

MCD05ORC

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51
PURPOSE:	ROAD AND UTILITY RIGHT-OF-WAY
ADDRESS:	2935 ORCHARD AVENUE
PARCEL NO:	2943-083-00-942
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

Special Warranty Deed
City of Grand Junction

Board of Education Resolution: 05/06:58

Adopted: November 15, 2005

WHEREAS, City of Grand Junction has requested that the District convey a strip of land at Bookcliff Middle School to the City for a Public Roadway and Utility Purposes; and

WHEREAS, in order to accomplish such purpose the City requests that the District convey to it, by appropriate Special Warranty Deed, a fee interest in the real property described as follows:

A parcel of land for right of way purposes lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of the NE 1/4 SW 1/4 of said Section 8 and assuming the West line of the NE 1/4 SW 1/4 of said Section 8 to bear S00°04'00"E with all bearings contained herein relative thereto; thence S00°04'00"E along the West line of the NE 1/4 SW 1/4 of said Section 8 a distance of 30.00 feet to a point on the South right of way of Orchard Avenue also being the Point of Beginning; thence from said Point of Beginning, N89°55'11"E along the South right of way line of Orchard Avenue a distance of 60.80 feet; thence S44°55'35"W a distance of 23.78 feet; thence S00°04'00"E along a line being 44.00 feet East of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 8 a distance of 1272.59 feet to the South line of the NE 1/4 SW 1/4 of said Section 8; thence 89°57'59"W along the South line of the NE 1/4 SW 1/4 of said Section 8 a distance of 44.00 feet to the Southwest corner of the NE 1/4 SW 1/4 of said Section 8; thence N00°04'00"W along the West line of the NE 1/4 SW 1/4 of said Section 8 a distance of 1289.36 feet to the Point of Beginning.

Containing 1.31 acres (56,869 square feet) more or less, as described herein

and

WHEREAS, The District's interest in the above described land is not needed in the foreseeable future for any other purpose allowed by law; and

NOW, THEREFORE BE IT RESOLVED THAT the Board of Education hereby approves the Special Warranty Deed attached as Exhibit A, and authorizes the President and Secretary of the Board of Education to sign the same on behalf of the District.

I hereby certify that the information contained in the above resolution is accurate and was adopted by the Mesa County Valley School District No. 51 Board of Education on November 15, 2005.


Jamie Sidanycz
Secretary, Board of Education

2290579 BK 4050 PG 686-690
12/02/2005 04:05 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$25.00 SurChs \$1.00
DocFee EXEMPT

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

SPECIAL WARRANTY DEED

Mesa County Valley School District No. 51, whose address is 2115 Grand Avenue, Grand Junction, Colorado 81501, Grantor,, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 parcel of land for right of way purposes lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest Corner of the NE 1/4 SW 1/4 of said Section 8 and assuming the West line of the NE 1/4 SW 1/4 of said Section 8 to bear S00°04'00"E with all bearings contained herein relative thereto; thence S00°04'00"E along the West line of the NE 1/4 SW 1/4 of said Section 8 a distance of 30.00 feet to a point on the South right of way of Orchard Avenue also being the Point of Beginning; thence from said Point of Beginning, N89°55'11"E along the South right of way line of Orchard Avenue a distance of 60.80 feet; thence S44°55'35"W a distance of 23.78 feet; thence S00°04'00"E along a line being 44.00 feet East of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 8 a distance of 1272.59 feet to the South line of the NE 1/4 SW 1/4 of said Section 8; thence S89°57'59"W along the South line of the NE 1/4 SW 1/4 of said Section 8 a distance of 44.00 feet to the Southwest corner of the NE 1/4 SW 1/4 of said Section 8; thence N00°04'00"W along the West line of the NE 1/4 SW 1/4 of said Section 8 a distance of 1289.36 feet to the Point of Beginning.

CONTAINING 1.31 acres (56,869 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 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 claiming by, through or under Grantor.

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 it 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 claiming by, through or under Grantor.

Executed and delivered this 15 day of November, 2005.

Mesa County Valley School District No. 51


Ron Rowley, President

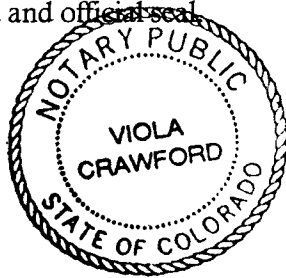

Jamie Sidanycz, Secretary

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of November, 2005, by Ron Rowley as President and attested to by Jamie Sidanycz as Secretary of the Board of Education of Mesa County Valley School District No. 51.

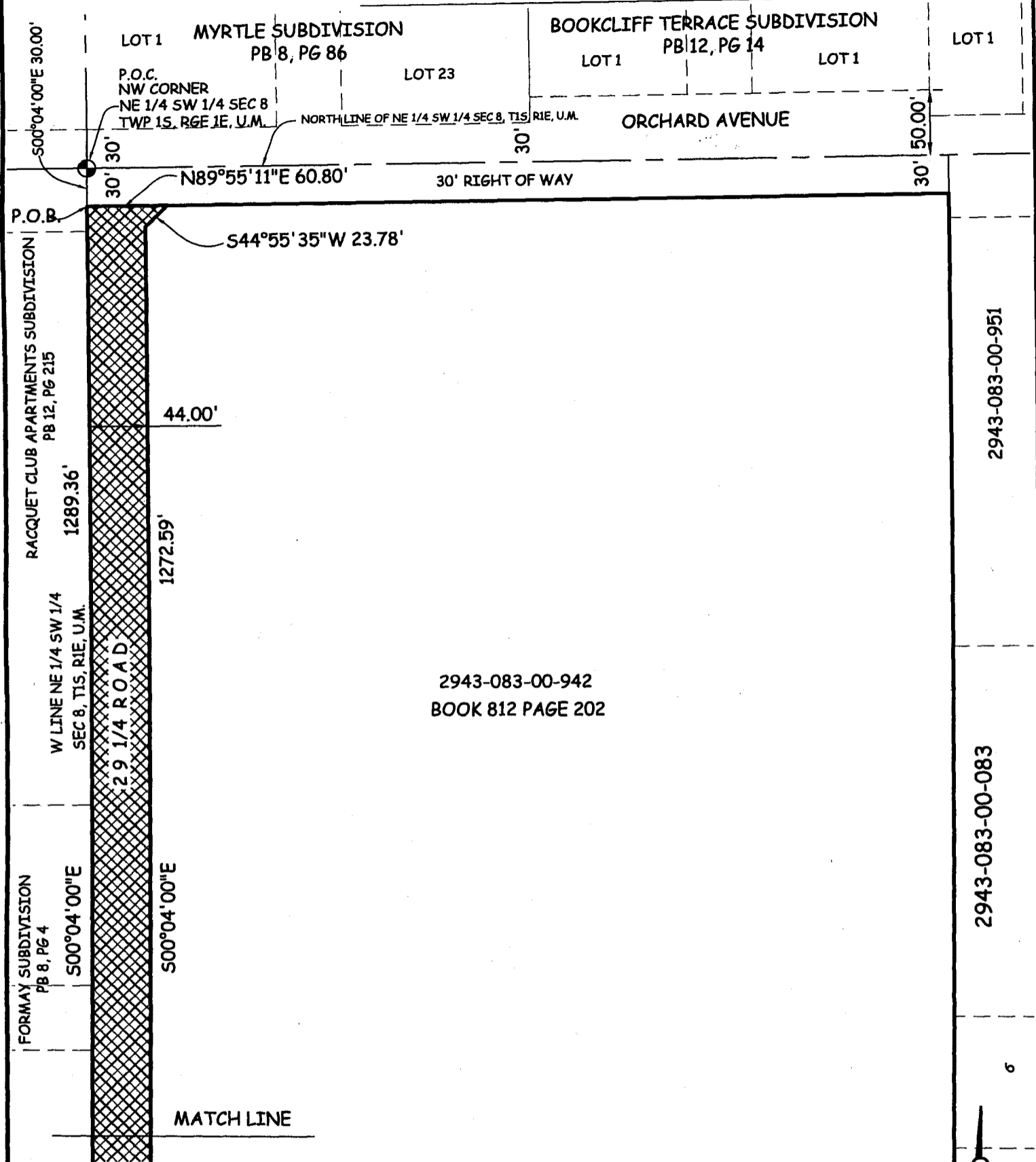
My commission expires: 6/23/2007

Witness my hand and official seal

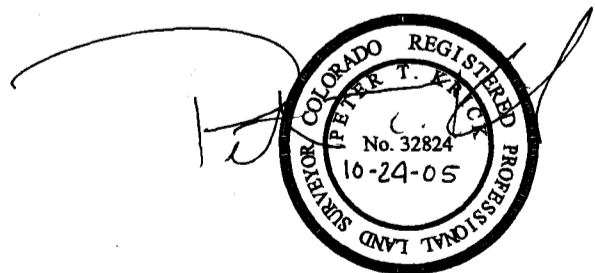


Viola Crawford
Notary Public

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.



DRAWN BY: T.L.P.
DATE: 06-22-05
SCALE: 1" = 100'
APPR. BY: P.T.K.
SHEET 1 OF 2

BOOKCLIFF MIDDLE SCHOOL
RIGHT-OF-WAY DESCRIPTION MAP
2943-083-00-942

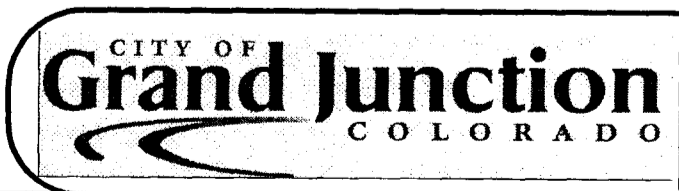
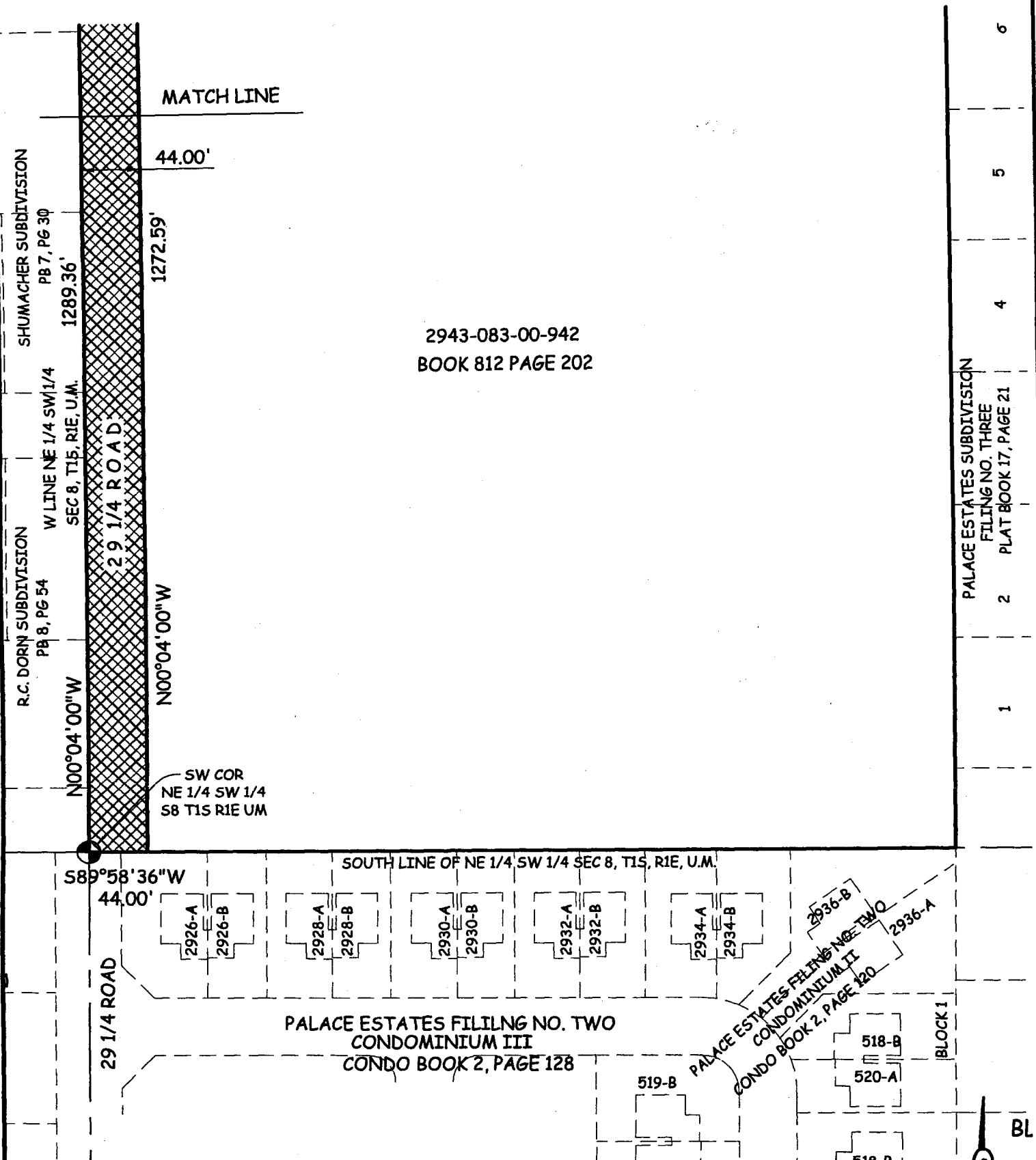
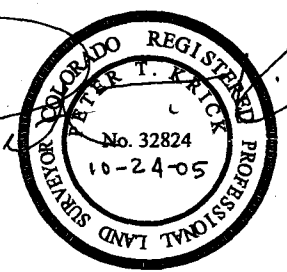


EXHIBIT "A"



2943-083-00-942
BOOK 812 PAGE 202

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DRAWN BY: T.L.P.
DATE: 06-22-05
SCALE: 1" = 100'
APPR. BY: P.I.K.
SHEET 2 OF 2

BOOKCLIFF MIDDLE SCHOOL
RIGHT-OF-WAY DESCRIPTION MAP

2943-083-00-942



6				
5				
4				
2				
1				

PALACE ESTATES SUBDIVISION
FILING NO. THREE
PLAT BOOK 17, PAGE 21