

HOL5715S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: HOLLY SUGAR CORPORATION,
MERRILL E. SHOUP, PRESIDENT, AND GILBERT L. CATLETT,
SECRETARY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 15TH STREET
AND HOLLY STREET INTERCEPTOR SEWER RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1957

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Expend

DEED

THIS DEED, Made this 28th day of August in the year of our Lord one thousand nine hundred and fifty-seven, between HOLLY SUGAR CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the State of New York, of the first part, and ~~CITY OF GRAND JUNCTION~~, of the County of Mesa and State of Colorado, of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns forever, all the following described parcel or interest in land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

No. 1. The Southeast quarter of the Southwest quarter of the Northwest quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, reserving unto the grantee as a royalty two (2%) per cent of the gross production of all oil, gas or other minerals produced from said land.

No. 2. A permanent easement for the installation of a sewage outfall line and other utility lines, the maintenance thereof, and for roadway purposes over, along and in a right of way whose center line is described as follows:

Beginning at a point on the North Section Line of Section 24, Township 1 South, Range 1 West of the Ute Meridian. Whence the Northeast corner of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 24 bears East, 46.7 feet; thence South 01°33' West, 1982.6 feet to a point on the North line of the Southeast quarter of the Southwest quarter of the Northwest quarter of said Section 24, said right of way to be 7 1/2 feet on each side of the center line for maintenance and roadway purposes, with a temporary permit to use a width of 25 feet on each side of the described center line for original construction purposes only.



And further does remise, release, sell, convey and quit claim a permanent easement to permit the grantee to waste into the waste ditch beginning at a point 52 feet West of the Southeast corner of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, thence Southerly to the Colorado River.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part either in law or equity, or, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto City of Grand Junction, the said party of the second part, its successors and assigns forever.

And the said Holly Sugar Corporation, party of the first part, for itself and its successors does, as to the parcels or interests denominated No. 1 and No. 2 herein, covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents it was well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that said parcels or interests are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, and as to said parcels or interests, the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or

persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said party of the first part has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

HOLLY SUGAR CORPORATION

By [Signature]
President

(SEAL)

ATTEST:

[Signature]
Secretary

STATE OF COLORADO)
EL PASO : ss.
COUNTY OF ~~XXXXX~~)

The foregoing instrument was acknowledged before me this 28th day of August, 1957, by Merrill E. Shoup, as President, and Gilbert L. Catlett, as Secretary of Holly Sugar Corporation, a corporation.

My notarial commission expires:

My Commission expires July 9 1960

Witness my hand and official seal.

[Signature]
Notary Public