

KER0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: HELEN MARIE KEARNEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 549
29 ROAD

PARCEL NO.: 2943-074-00-077

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 3148 PAGE 989
2075010 09/06/02 0154PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Helen Marie Kearney, Grantor, for and in consideration of the sum of Three Thousand Three Hundred and 00/100 Dollars (\$3,300.00), 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 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 East 1/4 Corner of said Section 7, and considering the east line of the SE 1/4 of said Section 7 to bear S 00°03'21" E with all bearings contained herein being relative thereto; thence S 00°03'21" E along the east line of the SE 1/4 of said Section 7 a distance of 125.69 feet; thence leaving the east line of the SE 1/4 of said Section 7, N89°49'04"W a distance of 13.93 feet to a point on the west line of the open, used and historical right-of-way for 29 Road, said point being the True Point of Beginning;

thence S 00°26'05" W along the west line of the open, used and historical right-of-way for 29 Road a distance of 91.00 feet;
thence leaving said right-of-way line, N 89°49'04" W a distance of 15.30 feet;
thence N 00°03'21" W a distance of 91.00 feet;
thence S 89°49'04" E a distance of 16.07 feet to the Point of Beginning,

containing 1,427.20 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 she 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.

Helen Marie Kearney
Helen Marie Kearney

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of September, 2002, by Helen Marie Kearney.

My commission expires 3.3.05
Witness my hand and official seal.

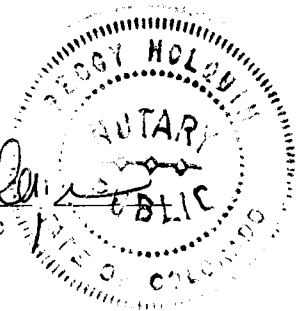
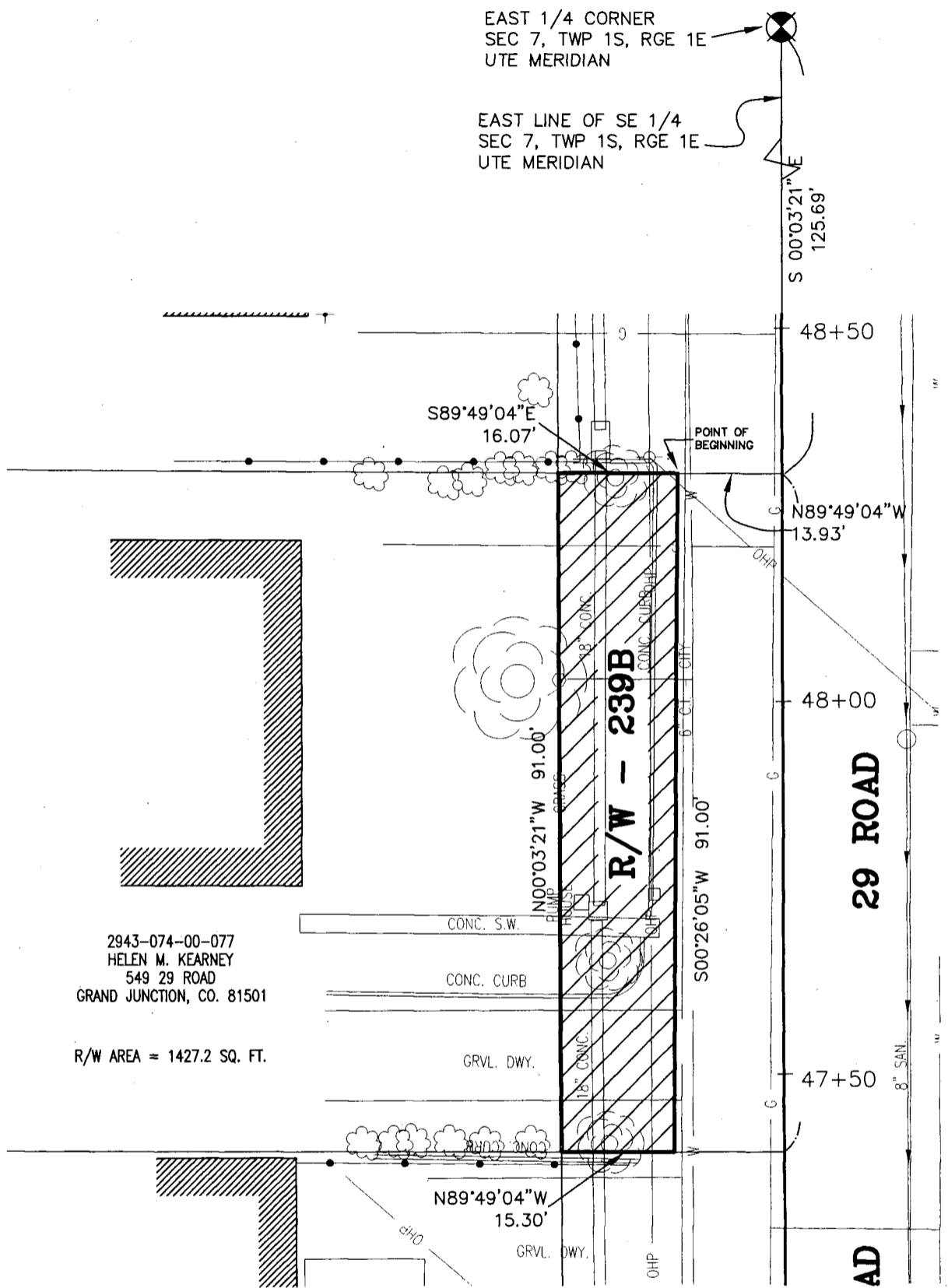
Peggy Holman
Notary Public


EXHIBIT "A"



2943-074-00-077
 HELEN M. KEARNEY
 549 29 ROAD
 GRAND JUNCTION, CO. 81501

R/W AREA = 1427.2 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.

REVISED: 2-27-2002

DRAWN BY: P.I.K.
 DATE: 10-01-2001
 SCALE: 1" = 20'
 APPR. BY: JW
 FILE NO: 1012.DWG

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-00-077

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION