

KOC80HRS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: DICK C. KOCH AND CARL H. KOCH

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ST-ID-80
PHASE B CURB, GUTTER, AND INTERSECTION INSTALLATION PARCEL
#18, HARRIS RD ABOUT NORTH AVE. RIGHT OF WAY WEST SIDE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1980

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorder.

Dick C. Koch and Carl H. Koch

whose address is Grand Junction

County of Mesa, State of

Colorado, for the consideration of
Ten dollars and other valuable consideration
dollars, in hand paid, hereby sell(s) and convey(s) to

The City of Grand Junction, a municipal corporation,

State Documentary Fee
NOV 10 1980
\$ Exempt

whose legal address is 250 North 5th Street, Grand Junction, County of

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

County of Mesa, and State of Colorado, to wit:

A tract of land for road and utility purposes located in the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 18, Township 1 South, Range 1 East of the Ute Meridian more particularly described as follows:

Commencing at the North Quarter Corner (N $\frac{1}{4}$ Cor.) of said Section 18; thence West a distance of 989.81 feet to the Northwest Corner (NW cor) of the West half (W $\frac{1}{2}$) of the East Quarter (E $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 18; thence South, a distance of 40.00 feet to the True Point of Beginning, being the Southeast Corner of that tract of land conveyed to the Colorado State Highway Department by Deed recorded in Book 788, Page 383, said point also being on the South right of way line of North Avenue (August 1980); thence West, a distance of 26.50 feet; thence South 32° 44' 07" East, a distance of 16.64 feet; thence East 17.50 feet, to a point on the West line of the West half (W $\frac{1}{2}$) of the East Quarter (E $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 18; thence North along said west line, a distance of 14.00 feet to the True Point of Beginning.

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XX~~

Signed this 29th day of October, 1980
Dick C. Koch
Carl H. Koch

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 29th day of October, 1980, by Dick C. Koch and Carl H. Koch

My commission expires January 21, 1981
Witness my hand and official seal.

Notary Public

ST-10-80, Phase B curb, gutter, & intersection installation
PARCEL # 18
HARRIS Rd @ North Avenue
R.O.W. west side
No. 1239800

WARRANTY DEED
SHORT FORM

DICK C. KOCH AND
CARL H. KOCH
TO
THE CITY OF GRAND JUNCTION

STATE OF COLORADO
County of **MESA** ss.

I hereby certify that this instrument was filed
for record in my office, at 9:00
o'clock A.M., NOV 10 1980, 19
and is duly recorded in book 1284
Page 155

Film No. Reception No.
Earl Sawyer
Recorder.

By Deputy.

Fee, \$ 2.00

Mail to: DARREL W. CALDER
(or return to) 250 North 5th Street
Grand Jct., Co 81501

Send future tax statements to:

1239800