

JRW78HOL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JAMES L. WHALEY, JR. AND ROSEMARIE WHALEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: HOLLENBECK PROPERTY PURDY
MESA, COPY OF RESOLUTION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1978

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

STATE OF COLORADO, COUNTY OF MESA
RECORDED AT 1:44 O'CLOCK P M APR 20 1978
RECEPTION NO. 1158276 EARL SAWYER, RECORDER

R E S O L U T I O N

CONVEYING PROPERTY.

WHEREAS, the City of Grand Junction has determined to convey the property hereinafter described to James L. Whaley, Jr. and Rosemarie Whaley as the highest bidders for the purchase of said property; and

WHEREAS, such conveyance is in the best interest of the City and its inhabitants and is of property not held or used for park or governmental purposes;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the City Manager, as the act of the City and on behalf of the City, is authorized to convey to James L. Whaley, Jr. and Rosemarie Whaley the property situate in the County of Mesa, State of Colorado, and described as:

That part of the Southwest Quarter of Section 36, Township 12 South, Range 98 West, Ute Meridian, described as follows: Beginning at a point which is the Southwest Corner of Said Section 36; thence East 660.00 feet along the South line of said Section 36; thence North 2,310 feet parallel to the West line of said Section 36; thence West 660 feet to the West line of said Section 36; thence South 2,310 feet along the West line of said Section 36 to the point of beginning;

subject to certain conditions in regard to irrigation and domestic water service.

PASSED and ADOPTED this 19th day of April, 1978.

Attest:

Lawrence L. Fozie
President of the Council
Deva B. Lockhart, CMC
City Clerk

City of Colorado
City of Mesa

Recorded at 11:24 o'clock a M., APR 20 1978
Reception No. 1158262
Recorder: *Paul Sawyer*

THIS DEED, Made this _____ day of April, 1978,
between
CITY OF GRAND JUNCTION,
municipal
a/corporation duly organized
and existing under and by virtue of the laws of the State of Colorado,
of the first part, and JAMES L. WHALEY, JR. and ROSEMARIE
WHALEY, as Joint Tenants,
whose legal address is _____
of the _____ County of Mesa
and State of Colorado, of the second part:

FILING STAMP
STATE DOCUMENTARY FEE
DATE APR 20 '78
No Fee

WITNESSETH: That the said party of the first part, for and in con- sideration of the sum TEN AND NO/100 (\$10.00)----- DOLLARS,
and other valuable consideration,

to it in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the _____ County of Mesa and State of Colorado, to wit.

That part of the Southwest Quarter of Section 36, Township 12 South, Range 98 West, Ute Meridian, described as follows: Beginning at a point which is the Southwest Corner of said Section 36; thence East 660.00 feet along the South line of said Section 36; thence North 2,310 feet parallel to the West line of said Section 36; thence West 660 feet to the West line of said Section 36; thence South 2,310 feet along the West line of said Section 36 to the point of beginning;

Subject to the following conditions:
No water rights or firm commitments to any irrigation water are included in the sale;
Domestic water service to the house will be provided by the Purdy Mesa Livestock Water Company and the buyer will be subject to the rates, terms and service conditions as imposed by the Purdy Mesa Livestock Water Company. It is understood that the City of Grand Junction is not in any

~~known as street and number~~ way responsible for providing water service to the property.
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and remand whatsoever of the said party of the first part, either in law or equity of, in and to the above bargain premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor forever. And the said party of the first part, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever.

"Reviewed for conformance with adopted subdivision regulations of Mesa County, Colorado.
Dated: 4-14-78
Signed: *C. H. W. Donough*"

and the above bargain premises, in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF The said party of the first part has caused its corporate name to be hereunto subscribed by its City Manager ~~resident~~ and its corporate seal to be hereunto affixed, attested by its City Clerk ~~resident~~ the day and year first above written.

Attest:
Neva B. Lockhart
City Clerk

CITY OF GRAND JUNCTION
By *James E. Wysocki*
James E. Wysocki
City Manager

STATE OF COLORADO,
County of MESA } ss.

The foregoing instrument was acknowledged before me this *20th* day of April, 1978, by James E. Wysocki as City Manager
Neva B. Lockhart as City Clerk

CITY OF GRAND JUNCTION, a municipal
My notarial commission expires *10/16/78*
Witness my hand and official seal.

Judith A. Chappelle
Notary Public
No. 1078

Hollenbeck Property
Purdy Mesa

No. **1158262**

WARRANTY DEED

TO

STATE OF COLORADO

County of

MESA } ss.

I hereby certify that this instrument was filed

for record in my office this.....day of

APR 20 1978, 19..... at **11/26**

o'clock **A** M., and duly recorded in Book **1145**

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Recorder.

By _____ Deputy

Fees, \$ **200.00**

Mail to: **James Whaley**
(Or return to)

Sharon Lawden W/C

Send future tax statements to:
250 N. 5th St. 243-2033
98223

City _____