

LAU02IDP

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: JOSEPH D. LAURITA

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 264 INDEPENDENT AVENUE, GRAND JUNCTION

PARCEL NO: 2945-104-00-087

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 3038 Page 419
2044841 03/11/02 0851AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Joseph D. Laurita, Grantor, for and in consideration of the sum of One Hundred Seventy-One and 25/100 Dollars (\$171.25), 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:

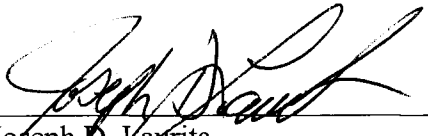
A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE¹/₄ SE¹/₄) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter (NE¹/₄ SE¹/₄) of said Section 10, and considering the South line of the NE¹/₄ SE¹/₄ of said Section 10 to bear N 89°56'21" W with all bearings contained herein being relative thereto; thence N 89°56'21" W, along the said South line of the NE¹/₄ SE¹/₄, a distance of 612.50 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line, N 89°56'21" W a distance of 68.50 feet; thence N 00°03'39" E a distance of 1.00 foot; thence S 89°56'21" E a distance of 68.50 feet; thence S 00°03'39" W a distance of 1.00 foot, more or less, to the POINT OF BEGINNING.

Containing 68.50 square feet (0.0016Acres), 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 Grantor hereby covenanting that he 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.

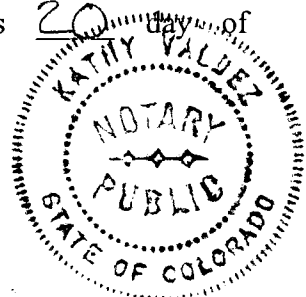
Executed and delivered this 20 day of 2-20-, 2002.


Joseph D. Laurita

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of February, 2002, by Joseph D. Laurita.

My commission expires 4-21-04.
Witness my hand and official seal.



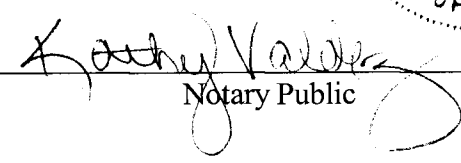

Notary Public

EXHIBIT "A"

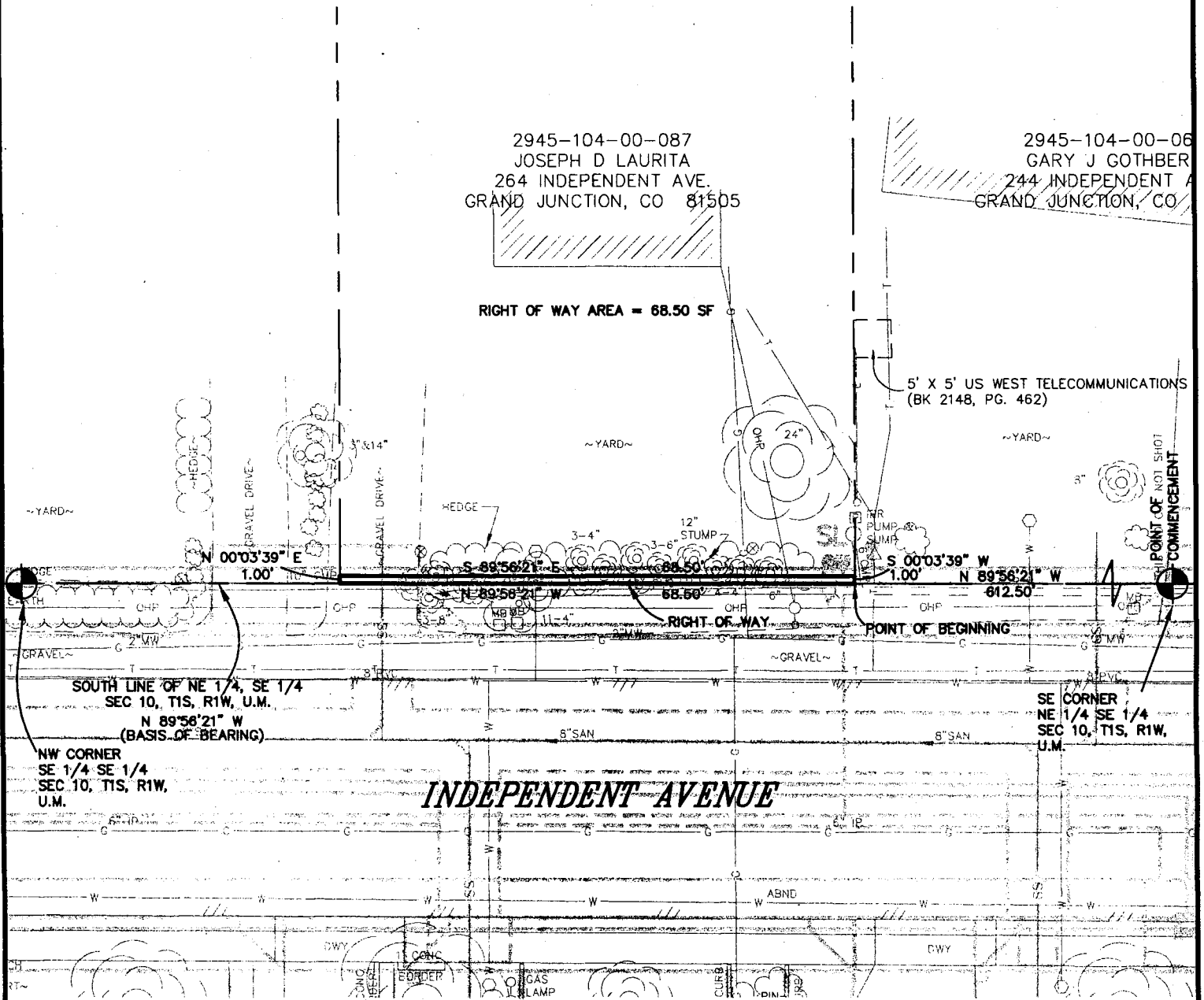


2945-104-00-087
 JOSEPH D LAURITA
 264 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505

2945-104-00-06
 GARY J GOTHBER
 244 INDEPENDENT AVE.
 GRAND JUNCTION, CO

RIGHT OF WAY AREA = 68.50 SF

5' X 5' US WEST TELECOMMUNICATIONS
 (BK 2148, PG. 462)



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 means for establishing or verifying property boundary lines.

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

DRAWN BY: JCS
 DATE: 10-10-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO. ROW.DWG

**INDEPENDENT AVENUE
 RIGHT-OF-WAY DESCRIPTION MAP**

**DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION**