

JHN051ST

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	JOHN C. BRATTON
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	1215 N. 1 <sup>ST</sup> STREET
PARCEL NO:	2945-104-00-053
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2316174 BK 4153 PG 66-67  
05/10/2006 10:25 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**WARRANTY DEED**

John C. Bratton, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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:

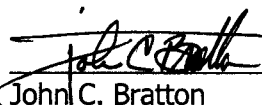
A certain parcel of land for right of way purposes lying in the SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the southeast corner of said Section 10, being a found 1 1/2" iron pin and washer, the basis of bearing being N00°16'15"W to the south 1/16<sup>th</sup> corner on the east line of said Section 10, being a found Mesa County Survey Marker;  
Thence N00°16'15"W a distance of 327.73 feet to the Point of Beginning;  
Thence N89°49'58"W a distance of 40.00 feet;  
Thence N00°16'15"W a distance of 97.00 feet;  
Thence S89°49'57"E a distance of 40.00 feet;  
Thence S00°16'15"E a distance of 97.00 feet to the Point of Beginning.

CONTAINING 3,880 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 covenants 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 17<sup>th</sup> day of November, 2005.

  
\_\_\_\_\_  
John C. Bratton

State of Colorado            )  
  )ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November, 2005, by John C. Bratton.

My commission expires 2/2/2008.  
Witness my hand and official seal.

**CHRISTINE R. KNIGHT  
NOTARY PUBLIC  
STATE OF COLORADO**


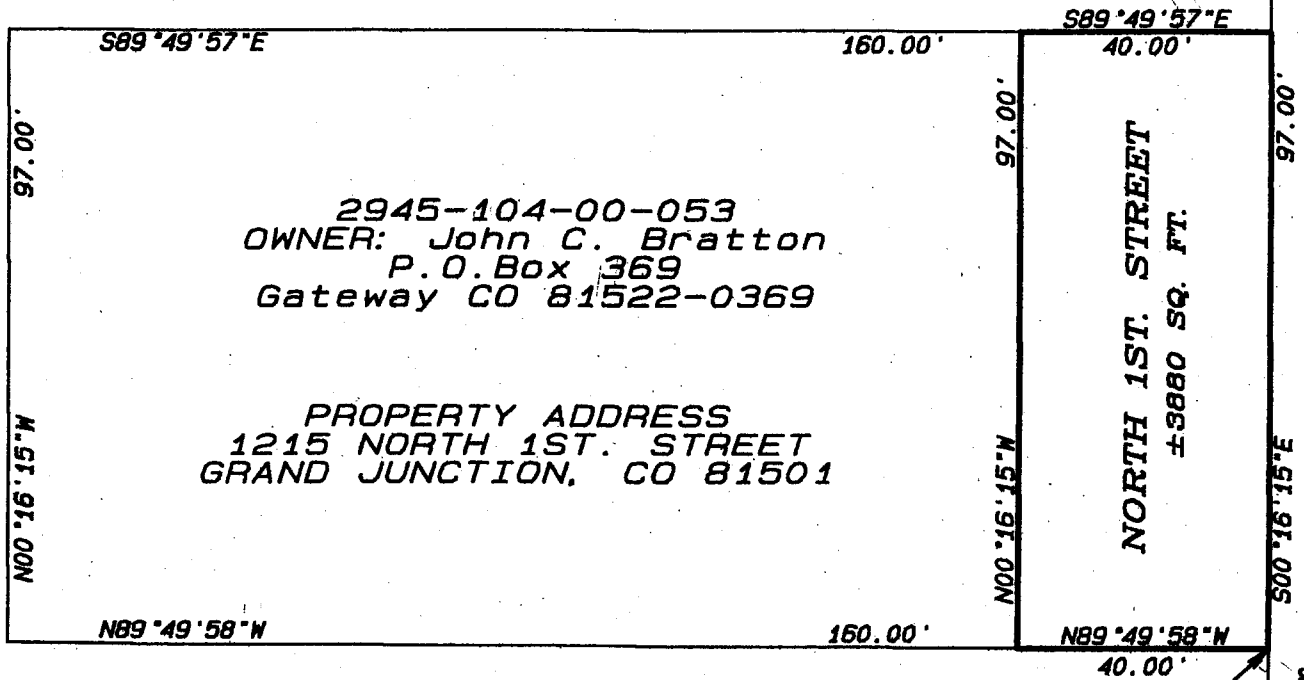
  
\_\_\_\_\_  
Notary Public

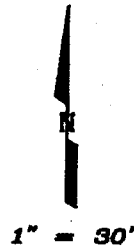
EXHIBIT A

SOUTH 1/16TH CORNER  
EAST LINE  
SECTION 10



POINT OF BEGINNING

SOUTHEAST CORNER  
SECTION 10, T. 15., R. 1W.  
UTE MERIDIAN



This parcel and easement depiction is derived from legal descriptions and does not represent a field survey.