

MCS95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: MARGARET C. SANFORD AND BUDDY
RAY SANFORD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2826 ELM
AVE. 28 1/4 ROAD, PARCEL NO. 2943-073-00-043 FOR RIGHT OF
WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1712813 03:54 PM 03/28/95
MONIKA TODD CLK&REC MESA COUNTY CO
DGC EXEMPT

THIS INDENTURE is made and entered into this 28th day of March, 1995, by and between MARGARET C. SANFORD AND BUDDY RAY SANFORD, (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 "Grantees").

WITNESSETH:

That said Grantors, for and in consideration of the sum of Two Thousand Nine Hundred Seventy-Four and 94/100 Dollars (\$2,974.94) 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. 122 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7, thence along the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ N 02°07'08" E a distance of 150.00 feet with all bearings contained herein being relative thereto;

Thence S 87°52'52" E a distance of 30.00 feet;

Thence S 02°07'08" W a distance of 98.28 feet

Thence S 01°15'31" E a distance of 2.65 feet;

Thence S 42°19'24" E a distance of 26.55 feet;

Thence S 88°01'17" E a distance of 151.18 feet;

Thence S 01°58'43" W a distance of 30.00 feet;

Thence N 88°01'17" W a distance of 200.00 feet to the Southwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the Point of Beginning;

The above described parcel of land contains 9,777.55 square feet (0.225+- acres), of which 3,827.68 square feet (0.088 +-acres) is right of way for 28 $\frac{1}{4}$ Road by right of use as described herein and depicted on the attached Exhibit "A".

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 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.

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

Margaret C. Sanford
Margaret C. Sanford

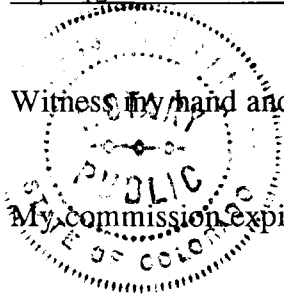
Buddy Ray Sanford
Buddy Ray Sanford

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28th day of March, 1995, by Margaret C. Sanford and Buddy Ray Sanford.

Witness my hand and official seal.

My commission expires 3-3-97

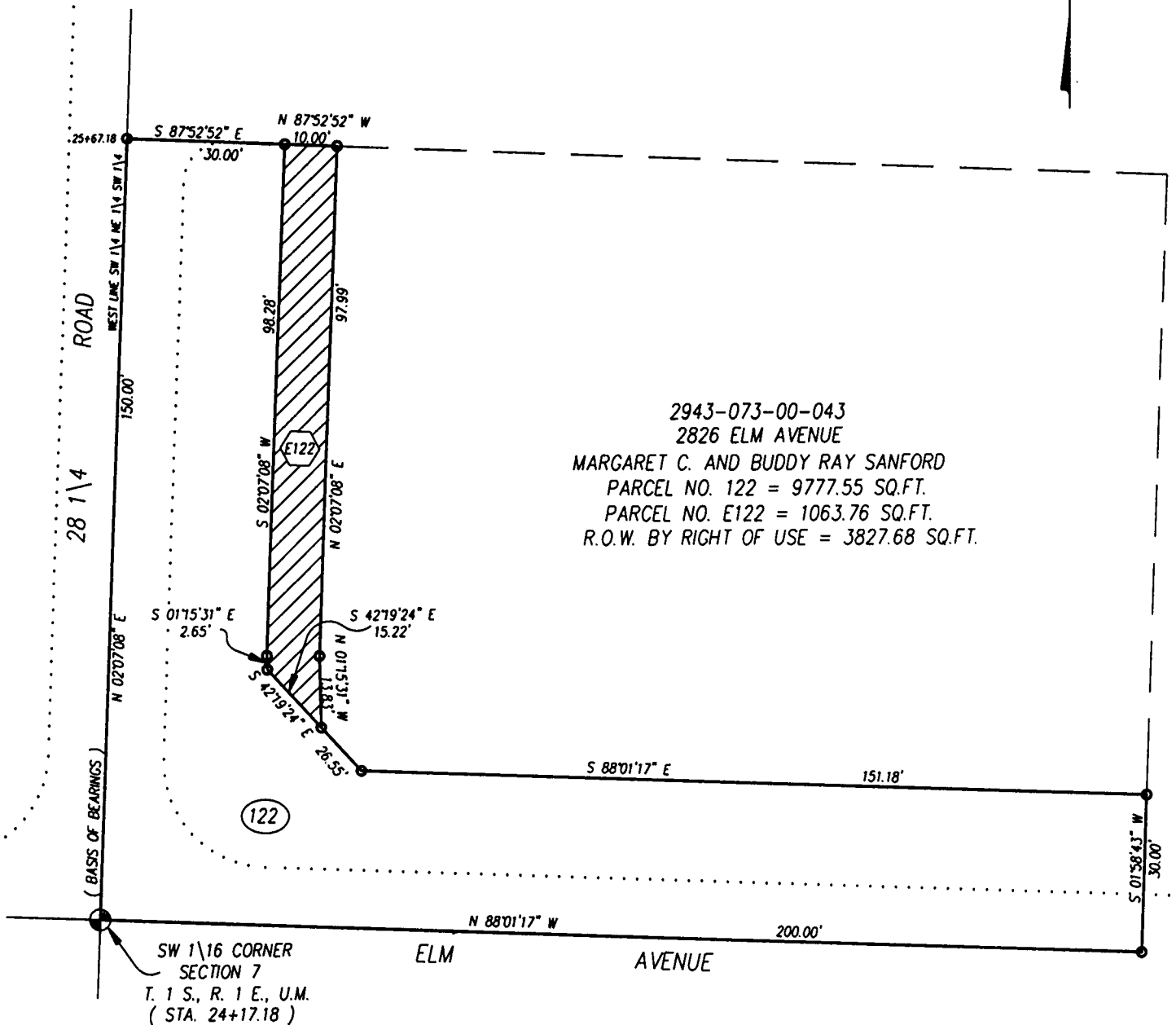


Peggy H. Leggett
Notary Public

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

EXHIBIT "A"

STA. 24+17.18 TO STA. 25+67.18



DRAWN BY: SRP
DATE: 03-08-95
SCALE: 1" = 30'
APPR. BY: _____
FILE NO: ROW122A.DWG

RIGHT-OF-WAY DESCRIPTION MAP
28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION