

IWB847TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: UNITED STATES BANK OF GRAND
JUNCTION, A COLORADO BANKING CORPORATION AND 11/15 UNDIVIDED
INTEREST AND INTRAWEST BANK OF GRAND JUNCTION TRUSTEE, R.A.
MARADIK ASSISTANT VICE-PRESIDENT AND ANNIE LOU MUHR AND GENE
O. TAYLOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 7TH STREET AT
F ROAD RIGHT OF WAY NORTH EAST CORNER

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorded at _____ o'clock _____ M.,
Reception No. _____

Recorder

UNITED STATES BANK OF GRAND JUNCTION,
a Colorado Banking Corporation, Trustee,
an undivided 11/15 interest
ANNIE LOU MUHR, an undivided 2/15 interest and
GENE O. TAYLOR, an undivided 2/15 interest

Recorder's Stamp
BOOK 1505 PAGE 921
1369228
AUG 14 1984
EXEMPT 11:49 AM
E. SAWYER, CLK & REC MESA CITY, CO

whose address is GRAND JUNCTION
SAID County of MESA and State of
COLORADO for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----- Dollars,

in hand paid, hereby sell(s) and convey(s) to
THE CITY OF GRAND JUNCTION

a Municipal Corporation, whose address is

GRAND JUNCTION County of MESA and State of
COLORADO, in joint tenancy, the following real property situate
in the SAID County of MESA and State of Colorado, to-wit:

A parcel of land for Road and Utility Right of Way purposes being a portion of the SW1/4 SW1/4 SE1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado more particularly described as follows:

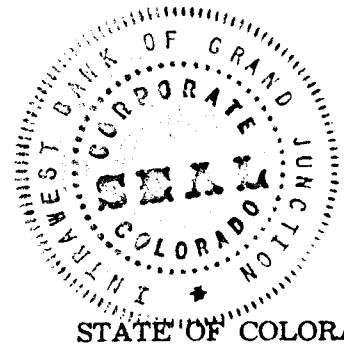
Beginning at the found Mesa County Brass Cap #55 set for the S1/4 Corner of said Section 2 with all bearings herein being relative to North between said brass cap and found Mesa County Brass Cap #112-1 set for the center S 1/16 Corner of said Section 2 as the basis of bearings;

- Thence North, 160 feet;
- Thence along the Northerly boundary line of a tract of land owned by the undersigned and described in Book 1323 Page 360 recorded in the office of the Mesa County Clerk and Recorder, that bears East, 45 feet;
- Thence South, 110 feet;
- Thence S 45°00' E. 28.28 feet;
- Thence East, 127 feet to a point on the Easterly boundary line of said undersigned's tract of land;
- Thence along said Easterly boundary line that bears South, 30 feet to a point on the Southerly boundary line of said Section 2;
- Thence along said Southerly boundary line that bears West, 192 feet to the Point of Beginning.

The above described parcel of land contains 11,510 sq. ft., more or less, of which 9,360 sq. ft., more or less, is right of way for present 7th Street and F Road.

with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, rights of way of record; 1984 taxes due and payable in 1985 and all subsequent taxes and assessments thereafter.

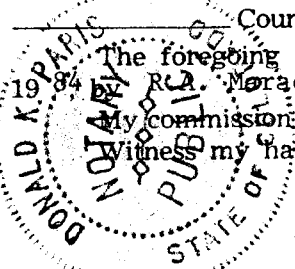
Signed this 13th day of August, 1984



In witness whereof
Annie Lou Muhr
Gene O. Taylor

STATE OF COLORADO }
County of MESA } ss

The foregoing instrument was acknowledged before me this 13th day of August 1984 by R.C. Moradik, Asst. Vice-Pres. of IntraWest Bank of Grand Junction, Trustee and Annie Lou Muhr and Gene O. Taylor. Witness my hand and official seal.



My Commission Expires 8/4/1985
Western Colorado Title Co.
521 2nd Ave. - Grand Junction, CO 81501
Notary Public

*If joint tenancy is not desired, strike the phrase between the asterisks.