

KRE04255

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: ADDITIONAL RIGHT-OF-WAY - PUBLIC
ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES

NAME OF AGENCY OR CONTRACTOR: MAX A. KREY AND HELEN KREY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
25.5 ROAD RIGHT OF WAY (NO STREET ADDRESS) BEG CENTER SEC
10 1S 1W N 89DEG43MIN E 535FT N9DEG43MIN E 300FT N 359.1FT N
89DEG54MIN W 585.6FT S658.5FT TO BEG

PARCEL #: 2945-101-00-091

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

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

2180570 BK 3602 PG 676-677
03/08/2004 12:48 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChs \$1.00
DocFee EXEMPT

WARRANTY DEED

Max A. Krey and Helen Krey, Grantors, for good and valuable consideration, 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, 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 certain parcel of land for right of way purposes lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of the SW 1/4 NE 1/4 of said Section 10 and assuming the West line of the SW 1/4 NE 1/4 of said Section 10 bears N 00°03'31" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'31" E along the West line of the SW 1/4 NE 1/4 of said Section 10, a distance of 83.18 feet; thence S 89°56'29" E a distance of 30.00 feet to a point on the East right of way for 25-1/2 Road, as same is described in Book 721, Page 371, Public Records of Mesa County, Colorado, and being the POINT OF BEGINNING; thence from said Point of Beginning, S 09°17'18" E a distance of 58.74 feet; thence S 50°37'24" E a distance of 8.24 feet, more or less, to a point on the North right of way for West Orchard Avenue, as same is described in Book 100, Page 578, Public Records of Mesa County, Colorado and being a line 20.00 feet North of and parallel with, the South line of the SW 1/4 NE 1/4 of said Section 10; thence N 89°56'32" W along said North right of way a distance of 15.91 feet, more or less, to a point on the East right of way for said 25-1/2 Road; thence N 00°03'31" E along said East right of way, a distance of 63.18 feet, more or less, to the Point of Beginning.

CONTAINING 343.0 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 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 8th day of MARCH, 2004.

Max A. Krey
Max A. Krey

Helen Krey
Helen Krey

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 8th day of March, 2004, by Max A. Krey and Helen Krey.

My commission expires 3-3-05.
Witness my hand and official seal.

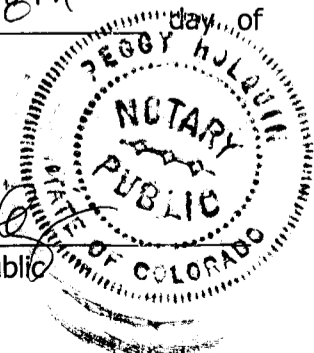
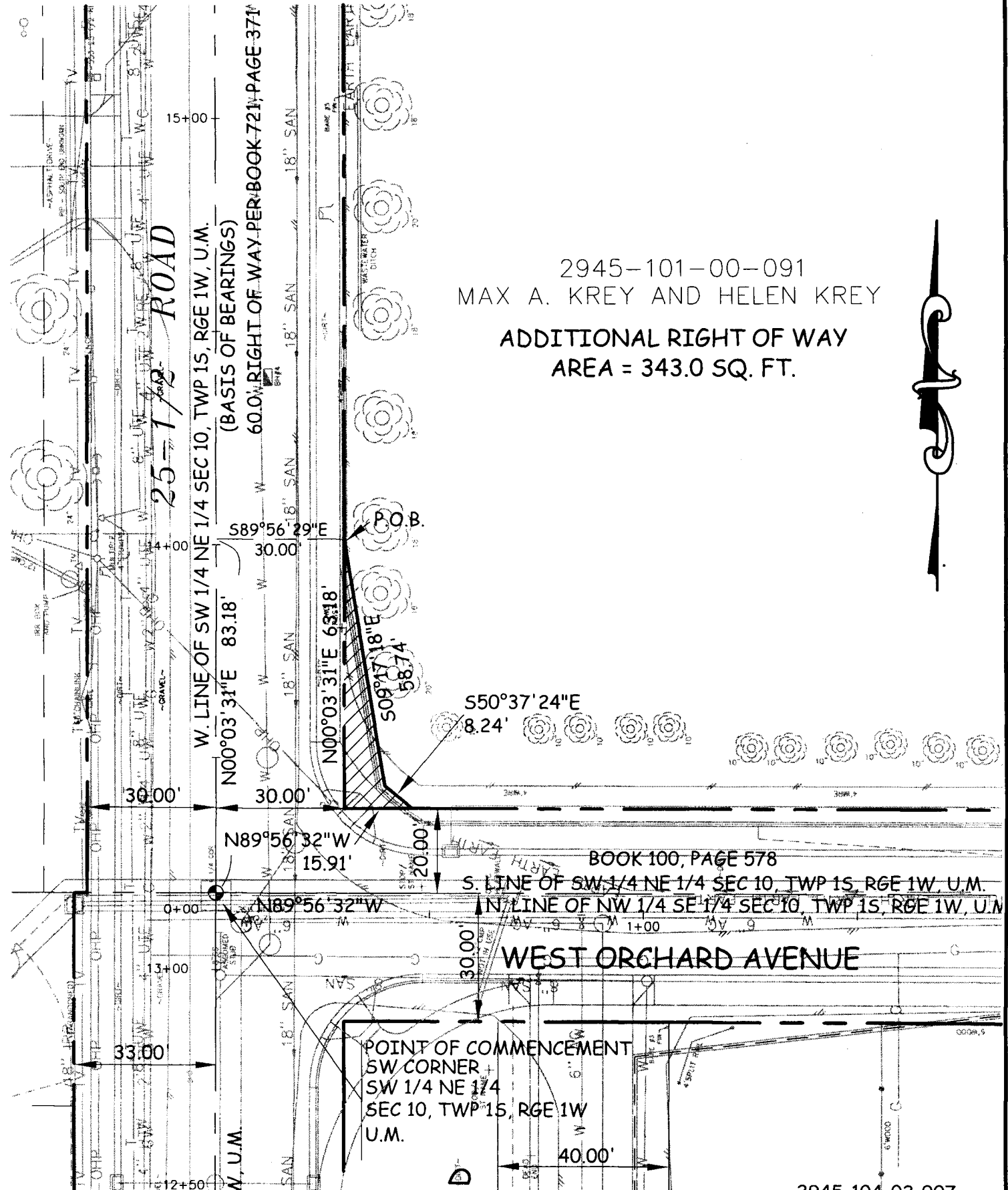
Peggy Hjulian
Notary Public


EXHIBIT "A"



2945-101-00-091
 MAX A. KREY AND HELEN KREY
 ADDITIONAL RIGHT OF WAY
 AREA = 343.0 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.

2945 101 00 007

REVISED: 1-27-04

DRAWN BY: P.T.K.
 DATE: 12-31-2003
 SCALE: 1" = 30'
 APPR. BY: TW

25.5 ROAD
 ADDITIONAL RIGHT OF WAY

MAX A. KREY and HELEN KREY
 2945-101-00-091

CITY OF
grand junction
 COLORADO

serving the community together