

KIL09265

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	BEN G. AND CHERYL DUREE KILGORE
PURPOSE:	26 ½ ROAD BRIDGE REPLACEMENT
ADDRESS:	632 26 ½ ROAD
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WARRANTY DEED

Ben G. Kilgore and Cheryl Duree Kilgore as Joint Tenants, Grantors, whose address is 755 North Ave Suite D, Grand Junction, CO 81501-3112, for and in consideration of the sum of Nine Hundred Seven and 50/100 Dollars (\$907.50), 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 real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, located in the Southwest Quarter (SW 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Lot 26, Northfield Estates, as same is recorded in Plat Book 9, Page 21, at the office of the Mesa County Clerk and Recorder, and considering the East line of the SW1/4 of said Section 2 to bear S00°01'13"W, with all bearings herein being relative thereto; thence N73°39'20"W, along the South line of said Lot 26, a distance of 20.84 feet; thence N00°01'13"E a distance of 15.63 feet; thence S73°39'20"E, along a line 15 feet North of and parallel with the South line of said Lot 26, a distance of 20.84 feet to the East line of said Lot 26; thence S00°01'13"W, along said East line of Lot 26, a distance of 15.63 feet, more or less, to the point of beginning.

Containing 302.50 square feet, more or less, 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 covenant 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 8 day of January, 2008.

Ben G. Kilgore
Ben G. Kilgore

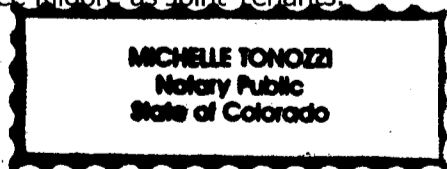
Cheryl Duree Kilgore
Cheryl Duree Kilgore

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 8 day of January, 2008, by Ben G. Kilgore and Cheryl Duree Kilgore as Joint Tenants.

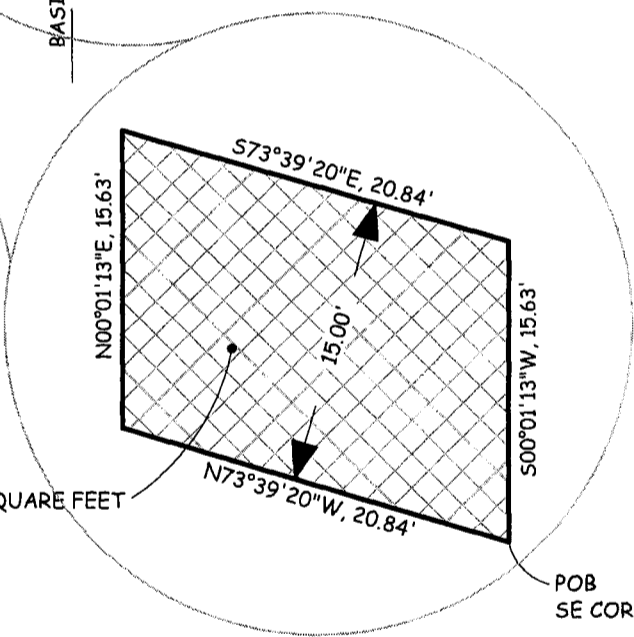
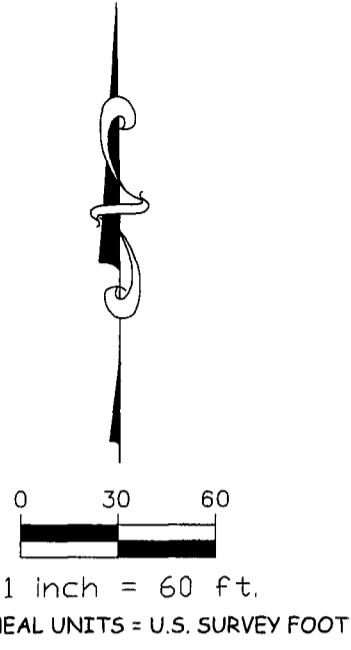
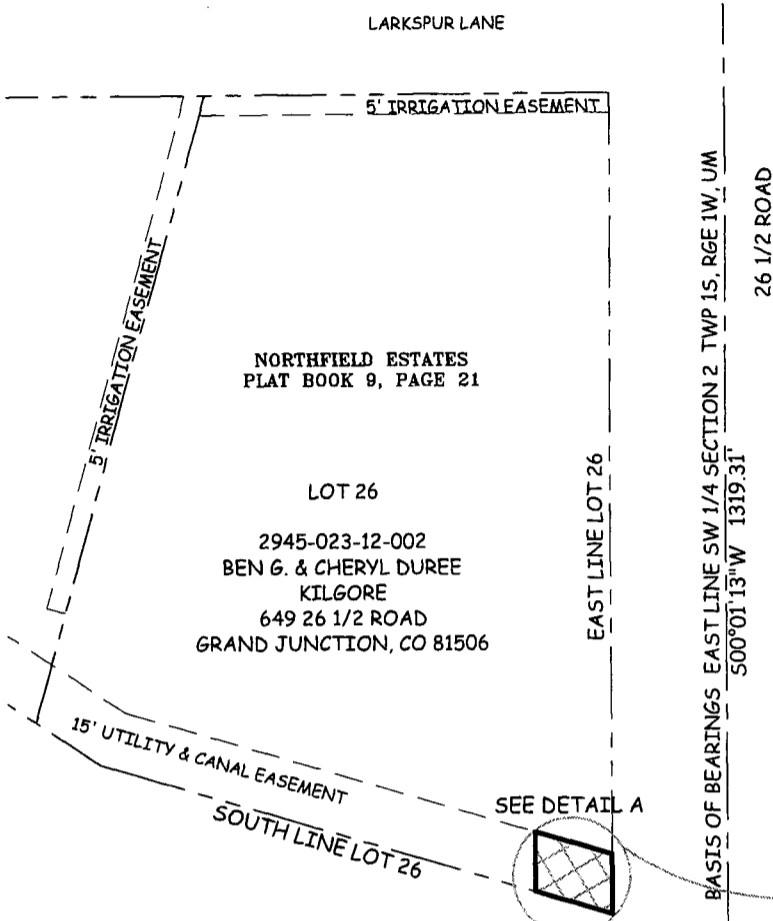
My commission expires 7-14-2011.

Witness my hand and official seal.



Michelle Tonozi
Notary Public

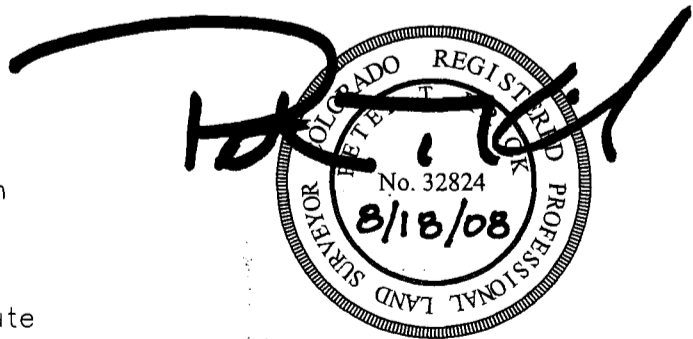
EXHIBIT "A"



ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN

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.



N:\LandProj\F62200 (GRT-26.5-F.6 BRIDGE REPLACEMENT)\dwa\From Real Estate 3-04-08\7TH F5 BRIDGE EXHIBITS.dwg_8/1/2008 9:44:25 AM

DRAWN BY: MG
DATE: 7-31-2008
SCALE: 1" = 60'
APPR. BY: PTK

26 1/2 ROAD BRIDGE REPLACEMENT
R/W - 202

2945-023-12-002
KILGORE

