

KEP86ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: VERNON KEPFORD AND ANN KEPFORD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2866 ORCHARD
AVE. NEAR 28 5/8 ROAD AND ORCHARD AVE. PARCEL NO. 2943-071-
00-028

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1986

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Vernon Kepford

Grantor(s)

and Ann Kepford

1413858 DBC EXEMPT 09:20 AM
FEB 24, 1986 E.SAWYER, CLK&REC MESA CTY, CO

whose address is 2866 Orchard Avenue

BOOK 1576 PAGE 816

said *County of Mesa, State of

Colorado, for the consideration of

Ten Dollars and no/100----dollars, in hand paid, hereby sell(s)

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

whose legal address is Grand Junction

County of Mesa, and State of Colorado

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

Colorado, to wit:

See attached Exhibit "A" hereby made a part of:

~~XXXXXXX BY STATE AND COUNTY~~

with all its appurtenances, and warrant(s) to title to the same. ~~XXXXXX~~

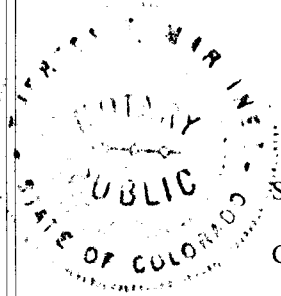
Signed this 21ST day of February, 1986.

Vernon Kepford

Vernon Kepford

Ann Kepford

Ann Kepford



STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me in the _____ County
of Mesa, State of Colorado, this 21st day
of February, 1986, by Vernon Kepford and Ann Kepford

My commission expires June 13, 1987
Witness my hand and official seal.

Wesley E. Martinez

250 N. 5th St., Grand Jct CO 81501
Address

* If in Denver, insert "City and."

EXHIBIT A

Right of Way to be Acquired

FOR: City of Grand Junction, Public Works Capital Improvement Project
 No. 100-034098-901168-85028
 28-5/8 Road and Orchard Avenue Bridge Replacement
 Orchard Avenue at Indian Wash Waste Ditch
 Parcel No.: RW-1

FROM: Vernon and Ann Kepford
 2866 Orchard Avenue
 Grand Junction, CO 81501
 2943-071-00-028

RW-1 Description

A parcel of land for road and utility right of way purposes being a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township one South, Range one East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the found Mesa County survey marker #51 set for the SE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 7, and considering the south line of the NE $\frac{1}{4}$ of said Section 7 to bear West, with all bearings contained herein being relative thereto:

Thence West, along the south line of the NE $\frac{1}{4}$ of said Section 7, 418 feet to the southeast corner of a tract of land owned by the undersigned as described in Book 940, Page 644 and recorded in the Office of the Mesa County Clerk and Recorder;

Thence North, 40.0 feet to the northerly right of way line of the present Orchard Avenue as described in Road Record Book 2, Page 66 and recorded in said office;

Thence along said northerly right of way line West, 231.66 feet to the True Point of Beginning;

Thence N 45°00'00"E, 45.16 feet;

Thence N 74°58'18"E, 23.0 feet;

Thence N 45°00'00"W, 20.40 feet, more or less, to the centerline of the Indian Wash Waste Ditch, said centerline also being the Westerly Boundary Line of the aforementioned tract of land owned by the undersigned as described in Book 940, Page 644 and recorded in said office;

Thence Southwesterly, along the centerline of said Waste Ditch, 74.0 feet, more or less, to the intersection of the aforementioned northerly right of way line of the present Orchard Avenue;

Thence along said northerly right of way line East, 12.6 feet, more or less, to the True Point of Beginning, containing 734 square feet, more or less.