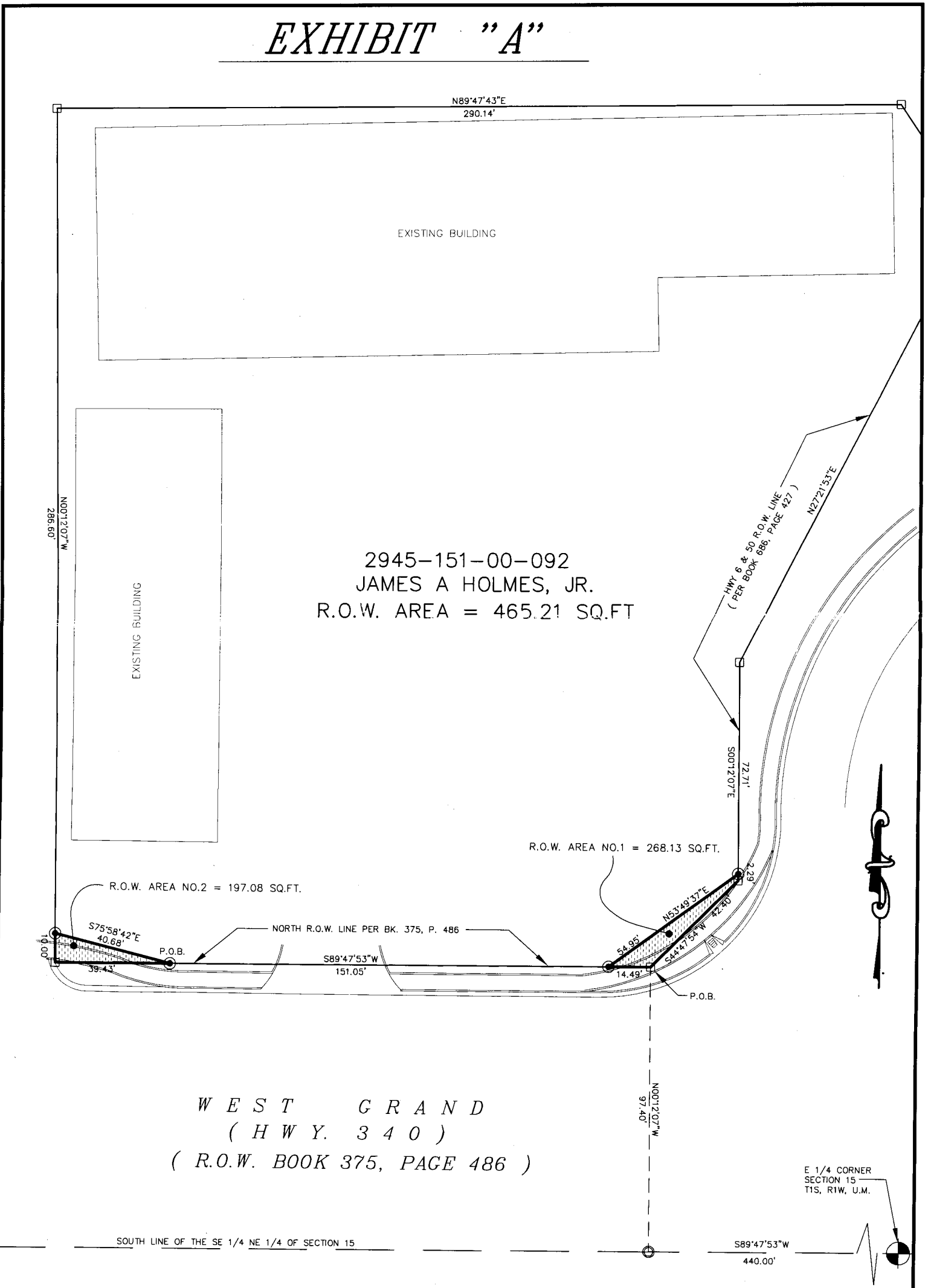

James A. Holmes

EXHIBIT "A"



WEST GRAND
 (HWY. 340)
 (R.O.W. BOOK 375, PAGE 486)

E 1/4 CORNER
 SECTION 15
 T1S, R1W, U.M.

DRAWN BY: SRP
 DATE: 11-8-2000
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: SURPLUS1.DWG

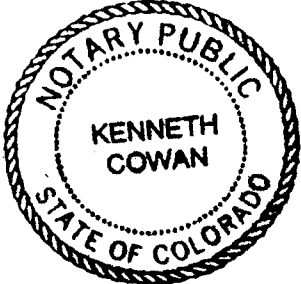
RIGHT-OF-WAY DESCRIPTION MAP
 SURPLUS CITY

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16th day of NOVEMBER, 2000, by James A. Holmes.

My commission expires 1-16-2001.
Witness my hand and official seal.



[Handwritten Signature]

Notary Public