

JAR04ROW

TYPE OF RECORD: PERMANENT

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

NAME OF CONTRACTOR: PATRICIA I. JARVIS

SUBJECT/PROJECT: PARCEL OF LAND FOR PUBLIC ROADWAY AND  
UTILITIES RIGHT OF WAY PURPOSES, LOCATED AT 25.5 ROAD

TAX PARCEL#: 2945-102-00-153

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 5<sup>th</sup> Street  
Grand Junction, CO 81501

2183791 BK 3615 PG 817-818  
03/26/2004 01:27 PM  
Janice Ward CLK&REC Mesa County  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**WARRANTY DEED**

Patricia I. Jarvis, Grantor, for and in consideration of the sum of Two Hundred Twenty-One and 50/100 Dollars (\$221.50), 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 Northeast Quarter of the Northwest Quarter (NE 1/4 NW 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:

COMMENCING at the Southeast corner of the NE 1/4 NW 1/4 of said Section 10 and assuming the East line of the NE 1/4 NW 1/4 of said Section 10 bears N 00°03'04" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'04" E along the East line of the NE 1/4 NW 1/4 of said Section 10, a distance of 605.00 feet; thence N 89°56'56" W a distance of 30.00 feet to a point on the West right of way for 25-1/2 Road, as same is described in Book 685, Page 149, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°56'56" W a distance of 18.50 feet; thence N 00°03'04" E a distance of 2.68 feet; thence N 44°53'55" E a distance of 26.23 feet to a point on the West right of way for said 25-1/2 Road; thence S 00°03'04" W along said West right of way, a distance of 21.27 feet, more or less, to the Point of Beginning.

CONTAINING 221.5 Square Feet, 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 she 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.

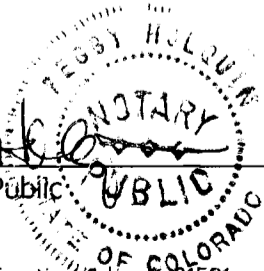
Executed and delivered this 26<sup>th</sup> day of March, 2004.

  
\_\_\_\_\_  
Patricia I. Jarvis

State of Colorado            )  
  )ss.  
County of Mesa             )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2004, by Patricia I. Jarvis.

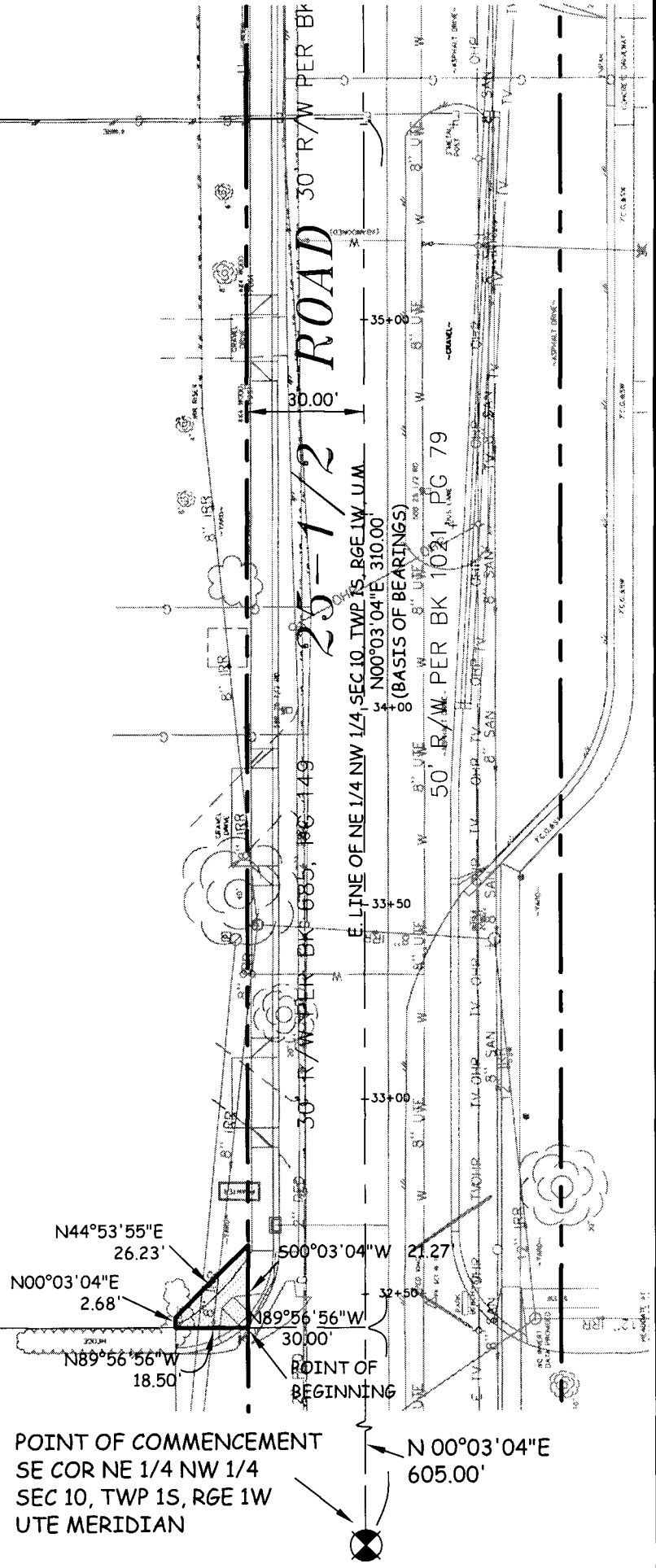
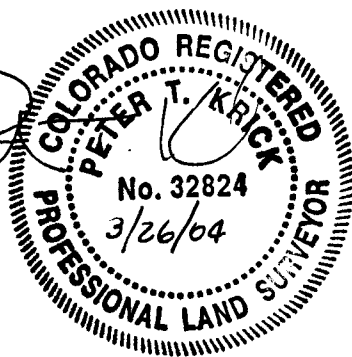
My commission expires 3-3-05.  
Witness my hand and official seal.

  
\_\_\_\_\_  
Peggy Holquist  
Notary Public

The foregoing legal description was prepared by Peter T. Krick, 250 North 5<sup>th</sup> Street, Grand Junction, Colorado, 81501

# EXHIBIT "A"

PATRICIA I. JARVIS  
 2945-102-00-153  
 ADDITIONAL RIGHT OF WAY  
 AREA = 221.5 SQ. FT.



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.

POINT OF COMMENCEMENT  
 SE COR NE 1/4 NW 1/4  
 SEC 10, TWP 15, RGE 1W  
 UTE MERIDIAN

REVISED: 3-26-2004

DRAWN BY: P.T.K.  
 DATE: 12-24-2003  
 SCALE: 1" = 40'  
 APPR. BY: JW

25.5 ROAD  
 ADDITIONAL RIGHT OF WAY MAP

PATRICIA I. JARVIS  
 2945-102-00-153

