

ILE02IDP

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: DAVID B. ILES

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT 9, BLOCK 4, WEST LAKE PARK SUBDIVISION, 730 INDEPENDENT AVENUE, GRAND JUNCTION

PARCEL NO: 2945-104-05-010

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 3058 Page 242

2050579 04/12/02 0430PM
MONIKA TOBB CLK&REC MESA COUNTY CO
REC.FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

2 PAGE DOCUMENT

WARRANTY DEED

David B. Iles, Grantor, for and in consideration of the sum of One Hundred Fifty-Seven and 50/100 Dollars (\$157.50), 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 Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, 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:

BEGINNING at the Southwest corner of Lot 9, Block 4, Plat of West Lake Park Subdivision, as same is recorded in Plat Book 7, Page 91, Public Records of Mesa County, Colorado, and considering the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10 to bear S 89°58'48" E with all bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°01'12" E along the West line of said Lot 9, Block 4, also being the East right-of-way for Bass Street as depicted on said Plat of West Lake Park Subdivision, a distance of 12.00 feet; thence leaving said West line of Lot 9, Block 4, S 22°36'00" E a distance of 13.00 feet to a point on the South line of said Lot 9, Block 4; thence N 89°58'48" W along said South line of Lot 9, Block 4, a distance of 5.00 feet, more or less, to the Point of Beginning.

Containing 30.0 square feet (0.0007 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 he 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 29TH day of March, 2002.

David B. Iles
David B. Iles

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29TH day of March, 2002, by David B. Iles.

My commission expires 3-3-05.
Witness my hand and official seal.

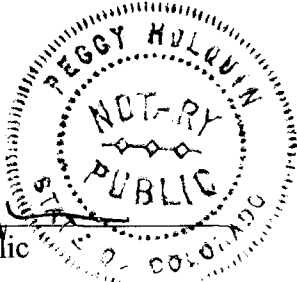
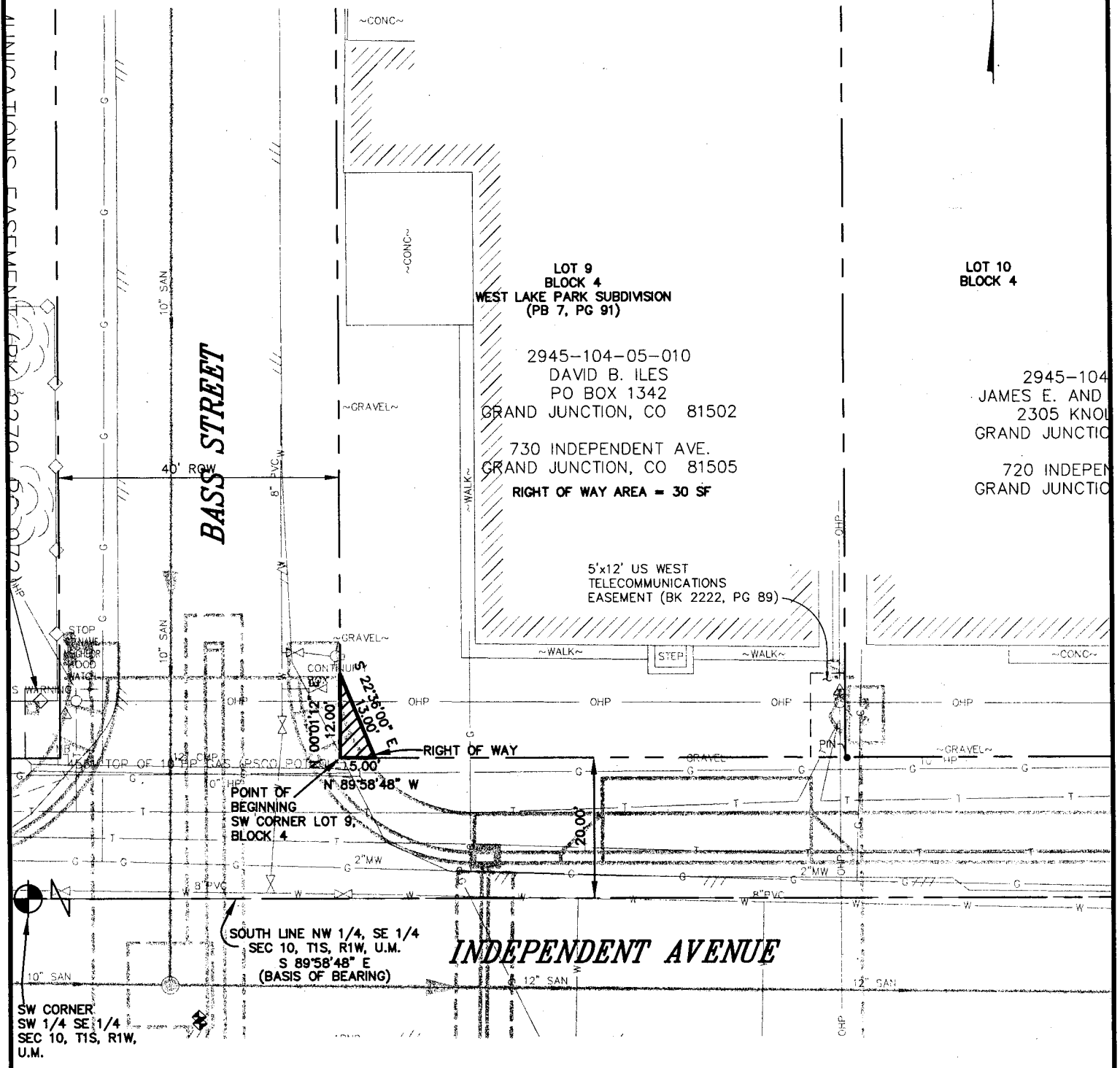
Peggy Hultquin
Notary Public


EXHIBIT "A"



LOT 9
 BLOCK 4
 WEST LAKE PARK SUBDIVISION
 (PB 7, PG 91)

2945-104-05-010
 DAVID B. ILES
 PO BOX 1342
 GRAND JUNCTION, CO 81502

730 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505
 RIGHT OF WAY AREA = 30 SF

LOT 10
 BLOCK 4

2945-104
 JAMES E. AND
 2305 KNOWLTON
 GRAND JUNCTION, CO 81502

720 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81502

5'x12' US WEST
 TELECOMMUNICATIONS
 EASEMENT (BK 2222, PG 89)

POINT OF BEGINNING
 SW CORNER LOT 9,
 BLOCK 4

SOUTH LINE NW 1/4, SE 1/4
 SEC 10, T1S, R1W, U.M.
 S 89°58'48" E
 (BASIS OF BEARING)

INDEPENDENT AVENUE

INDEPENDENT AVENUE RIGHT-OF-WAY DESCRIPTION MAP

DRAWN BY: JCS
 DATE: 10-10-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO. ROW.DWG

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

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 means for establishing or verifying property boundary lines.