

JON94SNC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LANNY A. JOHNSON AND MARILYN
I. JOHNSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 475 WEST
SCENIC DRIVE 2945-171-00-040 SCENIC SCHOOL SEWER
INTERCEPTOR

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

To: Jessie Hill

Reception No. _____ Recorder.

Recorded at _____ o'clock _____ M., _____

WARRANTY DEED

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Grantor(s).

Lanny A. Johnson and Marilyn I. Johnson, as joint tenants,

whose address is 475 West Scenic Drive,
Grand Junction, CO 81503
*County of Mesa, State of

1676461 11:37 AM 03/30/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

Colorado, for the consideration of

One Thousand----- dollars, in hand paid, hereby sell(s)

and convey(s) to The City of Grand Junction, a municipal corporation

whose legal address is 250 North 5th Street, Grand Junction, CO 81501

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

Colorado, to wit: Beginning at the NE Corner of the SE 1/4 NE 1/4 Section 17,
Township 1 South, Range 1 West, Ute Meridian;
Thence S 55° 57' W a distance of 35.80 feet to the NE corner of Lot 4 Huffaker
Subdivision, Mesa County, Colorado;
Thence S 89° 56' W along the north line of said Lot 4, a distance of 212.83 feet;
Thence S 42° 01' 00" W along the chord of the curve on the NW corner of said
Lot 4, a distance of 140.57 feet;
Thence N 50° 59' 22" W a distance of 49.87 feet to the True Point of Beginning;
Thence along a curve to the left whose radius is 134.70 feet a distance of
35.62 feet;
Thence S 05° 54' 00" E a distance of 16.00 feet;
Thence along a curve to the right whose radius is 200.00 feet a distance of
40.87 feet;
Thence N 20° 47' 07" W a distance of 8.00 feet;
Thence N 64° 25' 35" E a distance of 34.00 feet to the True Point of Beginning.

Containing 821 square feet more or less.

As shown on attached Exhibit "A".
Legal Description prepared by P. Holguin, City of Grand Junction, 250 North 5th
Street, Grand Junction, CO 81501

~~also known by street and number as~~ for road right-of-way and utility purposes

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this 25 day of MARCH, 1994

Lanny A. Johnson

Lanny A. Johnson
Marilyn I. Johnson

Marilyn I. Johnson

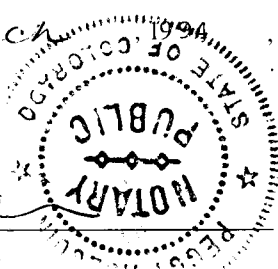
STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 25th day of March by Lanny A. Johnson and Marilyn I. Johnson

My commission expires 3-3-97. Witness my hand and official seal.

Peggy Holguin

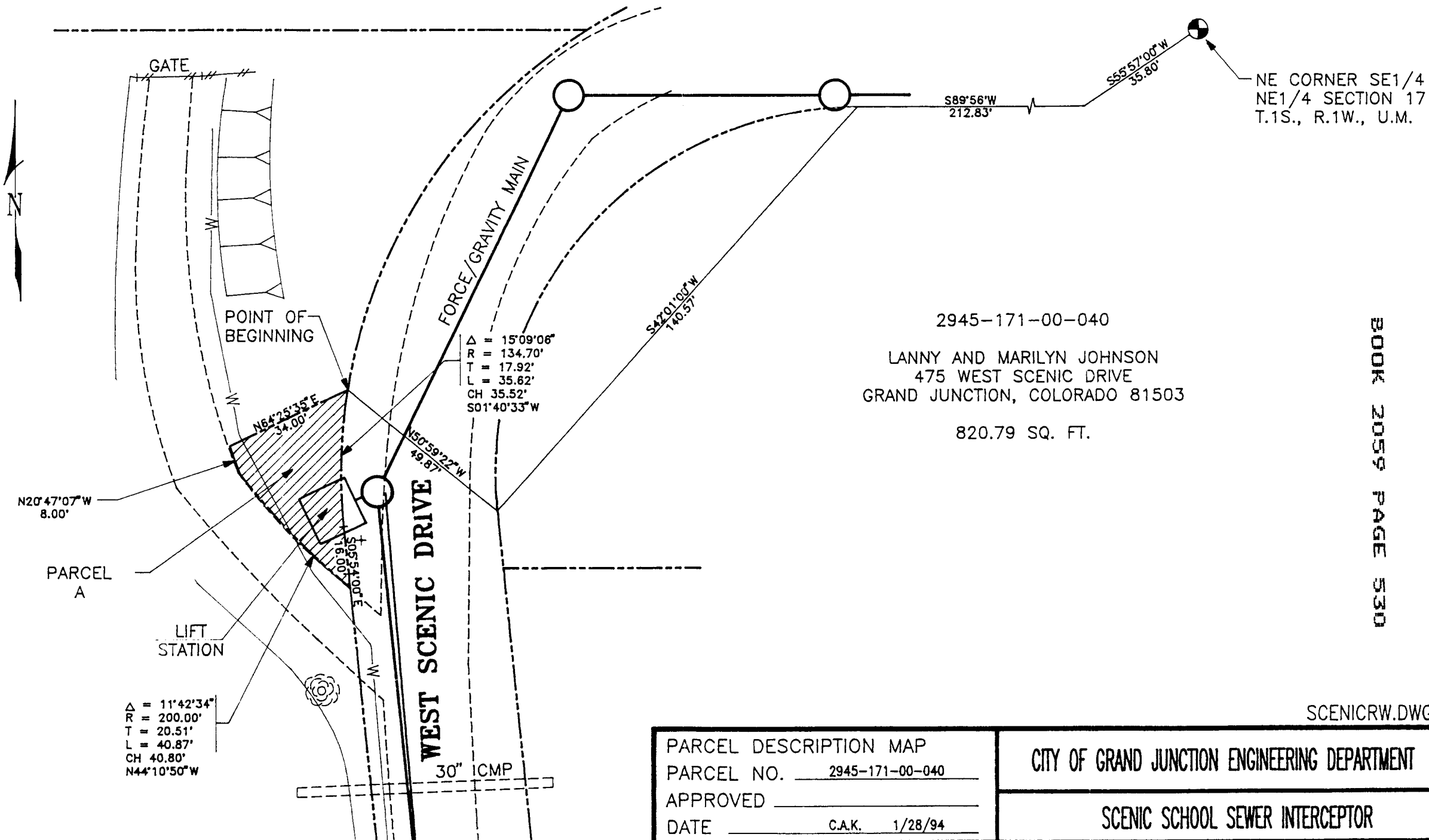
Notary Public



*If in Denver, insert "City and."



EXHIBIT "A"



2945-171-00-040

LANNY AND MARILYN JOHNSON
 475 WEST SCENIC DRIVE
 GRAND JUNCTION, COLORADO 81503

820.79 SQ. FT.

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SCENICRW.DWG

PARCEL DESCRIPTION MAP	
PARCEL NO.	2945-171-00-040
APPROVED	_____
DATE	C.A.K. 1/28/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
SCENIC SCHOOL SEWER INTERCEPTOR