

KEL0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: TIMOTHY D. KELLY AND SHEILA
M. FUTRELL

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 529
29 ROAD

PARCEL NO.: 2943-074-00-096

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 5th Street
Grand Junction, CO 81501

Book 3149 PAGE 4
2075015 09/06/02 0154PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Timothy D. Kelly and Sheila M. Futrell, as Tenants in Common, Grantors, for and in consideration of the sum of Two Thousand Three Hundred Fifty and 00/100 Dollars (\$2,350.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 1/4 (SE 1/4) 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 Southeast Corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 ("SE 1/4 NE 1/4 SE 1/4") of said Section 7, and considering the east line of the SE 1/4 NE 1/4 SE 1/4 of said Section 7 to bear N 00°03'21" W with all bearings contained herein being relative thereto; thence N 00°03'21" W along the east line of the SE 1/4 NE 1/4 SE 1/4 of said Section 7 a distance of 66.00 feet; thence leaving the east line of the SE 1/4 NE 1/4 SE 1/4 of said Section 7, N 89°48'52" W a distance of 14.82 feet to the True Point of Beginning;

thence N 89°48'52" W a distance of 15.18 feet;
thence N 00°03'21" W a distance of 66.00 feet;
thence S 89°49'04" E a distance of 15.54 feet to a point on the west line of the open, used and historic right-of-way for 29 Road;
thence S 00°15'18" W along the west line of the open, used and historic right-of-way for 29 Road a distance of 66.00 feet to the Point of Beginning,

containing 1,014.00 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 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.

Executed and delivered this 5th day of September, 2002.

Timothy D. Kelly
Timothy D. Kelly

Sheila M. Futrell
Sheila M. Futrell

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of September, 2002, by Timothy D. Kelly and Sheila M. Futrell, as Tenants in Common.

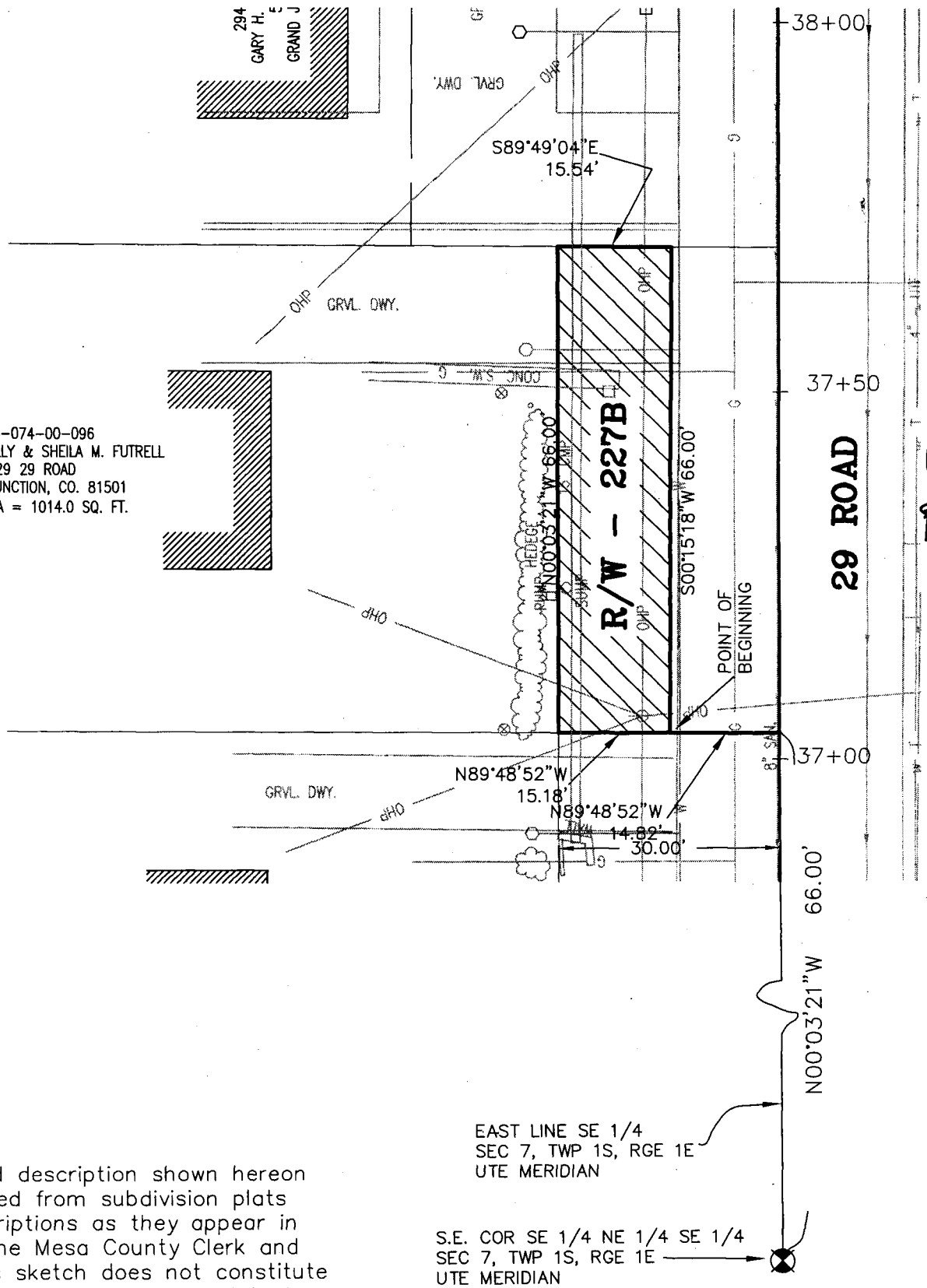
My commission expires 3-3-05
Witness my hand and official seal.

Peggy H. ...
Notary Public

C:\drawing\Peter\29 Road Final\EXIST-R14.dwg 08/28/2002 07:33:19 AM MDT

EXHIBIT "A"

2943-074-00-096
 TIMOTHY D. KELLY & SHEILA M. FUTRELL
 529 29 ROAD
 GRAND JUNCTION, CO. 81501
 R/W AREA = 1014.0 SQ. FT.



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.

EAST LINE SE 1/4
 SEC 7, TWP 1S, RGE 1E
 UTE MERIDIAN

S.E. COR SE 1/4 NE 1/4 SE 1/4
 SEC 7, TWP 1S, RGE 1E
 UTE MERIDIAN

REVISED: 8-28-2002
 REVISED: 3-23-2002
 REVISED: 2-27-2002

DRAWN BY: P.I.K.
 DATE: 10-02-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO: 1017DWG

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-00-096

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION