

MBW95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: MARVEL B. WEST AND BERNICE K. WEST

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 517 1/2 28  
1/4 ROAD, PARCEL NO. 2943-073-00-100 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1707716 10:55 AM 01/30/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

THIS INDENTURE is made and entered into this 18 day of 1-95, 1995, by and between MARVEL B. WEST and BERNICE K. WEST (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 "Grantee").

W I T N E S S E T H :

That said Grantor, for and in consideration of the sum of Three Hundred Thirty and 44/100 Dollars (\$330.44) 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. 111 of City of Grand Junction 28 1/4 Road Improvement Project for Roadway and Utilities Right-of-Way purposes, situated in the South 1/2 of the NE 1/4 SW 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, to wit:

Commencing at a point on the East line of the South 1/2 of the NE 1/4 SW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, from whence the Northeast Corner of the South 1/2 of the NE 1/4 SW 1/4 of said Section bears N 02°05'00" E a distance of 50.0 feet with all bearings contained herein being relative thereto; thence N 87°59'08" W a distance of 20.0 feet to a point on the West right-of-way for 28 1/4 Road and the True Point of Beginning;

Thence N 87°59'08" W a distance of 6.41 feet;

Thence S 01°15'54" W a distance of 75.01 feet;

Thence S 87°59'08" E a distance of 5.34 feet to a point on the West right-of-way for 28 1/4 Road;

Thence N 02°05'00" E along the West right-of-way for 28 1/4 Road a distance of 75.0 feet to the True Point of Beginning,

containing 440.58 square feet (0.010+- acres) as 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 thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that she 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

Marvel B West  
Marvel B. West

Bernice K West  
Bernice K. West

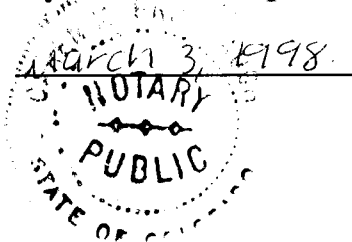
STATE OF COLORADO )  
  ) ss.  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of JANUARY, 1995, by Marvel B. West and Bernice K. West.

Witness my hand and official seal.

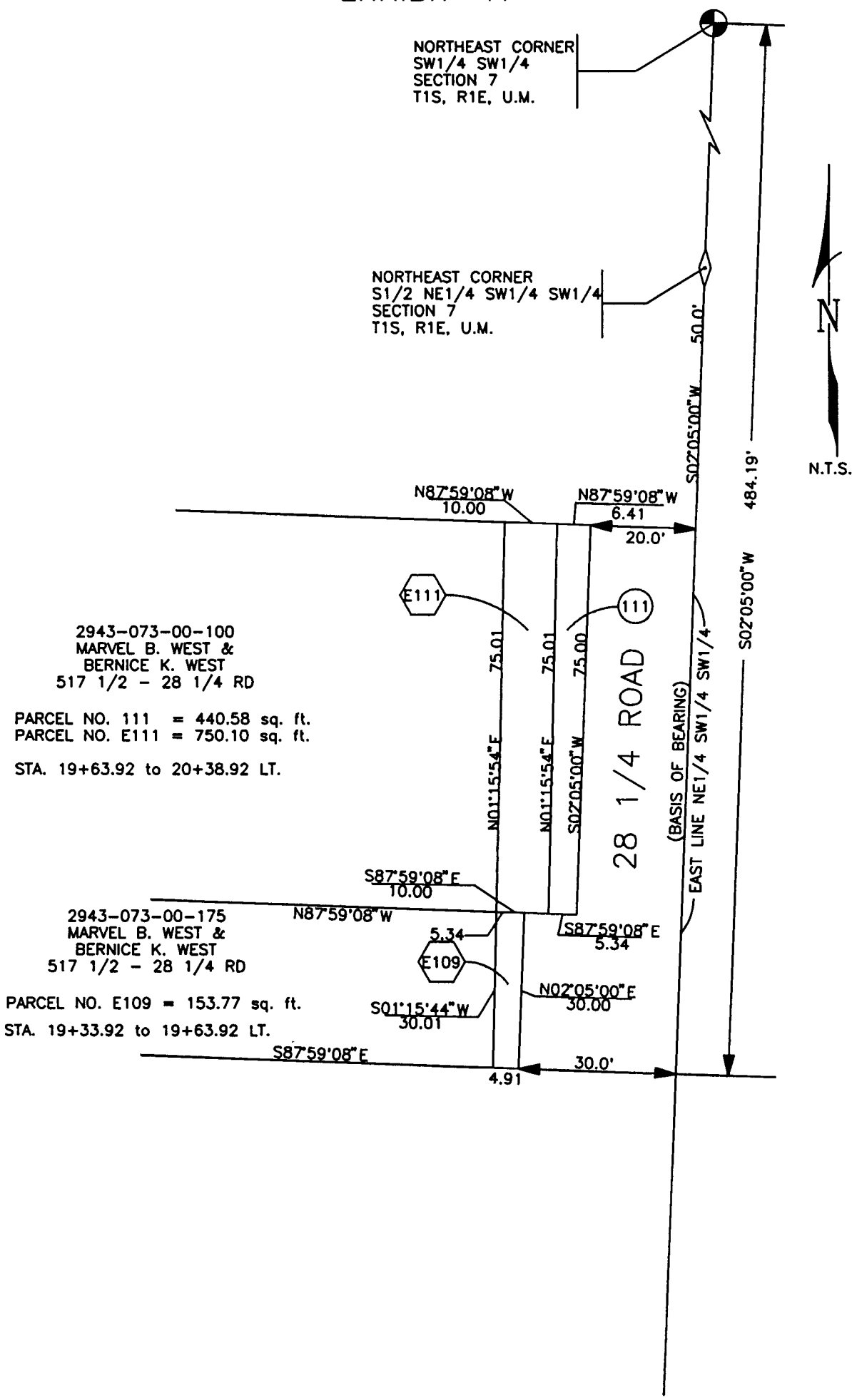
Carol M. Bumbough  
Notary Public

My commission expires:



The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2943-073-00-100  
MARVEL B. WEST &  
BERNICE K. WEST  
517 1/2 - 28 1/4 RD

PARCEL NO. 111 = 440.58 sq. ft.  
PARCEL NO. E111 = 750.10 sq. ft.  
STA. 19+63.92 to 20+38.92 LT.

2943-073-00-175  
MARVEL B. WEST &  
BERNICE K. WEST  
517 1/2 - 28 1/4 RD

PARCEL NO. E109 = 153.77 sq. ft.  
STA. 19+33.92 to 19+63.92 LT.

R.O.W. DESCRIPTION MAP  
111, E111 & E109  
PARCEL NO. STA. 19+33.92 to 20+38.92 LT.  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_ DRAWN BY C.L.M. 12/21/94

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