

JBB971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JAMES BURTON BRADEN

**STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2420 1ST STREET,
RIGHT OF WAY NORTH 1ST STREET ORCHARD AVENUE TO PATTERSON,
PARCEL NO. 2945-112-00-008**

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1799061 0201PM 05/16/97
 MONIKA TODD CLK&REC MESA COUNTY CO
 DOCUMENT FEE \$EXEMPT

James Burton Braden, Grantor, for and in consideration of the sum of Two Thousand Five Hundred Thirty Two and 10/100 Dollars (\$2,532.10), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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 Roadway and Utilities right-of-way purposes, to wit:

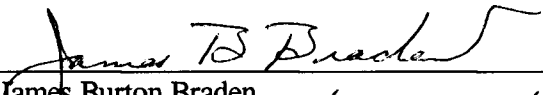
Commencing at the Northwest Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the Northwest 1/4 (NW1/4) of said Section 11 to bear S 00°29'40" E with all bearings contained herein being relative thereto; thence S 00°29'40" E along the West line of the NW1/4 of said Section 11 a distance of 922.0 feet; thence leaving the West line of the NW1/4 of said Section 11, N 89°30'20" E a distance of 21.01 feet to a point on the East line of the open, used and historical right-of-way for North First Street, said point being the **True Point of Beginning**; thence along the East line of the open, used and historical right-of-way for North First Street the following four (4) courses and distances:

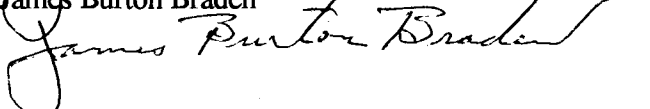
1. N 01°14'51" W a distance of 25.90 feet;
2. N 00°36'02" W a distance of 45.84 feet;
3. N 00°10'55" W a distance of 51.37 feet;
4. N 01°36'33" W a distance of 4.04 feet;

thence leaving said right-of-way line, N 89°05'20" E a distance of 9.21 feet;
 thence S 00°29'40" E a distance of 93.96 feet;
 thence S 19°07'29" E a distance of 9.40 feet;
 thence S 00°29'40" E a distance of 24.34 feet;
 thence S 89°30'20" W a distance of 11.99 feet to the Point of Beginning,
 containing 1,266.05 square feet as described herein and as 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 14 day of May, 1997.



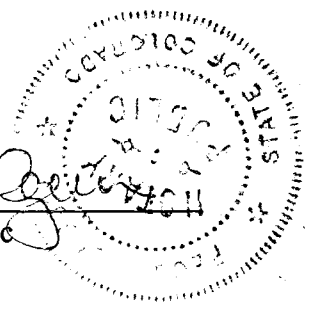
 James Burton Braden


State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of May, 1997, by James Burton Braden.

My commission expires 3.3.01.
Witness my hand and official seal.

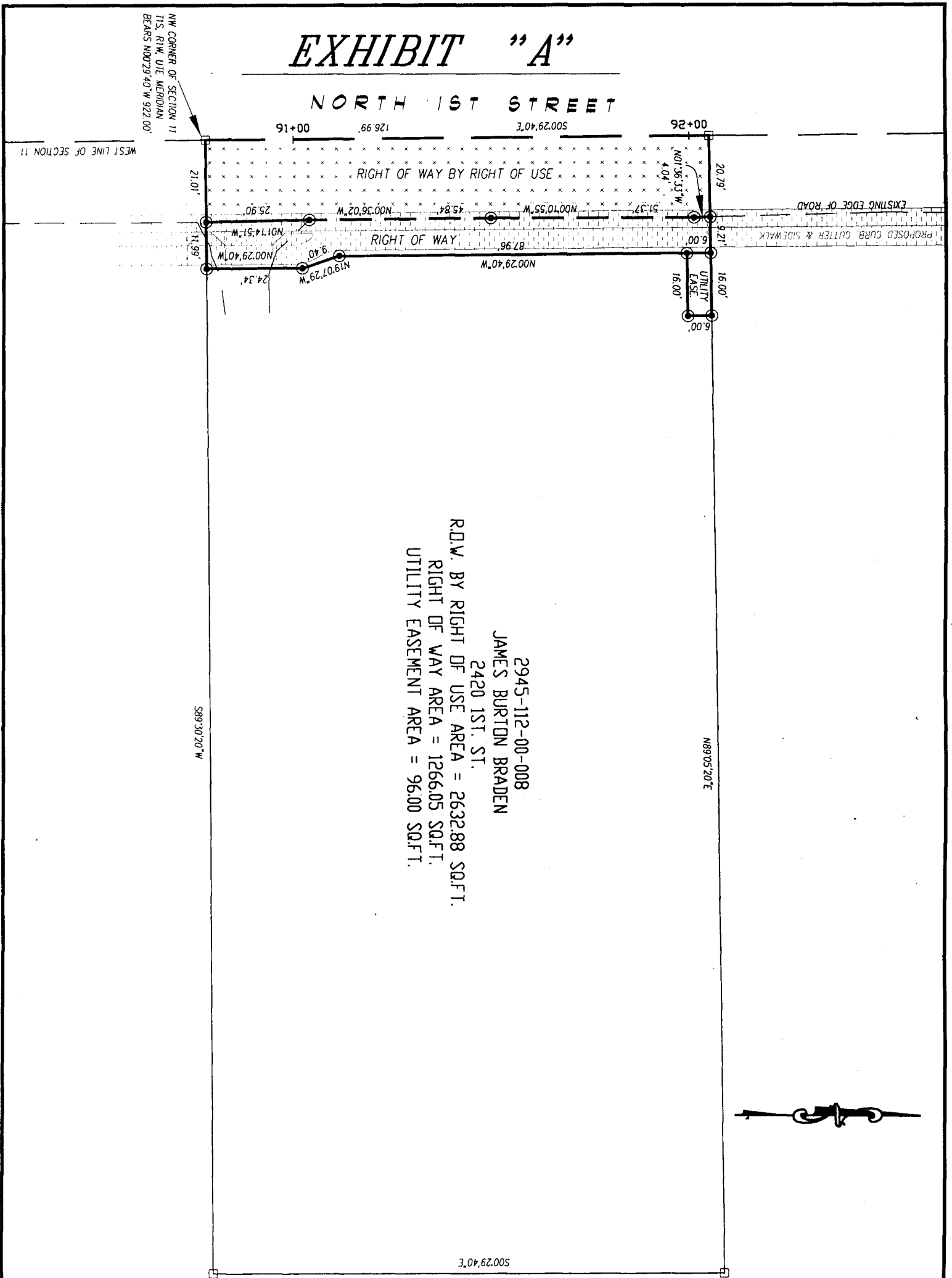
Regina H. Gentry
Notary Public



The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"

NORTH 1ST STREET



2945-112-00-008
 JAMES BURTON BRADEN
 2420 1ST. ST.
 R.O.W. BY RIGHT OF USE AREA = 2632.88 SQ.FT.
 RIGHT OF WAY AREA = 1266.05 SQ.FT.
 UTILITY EASEMENT AREA = 96.00 SQ.FT.

S89°30'20"W

N89°05'20"E

S00°29'40"E

DRAWN BY: SRP
 DATE: 4-11-97
 SCALE: 1" = 30'
 APPR. BY: IKH
 FILE NO: F124.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH 1ST - ORCHARD AVE. TO PATTERSON AVE.
 (124)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION