

HOU95LAV

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION, COLORADO
BY: JACK KAMMERER (CHAIRMAN) AND JODY M. KOLE (SECRETARY)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LAVETA
STREET, N.W. CORNER OF LOT 6, BLOCK 9 OF ORCHARD MESA
HEIGHTS RIGHT OF WAY

DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1739208 1000AM 12/12/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

THE HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION, COLORADO, whose address is 805 Main Street, Grand Junction, Colorado 81501, grantor, for the consideration of the installation, maintenance and repair of street improvements to Laveta Street, the receipt and sufficiency of which is hereby acknowledged, hereby sells and conveys 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 real property situate, lying and being in the SW1/4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Commencing at the Northwest Corner of Lot 6, Block 9 of Orchard Mesa Heights; thence N 89°56'15" E along the North line of said Lot 6 a distance of 164.80 feet to a point on the Westerly right-of-way line for Laveta Street; thence S 14°05'22" W along the Westerly right-of-way for Laveta Street a distance of 19.67 feet to the True Point of Beginning of the parcel herein described; thence 229.85 feet along the arc of a curve to the left having a radius of 46.0 feet, a central angle of 286°17'49", and a long chord bearing S 79°45'46" E a distance of 55.18 feet to a point on the Easterly right-of-way line for Laveta Street; thence along the Easterly, Southerly and Westerly right-of-way for Laveta Street the following three (3) courses and distances:

1. S 06°22'49" W a distance of 34.87 feet;
2. 98.28 feet along the arc of a curve to the right having a radius of 30.0 feet, a central angle of 187°42'33", and a long chord bearing N 79°45'55" W a distance of 59.86 feet;
3. N 14°05'22" E a distance of 34.87 feet to the True Point of Beginning,

containing 6768.76 square feet as described.

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 it 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, claiming any right, title or interest in the above property under grantor.

Signed this 21 day of November, 1995.

Attest:

Jody M. Kole
Jody M. Kole Secretary

Jack Kammerer
Jack Kammerer, Chairman

ESTHER LUCERO-CARDONA
NOTARY PUBLIC
State of Colorado)
County of Mesa)
)ss.

The foregoing instrument was acknowledged before me this 21st day of November, 1995, by Jack Kammerer as Chairman and attested to by Jody M. Kole as Secretary of the Board of Commissioners of The Housing Authority of the City of Grand Junction, Colorado.

ESTHER LUCERO-CARDONA
Notary Public, State of Colorado
My Commission Expires Feb. 11, 1999

My commission expires _____.

Witness my hand and official seal.

Esther Lucero-Cardona
Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.