

JNS0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: FRANK O. JONES

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 545  
29 ROAD

PARCEL #: 2943-074-00-079

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

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

Book 3153 Page 424  
2076076 09/13/02 1027AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

**WARRANTY DEED**

Frank O. Jones, Grantor, for and in consideration of the sum of Three Thousand Two Hundred Fifty and 00/100 Dollars (\$3,250.00), 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 tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes, situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the East ¼ Corner of said Section 7, and considering the east line of the SE ¼ of said Section 7 to bear S 00°03'21" E with all bearings contained herein being relative thereto; thence S 00°03'21" E along the east line of the SE¼ of said Section 7 a distance of 306.69 feet; thence leaving the east line of the SE¼ of said Section 7, N 89°49'04" W a distance of 14.35 feet to a point on the west line of the open, used and historical right-of-way for 29 Road, said point being the True Point of Beginning;

thence S 00°08'19" W along the west line of the open, used and historical right-of-way for 29 Road a distance of 90.00 feet;  
thence leaving said right-of-way line, N 89°49'04" W a distance of 15.34 feet;  
thence N 00°03'21" W a distance of 90.00 feet;  
thence S 89°49'04" E a distance of 15.65 feet to the Point of Beginning,

containing 1,394.50 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 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.

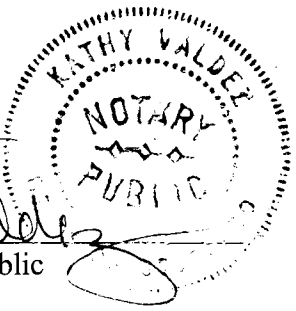
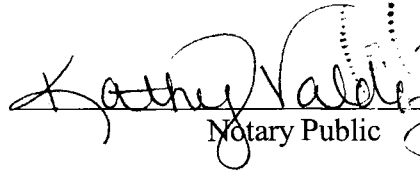
Executed and delivered this 9<sup>th</sup> day of September, 2002.

  
Frank O. Jones

State of Colorado     )  
                                  )ss.  
County of Mesa        )

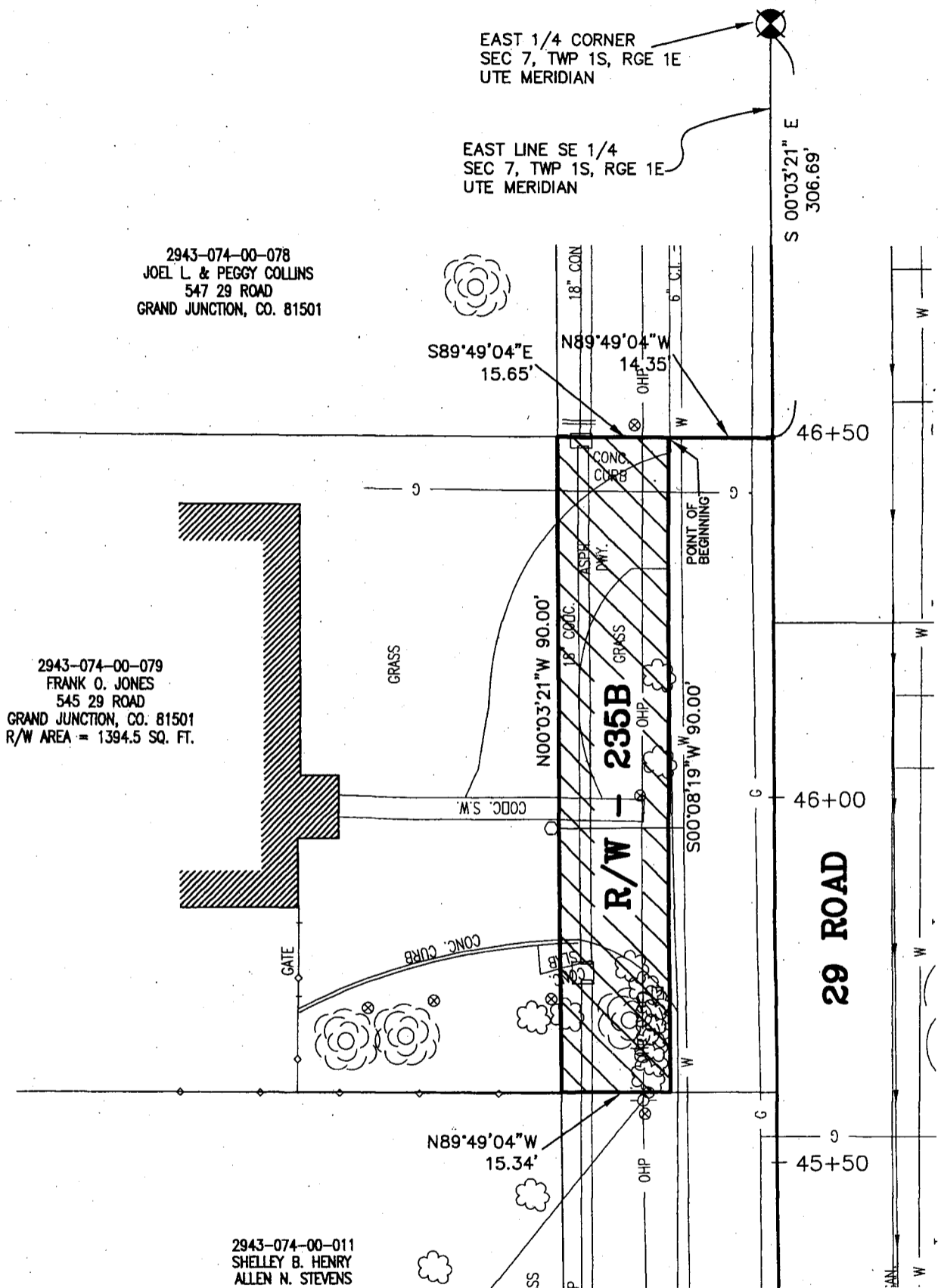
The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2002, by Frank O. Jones.

My commission expires 4-21-04.  
Witness my hand and official seal.

  
  
Kathy Valdez  
Notary Public

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# EXHIBIT "A"



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.

REVISED: 2-27-2002

DRAWN BY: P.I.K.  
 DATE: 10-02-2001  
 SCALE: 1" = 20'  
 APPR. BY: TW  
 FILE NO: 1014DWG

29 ROAD  
 RIGHT-OF-WAY DESCRIPTION MAP

2943-074-00-079

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION