

HOL02BKA

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: CHRISTINE A. HOLLY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 915 BOOKCLIFF AVENUE

PARCEL NO.: 2945-111-00-047

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 3106 Page 149

2064036 07/02/02 0859AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

~~FILE DOCUMENT~~

SPECIAL WARRANTY DEED

Christine A. Holly, Grantor, for and in consideration of the sum of Two Hundred Ninety-One and 30/100 Dollars (\$291.30), 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 certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW¹/₄ NE¹/₄) of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of the SW¹/₄ NE¹/₄ of said Section 11, and considering the North line of the Southwest Quarter of the Northeast Quarter (SW¹/₄ NE¹/₄) of Section 11, Township 1 South, Range 1 West, Ute Meridian, to bear N 89°57'58" W with all bearings contained herein being relative thereto; thence S 00°32'02" W a distance of 30.00 feet to a point on the South right-of-way for Bookcliff Avenue and the West right-of-way for 9th Street, being the TRUE POINT OF BEGINNING; thence, from said Point of Beginning, S00°32'02"W, along the West right-of-way for 9th Street, a distance of 10.86 feet; thence N44°21'12"W a distance of 15.20 feet to a point on the South right-of-way for Bookcliff Avenue; thence S 89°57'58" E along said South right-of-way, a distance of 10.73 feet, more or less, to the Point of Beginning.

Containing 58.26 square feet (0.0013 Acres), more or less, 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 claiming by, through or under Grantor.

Executed and delivered this 25th day of June, 2002.

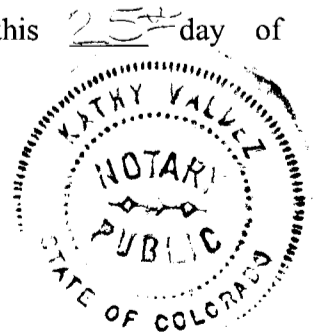
Christine A. Holly

Christine A. Holly

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of June, 2002, by Christine A. Holly.

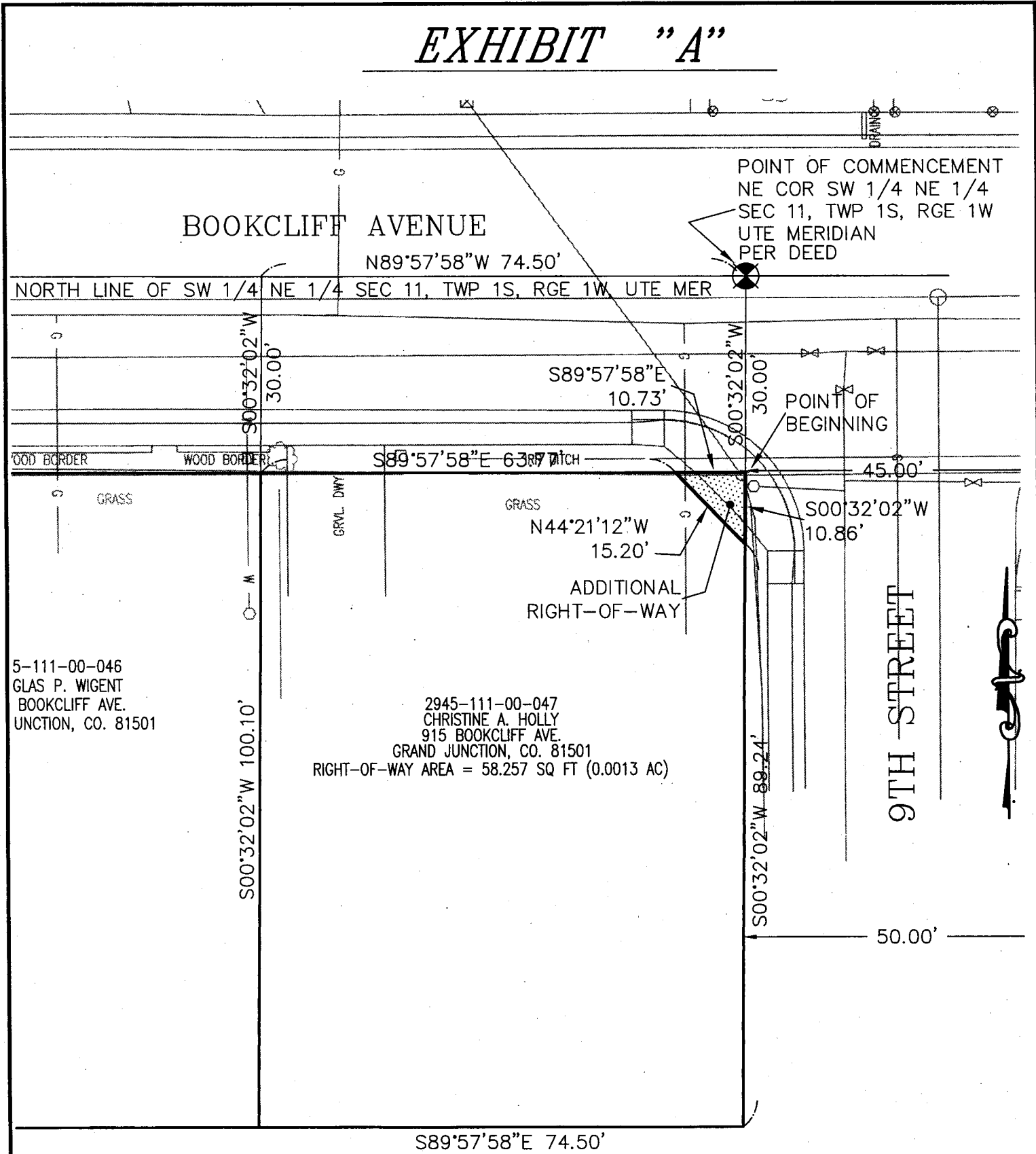
My commission expires 4-21-04.
Witness my hand and official seal.



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.

DRAWN BY: P.I.K.
 DATE: 04-17-2002
 SCALE: 1" = 20'
 APPR. BY: JW
 FILE NO: ROW.DWG

RIGHT-OF-WAY DESCRIPTION MAP
BOOKCLIFF AVENUE
 CHRISTINE A. HOLLY
 2945-111-00-047

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION