

JFL9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JONES FAMILY PARTNERSHIP

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 24 ROAD PATTERSON ROAD
NORTH TO CANYON VIEW PARK, RIGHT OF WAY, PARCEL NO. 2945-054-00-101, 629 24
ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1901897 05/12/99 0243PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

3 PAGE DOCUMENT

WARRANTY DEED

JONES FAMILY LIMITED PARTNERSHIP, a Colorado limited partnership, Grantor, for and in consideration of the sum of Nine Thousand Five Hundred Thirty and 73/100 Dollars (\$9,530.73), 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, an undivided one-half (1/2) interest in and to the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southeast Corner of the Northeast 1/4 of the Southeast 1/4 (NE 1/4 SE 1/4) of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the NE 1/4 SE 1/4 of said Section 5 to bear N 00°01'38" W with all bearings contained herein being relative thereto; thence N 89°58'38" W along the South line of said NE 1/4 SE 1/4 a distance of 50.00 feet to a point on the West right-of-way line for 24 Road and the True Point of Beginning;
thence N 89°58'38" W along the South line of said NE 1/4 SE 1/4 a distance of 36.50 feet;
thence leaving the South line of said NE 1/4 SE 1/4, N 00°01'22" E a distance of 10.00 feet;
thence N 89°58'22" E a distance of 4.29 feet;
thence N 07°26'30" E a distance of 170.82 feet;
thence N 00°01'38" W a distance of 150.67 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 Southeast 1/4 (S 1/2 SE 1/4 NE 1/4 SE 1/4) of said Section 5;
thence S 89°53'55" E along the North line of said S 1/2 SE 1/4 NE 1/4 SE 1/4 a distance of 10.00 feet to a point on the West right-of-way line for 24 Road;
thence S 00°01'38" E along the West right-of-way line for 24 Road a distance of 330.04 feet to the Point of Beginning, containing 5,446.13 square feet 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 it 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 7th day of April, 1999.

JONES FAMILY LIMITED PARTNERSHIP, a Colorado limited partnership, by all of its general partners:

Betty E Jones
by Leigh R. Jones Attorney in Fact.

General Partner

General Partner

General Partner

General Partner

State of)
)ss.
County of)

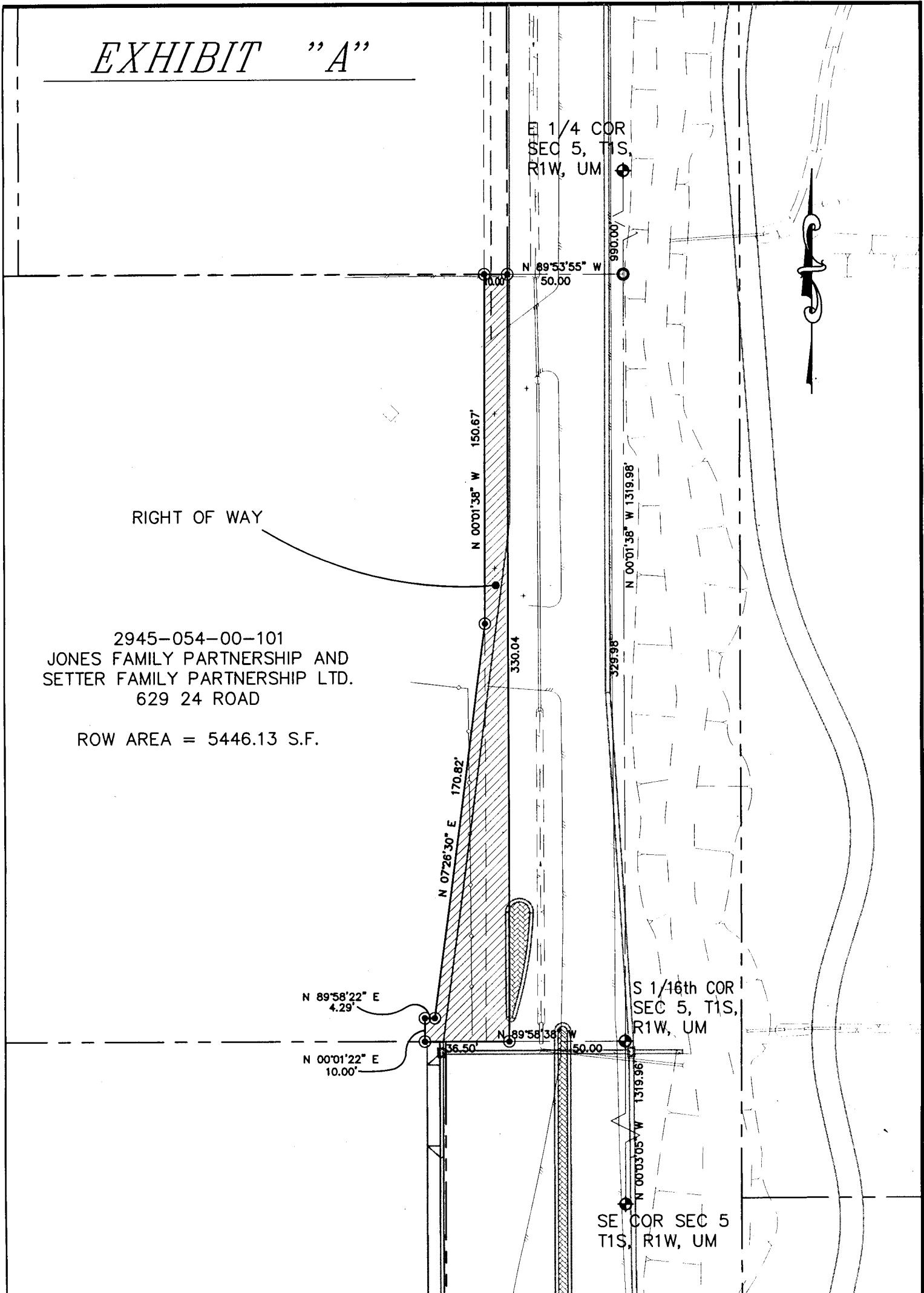
The foregoing instrument was acknowledged before me this 30th day of April, 1999, by Leigh R. Jones Attorney in Fact for Betty E. Jones as all of the general partners of JONES FAMILY LIMITED PARTNERSHIP, a Colorado limited partnership.

My commission expires Sept. 16, 2001.
Witness my hand and official seal.



William D Woodmansee
Notary Public

EXHIBIT "A"



2945-054-00-101
JONES FAMILY PARTNERSHIP AND
SETTER FAMILY PARTNERSHIP LTD.
629 24 ROAD

ROW AREA = 5446.13 S.F.

DRAWN BY: JCS
DATE: 1-25-99
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: Q5400101.DWG

RIGHT-OF-WAY DESCRIPTION MAP
24 ROAD PATTERSON ROAD NORTH TO CANYON VIEW PARK

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Betty E. Jones, of the City and County of Denver, State of Colorado, reposing special trust and confidence in Leigh R. Jones, of the City and County of Denver, State of Colorado, have made, constituted and appointed, and by these presents do make, constitute and appoint the said Leigh R. Jones my true and lawful attorney to exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me. I grant to my said attorney full power and authority to do and perform all and every act necessary in exercising any of the powers granted herein as fully as I might do if personally present, with full power of revocation, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue of this Power of Attorney.

*This Power of Attorney shall not be affected by disability of the principal.

~~*This Power of Attorney shall become effective upon the disability of the principal.~~

EXECUTED this 28th day of January, 19 87.

Betty E. Jones
PRINCIPAL

STATE OF COLORADO }
City & County of Denver } ss.

The foregoing instrument was acknowledged before me this 28th day of January 19 87, by Betty E. Jones.

My commission expires May 29, 19 89. Witness my hand and official seal.

William A. Orner
Notary Public
Rt 1 Box 494, Commerce City, Co
Address

*Strike either or both according to fact.