

HYL73ORC

TYPE OF RECORD: DEED (WARRANTY)

CATEGORY OF RECORD: PERMANENT

NAME OF AGENCY OR CONTRACTOR: LEO E. HYLAND & JOAN HYLAND
LAURETTA C. DURAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: WEST
ORCHARD AVE LOTS 16 AND 17 SHAW SUBDIVISION AMENDED OF
TRACT C WESTLAKE PARK

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1973

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

RECORDER'S STAMP

State Documentary Fee

Date AUG 7 1973

\$ Exempt

THIS DEED Made this 31st day of July 19 73, between LEO E. HYLAND and JOAN HYLAND of the County of Mesa and State of Colorado, of the first part, and THE CITY OF GRAND JUNCTION, COLO.

a corporation organized and existing under and by virtue of the laws of the State of Colorado of the second part:

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

That part of Lots 16 and 17 of Shaw's Subdivision Amended of Tract C West Lake Park lying north of a line described as follows: Beginning at a point on the West line of said Lot 16 which point is 85 feet north of the Southwest Corner said Lot 16, thence Northeasterly to a point on the East line said Lot 16 which is 90 feet North of the Southeast Corner said Lot 16, thence Northeasterly to a point on the East line of Lot 17 which point is 100 feet North of the Southeast Corner of Lot 17. All in Mesa County, Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, 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 the said party of the second part, its successors and assigns forever. And the said parties of the first part, for them selves, heirs, executors, and administrators, do 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 ensembling and delivery of these presents, well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever,

and the above bargained premises in 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 parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Leo E. Hyland [SEAL]
Joan Hyland [SEAL]

STATE OF COLORADO,

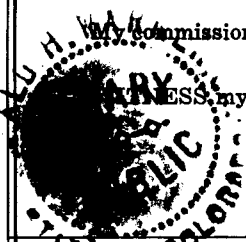
County of

ss.

The foregoing instrument was acknowledged before me this 31st day of July 19 73, by LEO E. HYLAND and JOAN HYLAND

My commission expires April 3, 1973

WITNESS my hand and official seal.



Annice M. Dunston Notary Public.