

JRC95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JOHN R. CLARK AND BONNIE S.
CLARK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 516 28 1/4
ROAD, PARCEL NOS. 2943-073-00-097 AND 2943-073-00-098 514 28
1/4 ROAD, FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1712580 08:58 AM 03/27/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made and entered into this 21 day of MARCH, 1995, by and between JOHN R. CLARK and BONNIE S. CLARK (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantees").

WITNESSETH:

That said Grantors, for and in consideration of the sum of Eight Hundred Twenty-Five and 98/100 Dollars (\$825.98) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 110 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 from whence the Northwest Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 bears N 02°05'00" E a distance of 509.83 feet with all bearings contained herein being relative thereto;

Thence S 87°56'30" E a distance of 27.47 feet;

Thence N 01°15'54" E a distance of 70.01 feet;

Thence N 87°56'30" W a distance of 26.47 feet to a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7;

Thence S 02°05'00" W along the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 a distance of 70.0 feet to the True Point of Beginning.

The above described parcel of land contains 1,887.98 square feet (0.043+- acres), of which 786.68 square feet (0.018 +-acres) is right of way for 28 $\frac{1}{4}$ Road by right of use as described herein and depicted on the attached Exhibit "A".

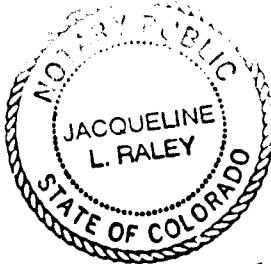
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

John R. Clark
John R. Clark

Bonnie S. Clark
Bonnie S. Clark

State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 17th day of March, 1995, by Bonnie S. Clark.

Witness my hand and official seal.
My commission expires 10-7-95

Jacqueline L. Raley
Notary Public

~~State of California~~)
)ss.
County of HARRIS)

The foregoing instrument was acknowledged before me this 21st day of MARCH, 1995, by John R. Clark.

Witness my hand and official seal.
My commission expires _____

Perry Schuller
Notary Public

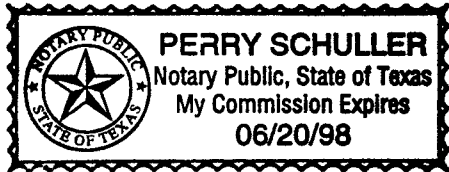
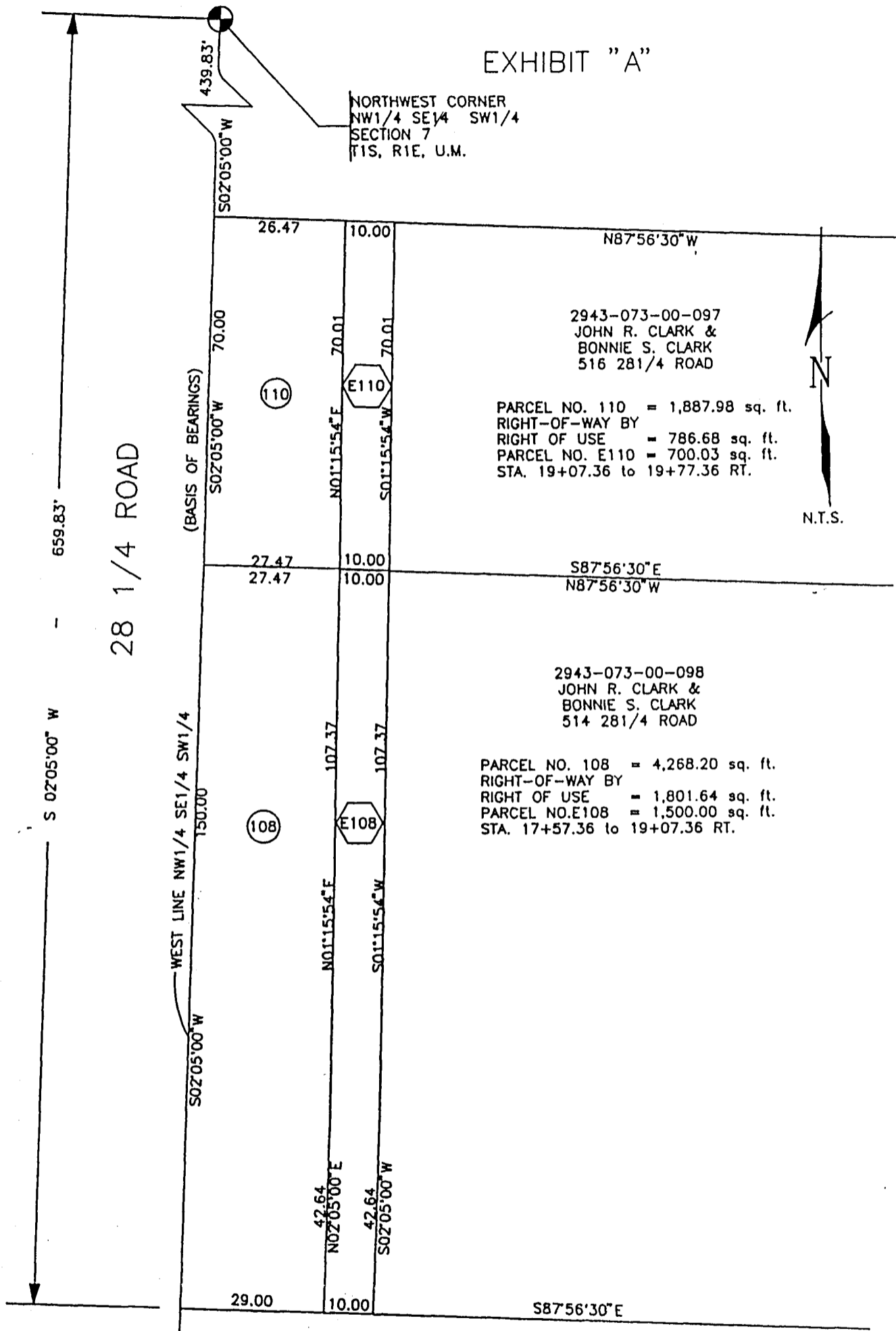


EXHIBIT "A"



2943-073-00-097
JOHN R. CLARK &
BONNIE S. CLARK
516 28 1/4 ROAD

PARCEL NO. 110 = 1,887.98 sq. ft.
RIGHT-OF-WAY BY
RIGHT OF USE = 786.68 sq. ft.
PARCEL NO. E110 = 700.03 sq. ft.
STA. 19+07.36 to 19+77.36 RT.



2943-073-00-098
JOHN R. CLARK &
BONNIE S. CLARK
514 28 1/4 ROAD

PARCEL NO. 108 = 4,268.20 sq. ft.
RIGHT-OF-WAY BY
RIGHT OF USE = 1,801.64 sq. ft.
PARCEL NO. E108 = 1,500.00 sq. ft.
STA. 17+57.36 to 19+07.36 RT.

R.O.W. DESCRIPTION MAP
106
PARCEL NO. STA. 14+25 to 14+60.01 RT.
APPROVED _____
DATE _____ DRAWN BY C.L.M. 12/22/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.