

MCS05ORC

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (SPECIAL WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	2935 ORCHARD AVENUE BOOKCLIFF MIDDLE SCHOOL (AKA: 540 29 1/4 ROAD)
PARCEL NO:	2943-083-00-942
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

Mesa County Valley School District No. 51

**Special Warranty Deed
City of Grand Junction**

Board of Education: 05/06: 41

Adopted: October 18, 2005

WHEREAS, City of Grand Junction has requested that the District convey a 30 foot strip of land at Bookcliff Middle School to the City for a 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:

The North 30 feet of the West Half of the Northeast Quarter of the Southwest Quarter (W1/2 NE 1/4 SW 1/4) of said Section 8.

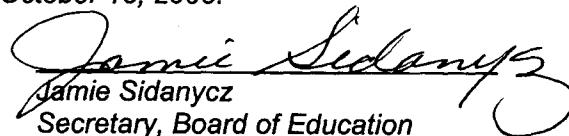
Containing 0.46 acres (19,829 square feet) more or less, as described herein and depicted on

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 October 18, 2005.


Jamie Sidanycz
Secretary, Board of Education

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PAGE DOCUMENT

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

2283136 BK 4025 PG 202-204
 10/28/2005 02:48 PM
 Janice Ward CLK&REC Mesa County, CO
 RecFee \$15.00 SurChs \$1.00
 DocFee EXEMPT

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:

The North 30 feet of the West Half of the Northeast Quarter of the Southwest Quarter (W1/2 NE 1/4 SW 1/4) of said Section 8.

CONTAINING 0.46 acres (19,829 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 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 18th day of October, 2005.

Mesa County Valley School District No. 51

Ron Rowley
 Ron Rowley, President

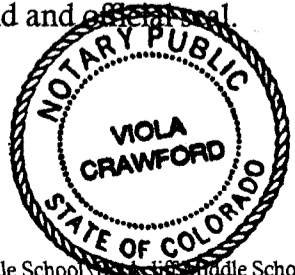
Jamie A. Sidanycz
 Jamie Sidanycz, Secretary

State of Colorado)
)ss.
 County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of October, 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

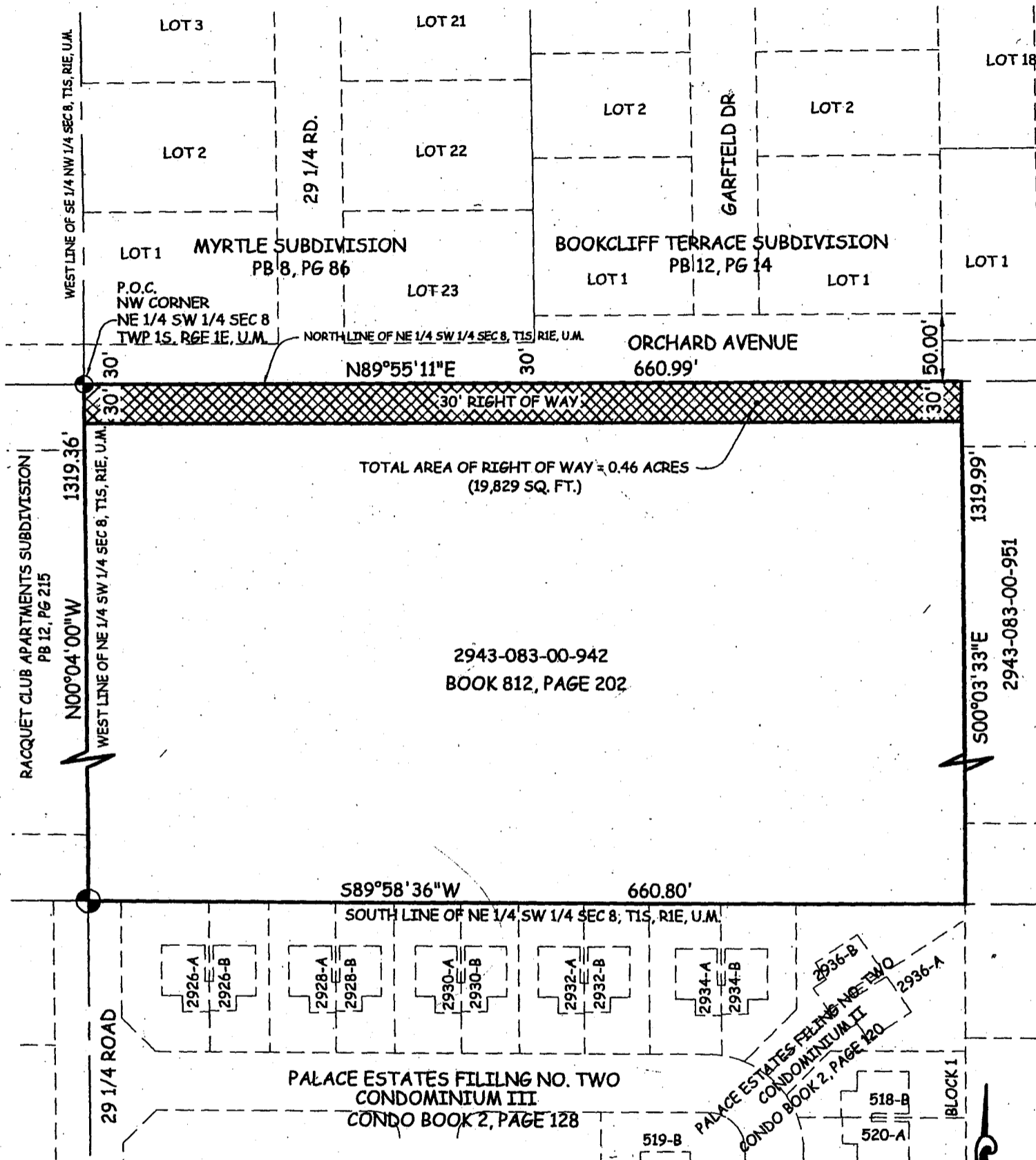
Witness my hand and official seal.



Viola Crawford
 Notary Public

9/12/2005
 11:21 AM
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EXHIBIT "A"



TOTAL AREA OF RIGHT OF WAY = 0.46 ACRES
(19,829 SQ. FT.)

2943-083-00-942
BOOK 812, PAGE 202

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.

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

