

MES94NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: MESA ASSETS HOLDING
CORPORATION BY: OMER J. BURNHEIDE (PRESIDENT)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTH AVE
FOR RIGHT OF WAY PURPOSES, 2853 NORTH AVE JOB #30-94

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2004-03-18
job # 100 88

WARRANTY DEED

1678815 04:19 PM 04/18/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS DEED, Made this 25TH day of MARCH

19 94, between MESA ASSETS HOLDING CORPORATION

BOOK 2064 PAGE 595

of the * County of MESA and State of

Colorado, grantor, and THE CITY OF GRAND JUNCTION,
A MUNICIPAL CORPORATION

whose legal address is 250 N. 5TH STREET 81501

of the County of MESA and State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of TEN (\$10.00)

DOLLARS,

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of MESA and State of Colorado described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

as known by street and number as: For roadway and utilities right of way purposes.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except None

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

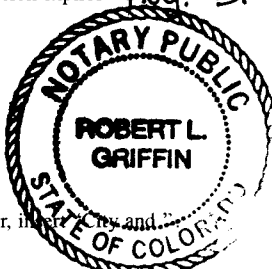
Omer J. Burenheide,
President, Mesa Asset Holding Corporation

STATE OF COLORADO

County of MESA } ss.

The foregoing instrument was acknowledged before me this 30 day of March, 19 94, by Omer J. Burenheide

My commission expires Aug. 31, 19 94. Witness my hand and official seal.



Robert L. Griffin
Notary Public

*If in Denver, in _____ City and _____



EXHIBIT A

A parcel of land for Public Roadway and Utilities Right-of-Way purposes situated in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described by metes and bounds as follows:

Considering the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18 to bear N 90°00'00" E with all bearings contained herein being relative thereto, commencing at the original Northwest Corner of Lot 2 in Block 1 of Meek's Subdivision as recorded in Plat Book 7 at Page 44 in the office of the Mesa County Clerk and Recorder from whence the North $\frac{1}{4}$ Corner of said Section 18 bears North a distance of 30.0 feet and West a distance of 329.90 feet;
thence South along the West line of said Lot 2 a distance of 10.0 feet to the Point of Beginning;
thence South along the West line of said Lot 2 a distance of 10.0 feet;
thence East a distance of 215.0 feet to the East line of that certain parcel of land identified as Tract 2 Exception on the Plat of Meek's Subdivision;
thence North along the East line of said Tract 2 Exception a distance of 10.0 feet;
thence West a distance of 215.0 feet to the Point of Beginning.

The above described parcel of land contains 0.049 acres, more or less.

Legal description prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.