

MAL06GRN

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	FRANK MALDONADO
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES FOR THE EL POSO STREET IMPROVEMENT DISTRICT
ADDRESS:	510 WEST GRAND AVENUE LOT 6, MALDONADO SUBDIVISION
PARCEL NO:	2945-151-09-006
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

FILED FOR RECORDATION TO  
COUNTY CLERK  
MESA COUNTY  
GRAND JUNCTION, COLORADO  
DATE OF RECORDATION

2318186 BK 4161 PG 241-242  
05/22/2006 09:31 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**WARRANTY DEED**

This Warranty Deed made this 21 day of MARCH, 2006 by and between **Frank Maldonado**, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, 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**, Grantee, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway right-of-way purposes, to wit:

A parcel of land for road right of way purposes, located in the Southwest Quarter of the Northeast Quarter(SW1/4NE1/4) of Section 15, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at the Northeast Corner of Lot 6, Maldonado Subdivision, as same is recorded in Plat Book 12, Page 48, in the records of the Mesa County Clerk, and considering the North line of said Lot 6 to bear N89°41'49"E, with all bearings herein being relative thereto; thence S00°18'11"E, along the East line of said Lot 6, a distance of 74.90 feet to the Southeast corner of said Lot 6; thence N14°46'11"W, a distance of 14.88 feet; thence N03°12'45"E, a distance of 60.61 feet, more or less, to the point of beginning.

Containing 139.18 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 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 21 day of MARCH, 2006.

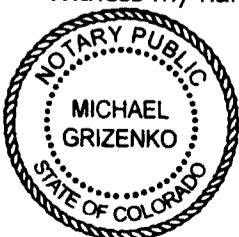
Frank Maldonado  
Frank Maldonado

State of Colorado )  
  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 21 day of MARCH, 2006 by Frank Maldonado.

My commission expires 10/9/2007.

Witness my hand and official seal.



Michael Grizenko  
Notary Public

My Commission Expires 10/09/2007

# EXHIBIT "A"

BASIS OF BEARINGS  $N89^{\circ}41'49''E$   
NORTH LINE LOT 6

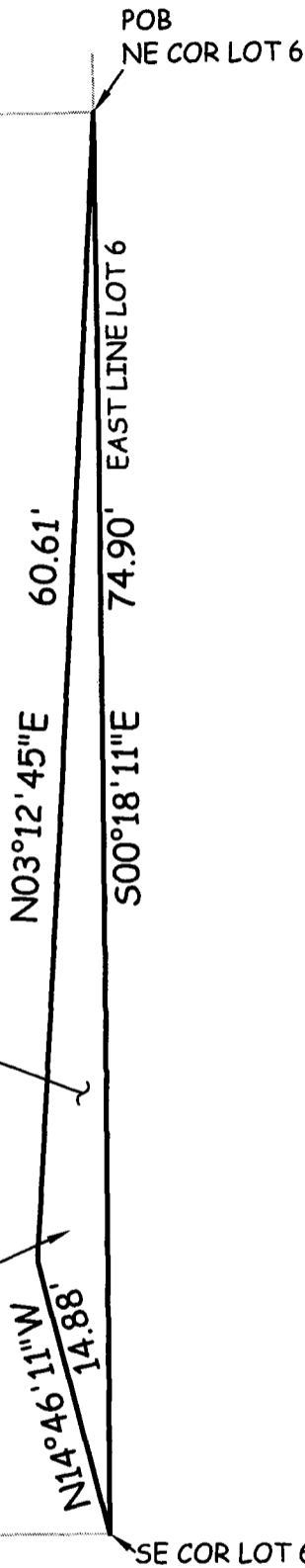
2945-151-09-006  
FRANK MALDONADO  
402 W. GRAND AVENUE  
GRAND JUNCTION, CO 81501

LOT 6, MALDONADO SUBDIVISION  
PLAT BOOK 12, PAGE 48  
(510 W. GRAND AVENUE)

RIGHT OF WAY  
AREA = 139.18 SQ. FT.

5' IRRIGATION EASEMENT  
SOUTH LINE LOT 6

10' IRRIGATION & UTILITY EASEMENT



MALDONADO ST (50' ROW)

W. GRAND AVE. (100' ROW)

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.

DRAWN BY: MG  
DATE: 01/31/06  
SCALE: 1" = 10'  
APPR. BY: PTK

EL POSO STREET IMPROVEMENT DISTRICT  
RIGHT-OF-WAY DESCRIPTION MAP  
2945-151-09-006

