

KLS00ROW

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLID ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: KENNETH L. AND JEANNE SHACKLES

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 501 MELODY LANE

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1964193 09/07/00 0250PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00
DOCUMENTARY FEE \$EXEMPT

Kenneth L. Shackles and Jeanne Shackles, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southeast Corner of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 (SW 1/4 SE 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, and considering the south line of the SW 1/4 SE 1/4 SE 1/4 of said Section 7 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the south line of said SW 1/4 SE 1/4 SE 1/4 a distance of 15.00 feet to a point; thence leaving the south line of said SW 1/4 SE 1/4 SE 1/4, N 00°00'00" E a distance of 50.00 feet to a point on the North right-of-way line for North Avenue as described by instrument recorded in Book 1149 at Page 9 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence N 90°00'00" W along the North right-of-way line for North Avenue as aforesaid a distance of 95.00 feet; thence leaving said right-of-way line, N 00°00'00" E a distance of 5.00 feet; thence N 90°00'00" E a distance of 95.00 feet to a point on the West right-of-way line for Melody Lane as described by instrument recorded in Book 826 at Page 303 in the office of the Mesa County Clerk and Recorder; thence S 00°00'00" E along the West right-of-way line for Melody Lane a distance of 5.00 feet to the Point of Beginning, containing 475.0 square feet as described.

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 17th day of August, 2000.

Kenneth L. Shackles
Kenneth L. Shackles

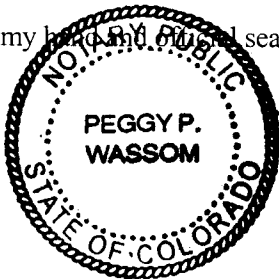
Jeanne Shackles
Jeanne Shackles

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of August, 2000, by Kenneth L. Shackles and Jeanne Shackles.

My commission expires Jan. 25, 2004.

Witness my hand and official seal.



Peggy P. Wassom
Notary Public

My Commission expires
January 25, 2004