

JAM8228R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JAMES MILTON DAVENPORT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ORCHARD AVE  
FROM 23RD ST. TO 28 1/4 ROAD AT SOUTHEAST CORNER OF 28 ROAD  
AND ORCHARD AVE. INTERSECTION A PARCEL OR TRACT OF LAND, FOR  
ROAD AND UTILITY PURPOSES.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1982

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

James Milton Davenport

1306094 DOC NO FEE 03:36 PM  
00 26/1982 E.SAWYER-CLK&REC MESA CO  
BOOK 1397 PAGE 304

whose address is 548 28 Road

Grand Junction County of Mesa, State of

Colorado, for the consideration of One Dollar (\$1.00) and other good and valuable considerations dollars, in hand paid, hereby sell(s) and convey(s) to

the City of Grand Junction, a municipal corporation,

whose legal address is 250 North 5th Street, Grand Junction, County of

Mesa, and State of Colo. the following real property in the

County of Mesa, and State of Colorado, to wit:

A parcel or tract of land, for road and utility purposes, within the West one-half (W $\frac{1}{2}$ ) of Lot 1 Barger Subdivision in Section 7, Township 1 South, Range 1 East of the Ute Meridian more particularly described as follows:

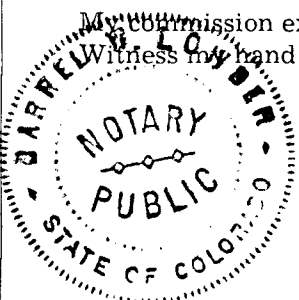
Commencing at the West Quarter Corner (W $\frac{1}{4}$  Cor.) of said Section 7; Thence South 00°00'00" West, along the West line of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section 7, a distance of 125 feet; Thence South 89°51'00" East, a distance of 40.00 feet to the True Point of Beginning at the Southwest Corner (SW Cor.) of said Lot 1, said point also being on the East right-of-way line of 28 Road (March 1982); Thence North 00°00'00" East, along said East right-of-way line, a distance of 85.00 feet to a point that intersects with the Southern right-of-way line of Orchard Avenue (March 1982); Thence North 66°55'34" East, along said Southern right-of-way line, a distance of 38.04 feet; Thence South 89°51'00" East, continuing along the said Southern right-of-way line, a distance of 41.23 feet; Thence along an arc of a curve to the left having a radius of 171.50 feet; its long chord bearing South 51°24'24" West, a distance of 35.00 feet; ~~also known as street and number~~ Thence South 44°26'21" East, a distance of 2.50 feet; Thence along an arc of a curve to the left having a radius of 169.00 feet, its long chord bearing South 41°49'52" West, a distance of 21.98 feet; Thence North 51°53'57" West, a distance of 2.50 feet; with all its appurtenances, and warrant(s) the title to the same, subject to Thence North 51°53'57" West, a distance of 2.50 feet; Thence along an arc of a curve to the left having a radius 171.50 feet, its long chord bearing South 26°33'32" West, a distance of 68.63 feet to a point on the South boundary line of said Lot 1; Thence North 89°51'00" West, along said South boundary line, a distance of 3.35 feet to the True Point of Beginning.

Signed this 14<sup>th</sup> day of October, 1982  
James Milton Davenport  
James Milton Davenport

STATE OF COLORADO, }  
County of MESA } ss.

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of October, 1982, by James Milton Davenport

My commission expires January 21, 1984  
Witness my hand and official seal.

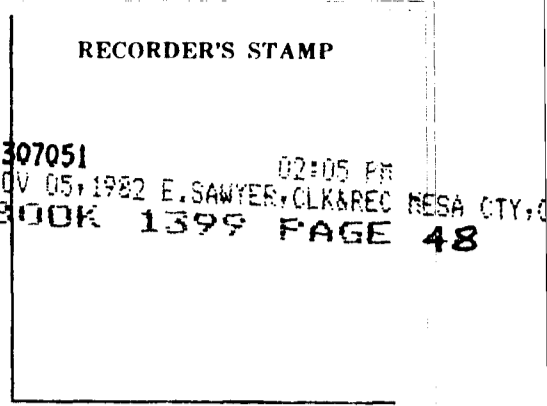


Daniel W. Jude  
Notary Public

Copy to David L. ... 11-3-82

**KNOW ALL MEN BY THESE PRESENTS, That, Whereas,**

Micheal J. Haggerty and Cynthia G. Haggerty  
of by their Deed of Trust  
dated the 17th day of February, 1976,  
and duly recorded in the office of the County Clerk and Recorder  
of the County of Mesa, in the  
State of Colorado, on the 20th day of February, 1976,  
in Book 1059 at Page 813 (film No. ,  
reception No. 1102415 ) \* conveyed to the Public Trustee  
in said Mesa County, certain property in said  
Deed of Trust described in trust to secure to the order of  
Reliance Funding Corporation  
the payment of the indebtedness mentioned therein.



AND, WHEREAS, said indebtedness has been partially paid and the purposes of said trust have been partially satisfied

NOW, THEREFORE, at the request of the legal holder of the indebtedness secured by said Deed of Trust, and in consideration of the premises, and in further consideration of the sum of Five Dollars to me in hand paid, the receipt whereof is hereby acknowledged, I, as the Public Trustee in said Mesa County, do hereby remise, release and quit-claim unto the present owner or owners of the property hereinafter described and unto the heirs, successors and assigns of said owner or owners forever, all the right, title and interest which, I, as such Public Trustee have in and to that part and portion of the property, set forth and described in the aforesaid Deed of Trust, described as follows, to wit:

See attached Exhibit "A"

situate, lying and being in the County of Mesa and State of Colorado.

TO HAVE AND TO HOLD the same, together with all and singular the privileges and appurtenances thereto belonging forever. And further, that, as to the above described property, the said Trust Deed is to be considered as fully and absolutely released, cancelled and forever discharged.

Witness my hand and seal this 5th day of November, 1982.

*GENA M. HARRISON* (SEAL)  
As the Public Trustee in said County of Mesa

STATE OF COLORADO,  
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 5th day of November, 1982, by GENA M. HARRISON as the Public Trustee in the said

County of Mesa, Colorado.

My commission expires August 4, 1985

Witness my hand and Official seal.

*Jennie Coakrum*  
544 Rood Ave, Grd Jct Colo 81501 Notary Public.  
County of Mesa

To the Public Trustee in said  
Please execute this release, the indebtedness secured by the above mentioned Deed of Trust having been partially paid and satisfied.

*R. T. Bordel*  
The legal holder of the indebtedness secured by said Deed of Trust.  
R. T. Bordel, Senior Vice President  
Gill Companies

\*In counties where book and page numbers have been abolished.

## EXHIBIT A

## RIGHT OF WAY TO BE ACQUIRED

From: James Milton Davenport  
 548 28 Road  
 Grand Junction, CO 81501  
 Parcel Number 1

For: Orchard Ave. from 23rd St.  
 to 28 $\frac{1}{4}$  Road  
 at southeast corner of 28 Road  
 and Orchard Ave. Intersection

LEGAL DESCRIPTION

A parcel or tract of land, for road and utility purposes, within the west one-half ( $W\frac{1}{2}$ ) of Lot 1 Barger Subdivision in Section 7, Township 1 South, Range 1 East of the Ute Meridian more particularly described as follows:

Commencing at the West Quarter Corner ( $W\frac{1}{4}$  Cor.) of said Section 7;  
 Thence South  $00^{\circ}00'00''$  West, along the West line of the Southwest Quarter ( $SW\frac{1}{4}$ ) of said Section 7, a distance of 125 feet;  
 Thence South  $89^{\circ}51'00''$  East, a distance of 40.00 feet to the True Point of Beginning at the Southwest Corner ( $SW$  Cor.) of said Lot 1, said point also being on the East right-of-way line of 28 Road (March 1982);  
 Thence North  $00^{\circ}00'00''$  East, along said East right-of-way line, a distance of 85.00 feet to a point that intersects with the Southern right-of-way line of Orchard Avenue (March 1982);  
 Thence North  $66^{\circ}55'34''$  East, along said Southern right-of-way line, a distance of 38.04 feet;  
 Thence South  $89^{\circ}51'00''$  East, continuing along the said Southern right-of-way line, a distance of 41.23 feet;  
 Thence along an arc of a curve to the left having a radius of 171.50 feet; its long chord bearing South  $51^{\circ}24'24''$  West, a distance of 35.00 feet;  
 Thence South  $44^{\circ}26'21''$  East, a distance of 2.50 feet;  
 Thence along an arc of a curve to the left having a radius of 169.00 feet, its long chord bearing South  $41^{\circ}49'52''$  West, a distance of 21.98 feet;  
 Thence North  $51^{\circ}53'57''$  West, a distance of 2.50 feet;  
 Thence along an arc of a curve to the left having a radius 171.50 feet, its long chord bearing South  $26^{\circ}33'32''$  West, a distance of 68.63 feet to a point on the South boundary line of said Lot 1;  
 Thence North  $89^{\circ}51'00''$  West, along said South boundary line, a distance of 3.35 feet to the True Point of Beginning.

The above tract or parcel of land contains 2816.50 sq. ft. more or less.

No. \_\_\_\_\_

**WARRANTY DEED**

James Milton Davenport

TO

City of Grand Junction

STATE OF COLORADO,

} ss.

County of \_\_\_\_\_

I hereby certify that this instrument was filed  
for record in my office this \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded

in Book \_\_\_\_\_, Page \_\_\_\_\_

Film No. \_\_\_\_\_ Reception No. \_\_\_\_\_

Recorder.

By \_\_\_\_\_ Deputy.

Fees, \$

*3.00*

BRADFORD PUBLISHING CO.

*Debit - G.G.  
244-1565*

