

LUC028TH

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: ROBERT G. LUCAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2000 N. 8TH STREET,
GRAND JUNCTION

CITY DEPARTMENT: PUBLIC WORKS

PARCEL NO: 2945-111-00-143

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 3020 PAGE 619
2040358 02/11/02 0339PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Robert G. Lucas, Grantor, for and in consideration of the sum of Three Thousand Five Hundred Eighty-Four and 00/100 Dollars (\$3,584.00), 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 Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 11, 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 Northwest corner of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE ¼ SE ¼ NE ¼) of said Section 11, and considering the North line of the SE ¼ NE ¼ of said Section 11 to bear S 89°57'58" E with all bearings contained herein being relative thereto; thence S 89°57'58" E along the said North line of the SE ¼ NE ¼ a distance of 100.00 feet; thence leaving said North line, S 00°02'02" W a distance of 15.00 feet to the TRUE POINT OF BEGINNING; thence, from said Point of Beginning, continue S 00°02'02" W a distance of 7.00 feet; thence N 89°57'58" W a distance of 76.41 feet; thence S 86°35'25" W a distance of 23.66 feet, more or less, to a point on the East right-of-way for 11th Street (platted as College Place); thence N 00°08'02" E along said East right-of-way, a distance of 8.42 feet; thence leaving said East right-of-way, S 89°57'58" E a distance of 100.00 feet, more or less, to the POINT OF BEGINNING.

Containing 716.8 sq. ft. (0.016 Acre), 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 covenants 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 11 day of Feb., 2002.


Robert G. Lucas

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of February, 2002, by Robert G. Lucas.

My commission expires 3-3-05.

Witness my hand and official seal.

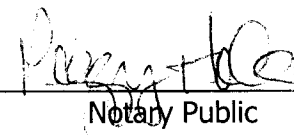
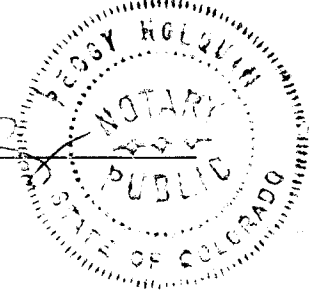
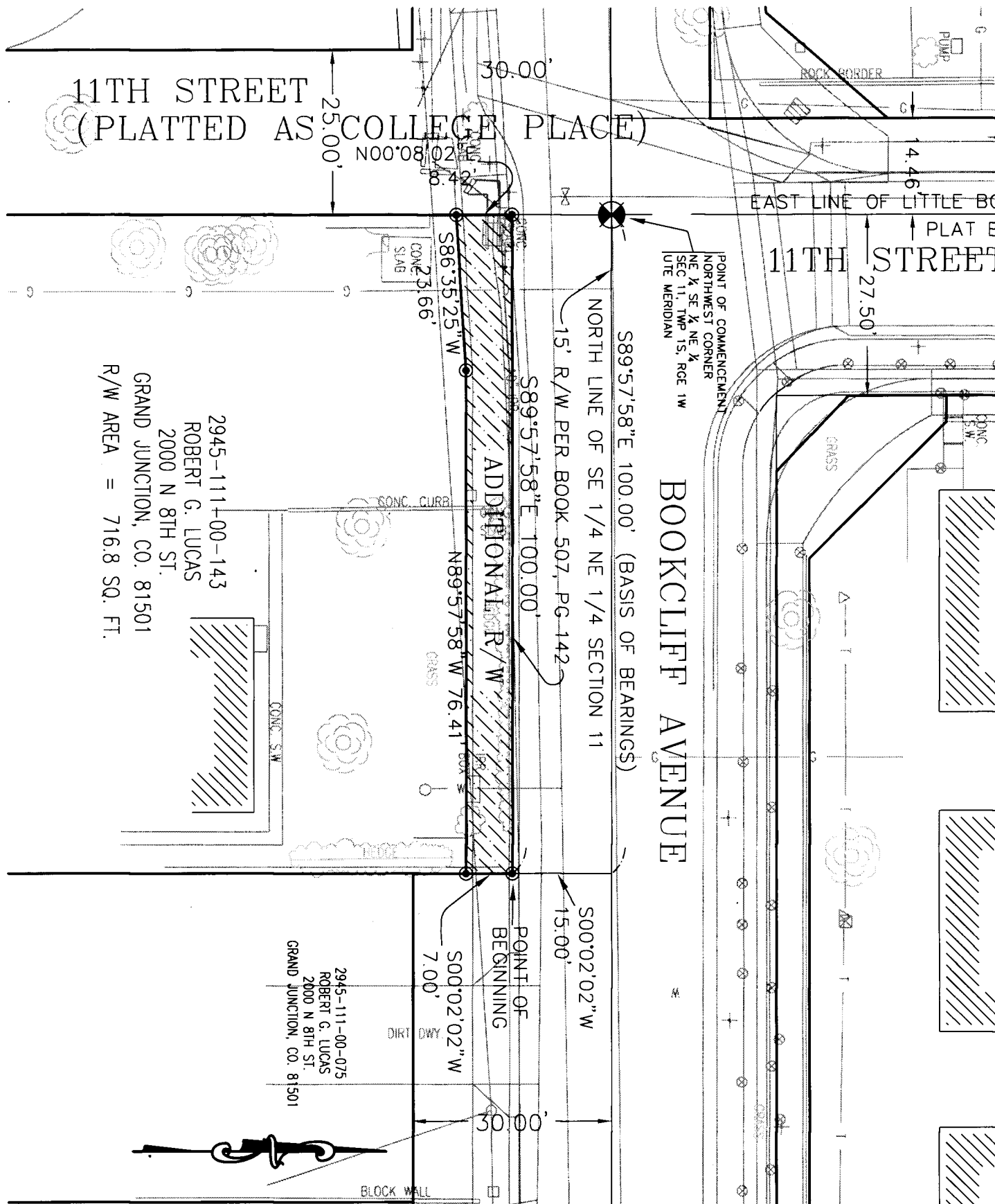

Notary Public


EXHIBIT "A"



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.

NE CORNER SE 1/4
NE 1/4 SEC 11, TWP 15
RGE 1W, UTE MERIDIAN

DRAWN BY: P.T.K.
DATE: 02-05-2002
SCALE: 1" = 20'
APPR. BY: IW
FILE NO: 1053.DWG

RIGHT-OF-WAY DESCRIPTION MAP
BOOKCLIFF AVENUE
ROBERT G. LUCAS
2945-111-00-143

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION