

HOW04265

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF CONTRACTOR:	SHIRLEY A HOWARD, DONALD G FILES AND ROBERT L FILES
SUBJECT / PROJECT:	PUBLIC ROADWAY AND UTILITIES RIGHT- OF-WAY PURPOSES
ADDRESS:	631 26 ½ ROAD
PARCEL:	2945-023-00-001
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
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

2171294 BK 3566 PG 175-179
01/09/2004 03:25 PM
Janice Ward CLERK Mesa County CO
RecFee \$15.00 SurChg \$1.00
DocFee NO FEE

WARRANTY DEED

Shirley A. Howard, Donald G. Files and Robert L. Files as Tenants in Common, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 Southwest 1/4 (SW 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

The East thirty (30.00) feet of all that part of the NE1/4 SW 1/4 SW1/4 of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, lying South of the right of way of the Canal of the Grand Valley Irrigation Company.

containing 11,547.0 square feet (0.27 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 Grantors hereby covenanting that they 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 18th day of October, 2003.

Shirley A. Howard
Shirley A. Howard

Donald G. Files
Donald G. Files

Robert L. Files
Robert L. Files

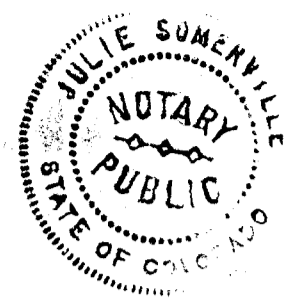
State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 18 day of October, 2003, by Shirley A. Howard.

My commission expires 4-26-07.
Witness my hand and official seal.

Julie Somerville
Notary Public

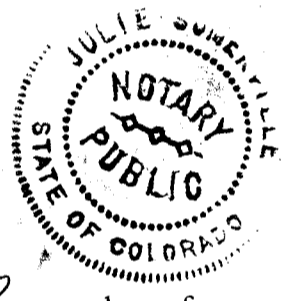


State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of October, 2003, by Donald G. Files.

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Julie Somerville
Notary Public



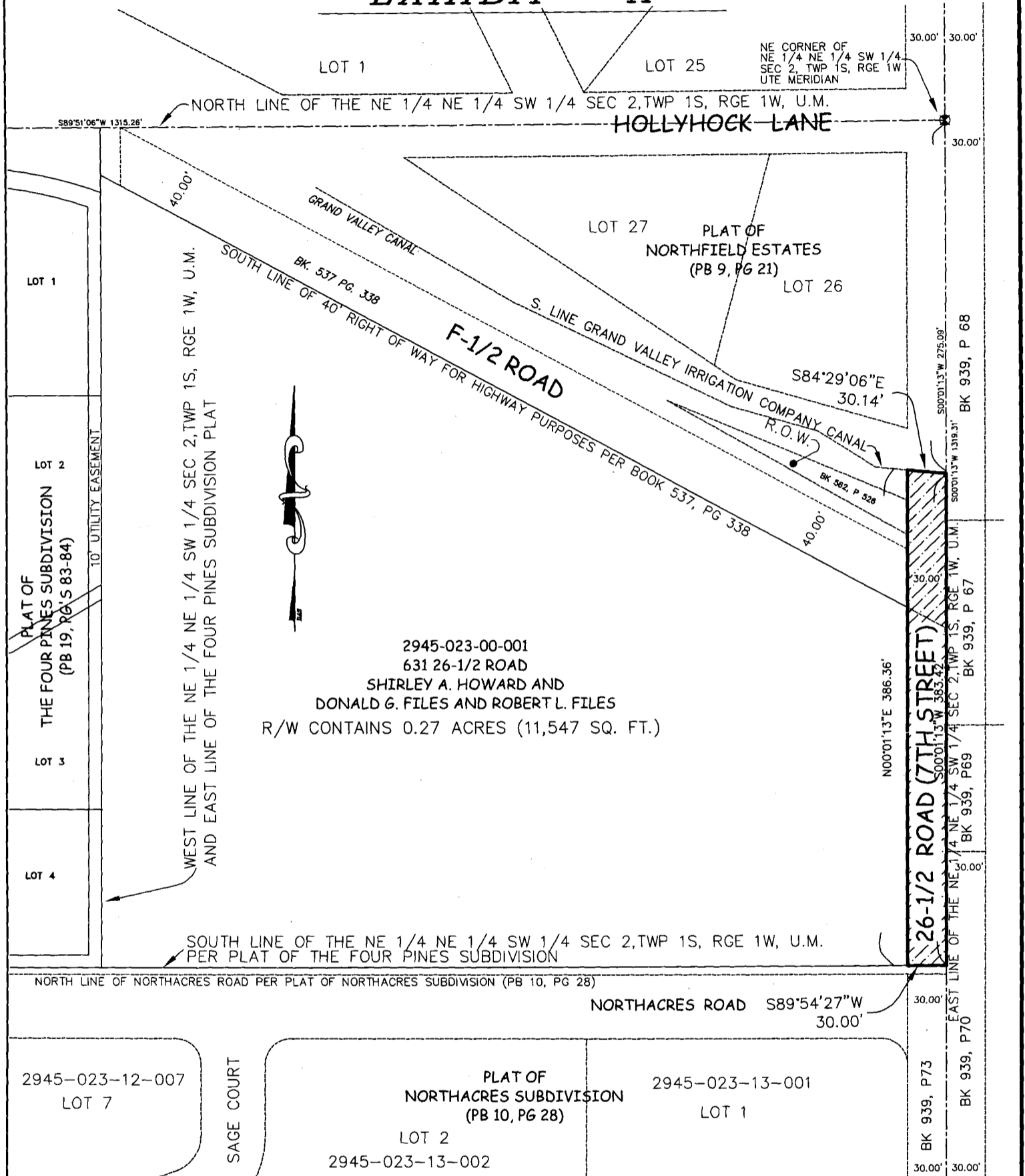
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of October, 2003, by Robert L. Files.

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Witness my hand and official seal.

Julie Somerville
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.

-NOT A BOUNDARY SURVEY-

REVISED: 10-16-2003

DRAWN BY: P.T.K.
 DATE: 10-06-2003
 SCALE: 1" = 100'
 APPR. BY: JW

26-1/2 ROAD (N 7TH STREET)
 RIGHT-OF-WAY DESCRIPTION MAP

2945-023-00-001

DEPARTMENT OF PUBLIC WORKS
 REAL ESTATE DIVISION
CITY OF GRAND JUNCTION

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

2171640 BK 3567 PG 133-135
01/12/2004 08:09 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

3 PAGE DOCUMENT

WARRANTY DEED

Re-Recorded to correct Scribner's error on
Warranty Deed recorded in the Office of the Mesa County Clerk and Recorder
January 8, 2004, Reception No. 2171294 at Book 3566 Pages 173-175

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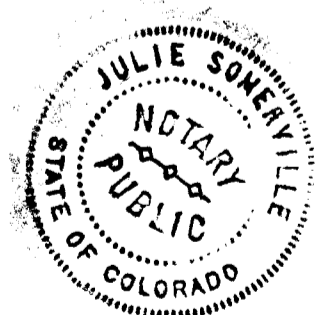
Executed and delivered this 11TH day of January, 2004.

Shirley A. Howard
Shirley A. Howard

Donald G. Files
Donald G. Files

Robert L. Files
Robert L. Files

State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 11 day of January, 2004, by Shirley A. Howard.

My commission expires 4-26-07.
Witness my hand and official seal.

Julie Somerville
Notary Public

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11 day of January, 2004, by Donald G. Files.

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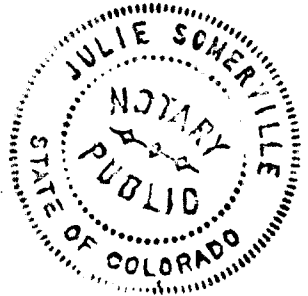


Julie Somerville
Notary Public

State of Colorado)
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County of Mesa)

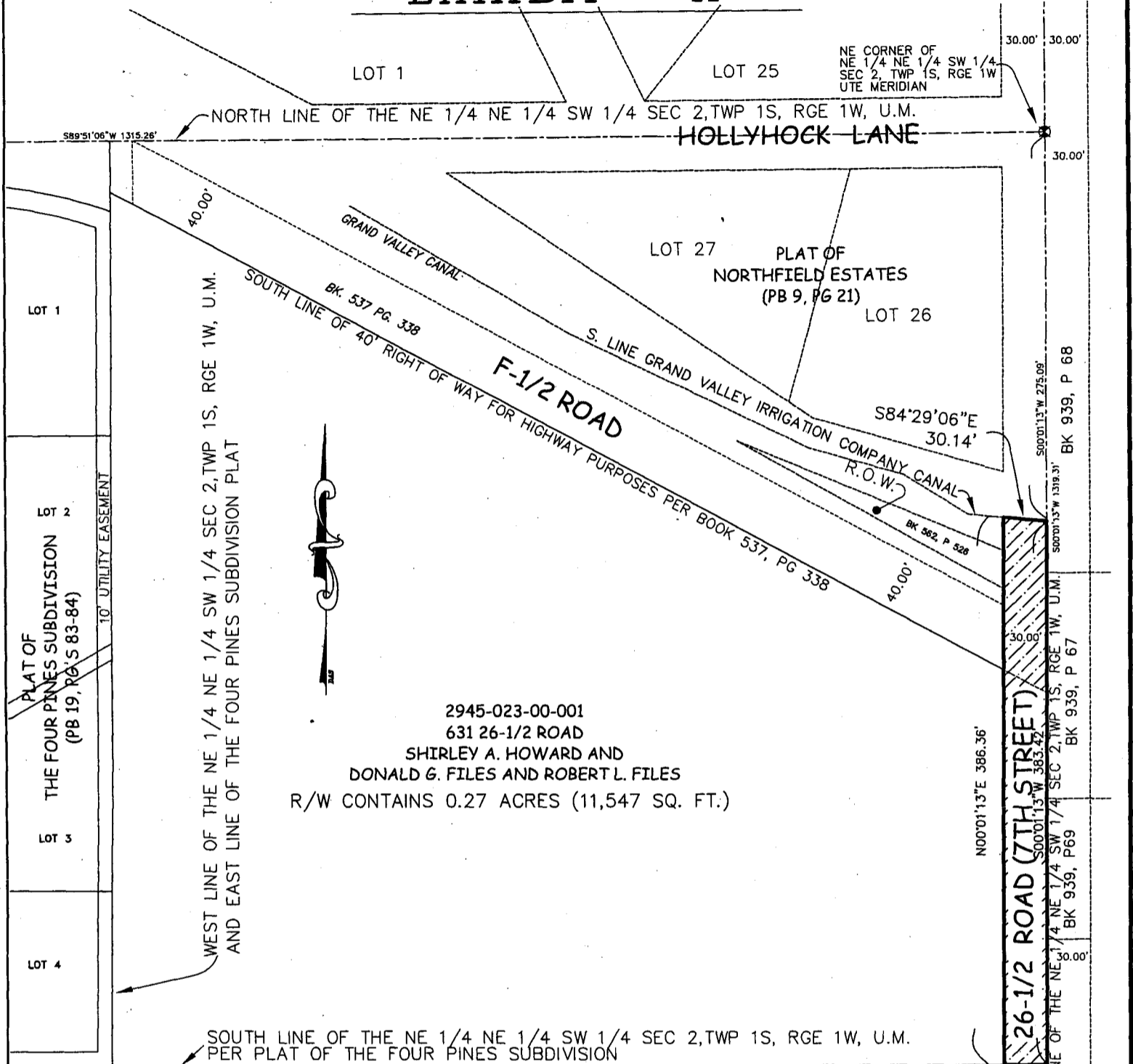
The foregoing instrument was acknowledged before me this 11 day of January, 2004, by Robert L. Files.

My commission expires 4-26-07.
Witness my hand and official seal.

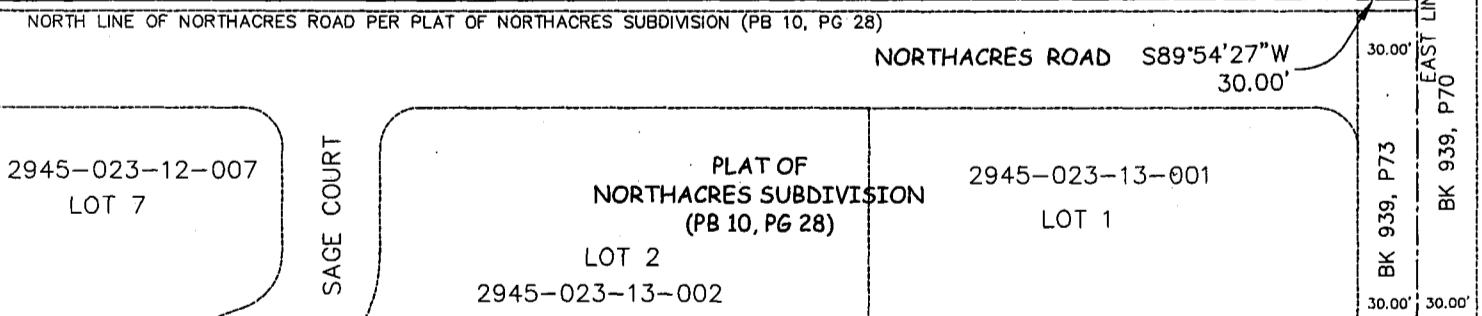


Julie Somerville
Notary Public

EXHIBIT "A"



2945-023-00-001
 631 26-1/2 ROAD
 SHIRLEY A. HOWARD AND
 DONALD G. FILES AND ROBERT L. FILES
 R/W CONTAINS 0.27 ACRES (11,547 SQ. FT.)



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 DATE: 10-06-2003
 SCALE: 1" = 100'
 APPR. BY: TW

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 REAL ESTATE DIVISION
CITY OF GRAND JUNCTION