

MEI8424S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RAYMOND L. MEININGER AND
PEGGY G. MEININGER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 24TH AND
OURAY S.W. CORNER, 475 NORTH 24TH STREET RIGHT OF WAY LOT
16 OF BLOCK 3 OF MESA GARDENS SUBDIVISION.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

24th + Oway - SW Corner

RAYMOND L. MEININGER and
PEGGY G. MEININGER

198425 000 EXHIBIT 09:29 AM
AUG 20 1984 EL PASO COUNTY REC'D MESA CITY CO
BOOK 1506 PAGE 524

whose address is 475 North 24th Street, Grand
Junction, Colorado 81501
County of Mesa, State of
Colorado

, for the consideration of
one dollar (\$1.00) and other good and valuable considerations
~~dollars~~, in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION, a municipal corporation
whose legal address is 250 N.5th St., Grand Junction, CO 81501 County of
Mesa, and State of Colorado the following real property in the
City of Grand Junction County of Mesa, and State of Colorado, to wit:

a parcel of land for road right of way and utility purposes being
a portion of Lot 16 of Block 3 of Mesa Gardens Subdivision as more
particularly described in the attached Exhibit A,

also known as street and number 475 North 24th Street, Grand Junction,
Colorado 81501

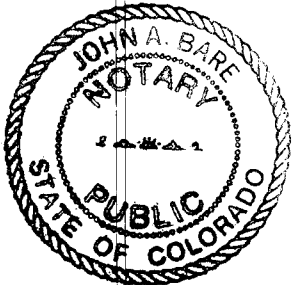
with all its appurtenances, and warrant(s) the title to the same, ~~subject to~~

Signed this 16TH day of August, 19 84

Raymond L. Meininger
Raymond L. Meininger

Peggy G. Meininger
Peggy G. Meininger

STATE OF COLORADO,
County of Mesa } ss.



The foregoing instrument was acknowledged before me this
day of _____, 19____, by Raymond L. Meininger and
Peggy G. Meininger.

My commission expires March 19, 1987
Witness my hand and official seal.

John A. Bare
John A. Bare Notary Public

address of Notary Public: 2184 Lassen Court
Grand Junction, Colorado 81503

EXHIBIT A

A parcel of land for road right of way and utility purposes being a portion of Lot 16 of Block 3 of Mesa Gardens Subdivision, as platted and recorded in Book 8, Page 36 with the office of the Mesa County Clerk and Recorder, located in the NE $\frac{1}{4}$ of Section 13, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, as more particularly described as follows:

commencing at the found City Monument at the intersection of the centerlines of Ouray Avenue and 24th Street, with all bearings herein being relative to South between said City Monument and the found City Monument at the intersection of the centerlines of Grand Avenue and 24th Street as basis of bearings;
thence South along the centerline of 24th Street 25 feet;
thence West 25 feet to the true point of beginning, said true point of beginning being the intersection of the West right of way line of 24th Street and the South right of way line of Ouray Avenue;
thence West along the South right of way line of Ouray Avenue 12 feet;
thence South 45^o East 16.97 feet to a point on the West right of way line of 24th Street;
thence North along the West right of way line of 24th Street 12 feet to the true point of beginning;

said parcel contains 72 square feet, more or less.