

MCC01HW6

TYPE OF RECORD: PERMANENT

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

PURPOSE: RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: STEPHEN D. MCCALLUM AND BOBETTE D. MCCALLUM

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2502 HIGHWAY 6 & 50

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1991081 04/10/01 0350PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Stephen D. McCallum and Bobette D. McCallum, Grantors, for and in consideration of the sum of Eleven Thousand Nine Hundred Three and 32/100 Dollars (\$11,903.32), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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:

Commencing at the West ¼ Corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the Southwest ¼ (SW ¼) of said Section 10 to bear S 00°03'01" E with all bearings contained herein being relative thereto; thence S 00°03'01" E along the west line of the SW ¼ of said Section 10 a distance of 100.00 feet; thence leaving the west line of the SW ¼ of said Section 10, N 89°58'55" E a distance of 30.00 feet to a point on the east right-of-way line for 25 Road; thence S 00°03'01" E along the east right-of-way line for 25 Road a distance of 38.41 feet to the True Point of Beginning;
thence leaving the east right-of-way line for 25 Road, S 02°54'46" E a distance of 120.27 feet;
thence S 00°03'01" E a distance of 142.30 feet;
thence S 25°20'38" E a distance of 24.26 feet;
thence S 07°02'30" W a distance of 6.39 feet;
thence S 39°25'39" W a distance of 8.24 feet;
thence S 16°28'01" W a distance of 7.02 feet;
thence S 06°29'36" E a distance of 14.80 feet to a point on the northerly right-of-way line for U.S. Highway 6 & 50;
thence N 77°26'06" W along the northerly right-of-way line for U.S. Highway 6 & 50 a distance of 10.26 feet to a point on the east right-of-way line for 25 Road;
thence N 00°03'01" W along the east right-of-way line for 25 Road a distance of 316.25 feet to the Point of Beginning,
containing 1,831.28 square feet 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 Grantors hereby covenanting that they 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 30 day of MARCH, 2001.

Stephen D. McCallum
Stephen D. McCallum

BOBETTE D. McCallum
Bobette D. McCallum

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of MARCH, 2001, by Stephen D. McCallum and Bobette D. McCallum.

My commission expires 11-16-04.
Witness my hand and official seal.

Linda R. McCallum
Notary Public



