

KATOOGVS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF AGENCY OR CONTRACTOR: THELMA E. KATHREIN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 1415 BUNTING AVENUE
ALLEY RIGHT OF WAY AREA, BEGINNING AT THE NORTHEAST CORNER OF LOT 2,
GRANDVIEW SUBDIVISION, PARCEL NO. 2945-123-00-054

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Thelma E. Kathrein, Grantor, for and in consideration of the sum of Two Thousand Five Hundred 00/100 Dollars (\$2,500.00), 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 Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northeast Corner of Lot 2, Grandview Subdivision, Mesa County, Colorado, thence N90°00'00"W along the North line of said Lot 2 a distance of 308.95 feet to a point, thence S00°00'00"W a distance of 145.97 feet to the True Point of Beginning;
Thence S00°00'00"W a distance of 7.50 feet;
Thence N90°00'00"W a distance of 66.18 feet;
Thence N00°00'00"E a distance of 7.50 feet;
Thence S90°00'00"E a distance of 66.18 feet to the True Point of Beginning,
containing 496.35 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 15TH day of MARCH, 2000.

Thelma E. Kathrein
Thelma E. Kathrein

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15TH day of MARCH, 2000, by Thelma E. Kathrein.

My commission expires 3.3.01
Witness my hand and official seal.



Penny Holger
Notary Public

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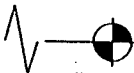
EXHIBIT "A"

BUNTING AVENUE

NORTH LINE OF LOT 2

N90°00'00"W

308.95'



NE CORNER
LOT 2
GRANDVIEW SUBDIVISION

N90°00'00"E 66.18'

134.02'
N00°00'00"W

500'00'00"W
134.02'

2945-123-00-054
THELMA E. KATHREIN
1415 BUNTING AVENUE
ALLEY RIGHT OF WAY AREA = 496.35 SQ.FT.

S90°00'00"E 66.18'

N90°00'00"W 66.18'

15' UTILITY EASEMENT
BK. 458, P. 214

7.50'

7.50'

2945-123-00-059

2945-123-00-060



DRAWN BY: SRP
DATE: 2-9-2000
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: LINDA.DWG

EASEMENT DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION