

LEE95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JOHN E. LEE, JR. AND MARGARET
R. LEE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 518 28 1/4
ROAD, PARCEL NO. 2943-073-00-096 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of February, 1995, by and between JOHN E. LEE, JR. and MARGARET R. LEE (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantees").

WITNESSETH:

That said Grantors, for and in consideration of the sum of Six Hundred Seventy-Six and 82/100 Dollars (\$676.82) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 112 City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

A tract or parcel of land No. 112 of City of Grand Junction 28 $\frac{1}{4}$ Road Project in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 from whence the Northwest Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 bears N 02°05'00" E a distance of 439.83 feet with all bearings contained herein being relative thereto;

Thence S 87°56'30" E a distance of 26.47 feet;

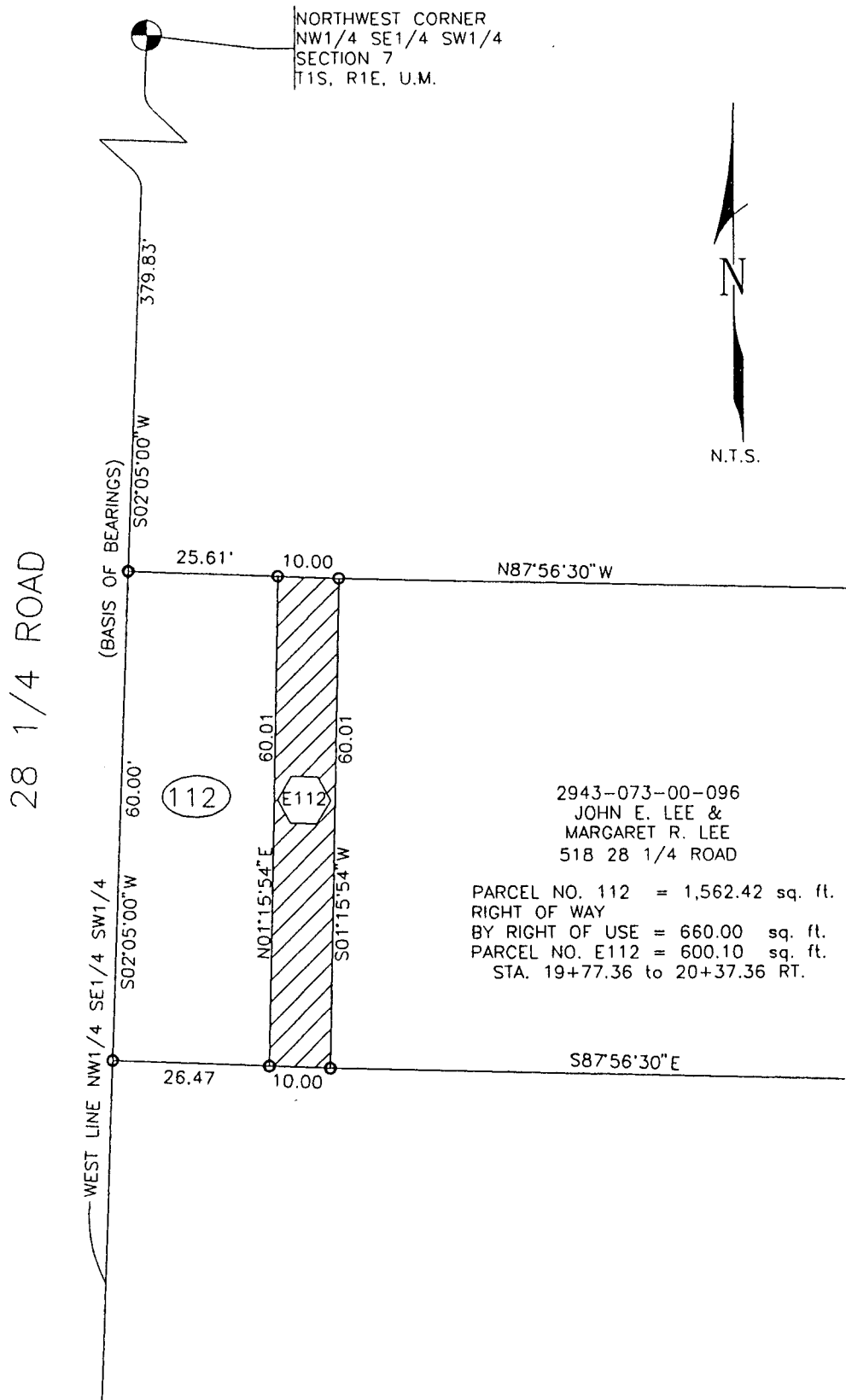
Thence N 01°15'54" E a distance of 60.01 feet;

Thence N 87°56'30" W a distance of 25.61 feet to a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7;

Thence S 02°05'00" W along the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 a distance of 60.0 feet to the True Point of Beginning.

The above described parcel of land contains 1,562.42 square feet (0.036+- acres), of which 660.00 square feet (0.015 +-acres) is right of way for 28 $\frac{1}{4}$ Road by right of use.

EXHIBIT "A"



R.O.W. DESCRIPTION MAP
 112 & E112
 PARCEL NO. STA. 19+77.36 to 20+37.36 RT.
 APPROVED _____
 DATE _____ DRAWN BY C.L.M. 12/28/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.