

MET90NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: GEORGE E. METZ DBA GEMCO
ENTERPRISES

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTH AVE
SOUTHEAST CORNER MELODY LANE AND NORTH AVE FOR RIGHT OF WAY
LOT 7, BLOCK 1, ERNEST T. SPARN SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1990

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 20th day of March, 19 90,
between George E. Metz,
dba Gemco Enterprises

County of Mesa of the _____, State of Colorado, grantor(s), and *

The City of Grand Junction, Colorado, a municipal corporation

whose legal address is
250 N. 5th Street

BOOK 1780 PAGE 464

1537814 10:25 AM 03/20/90
E.SAWYER: CLK&REC MESA COUNTY CO
DOC EXEMPT

of the _____ County of Mesa, State of Colorado, grantee(s):

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

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(s), its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

Beginning at the Northwest corner of Lot 7, Block 1, Ernest T. Sparn Subdivision in Section 18, Township 1 South, Range 1 East of the Ute Meridian, Mesa, County, Colorado;
thence East along the North line of said Lot 7 a distance of 17.50 feet;
thence S 45°49'49" W a distance of 24.40 feet to the West line of said Lot 7;
thence North along the West line of said Lot 7 a distance of 17.0 feet to the Point of Beginning,
containing 149 square feet, more or less

also known by street and number as: _____ for Roadway & 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(s), 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(s), its heirs and assigns forever. The grantor(s), for him self, his heirs and personal representatives or successors, do es covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).
IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

George E. Metz
George E. Metz
dba Gemco Enterprises

STATE OF COLORADO

County of Mesa

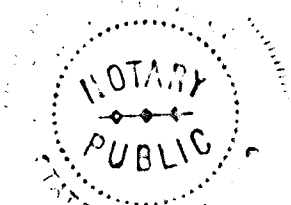
The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____, by George E. Metz

} ss.
20th day of March, 19 90,

Witness my hand and official seal.

My commission expires 2/28/94

Jim Woodmansee
Notary Public



*If in Denver, insert "City and."

No. _____

SPECIAL WARRANTY DEED

TO

STATE OF COLORADO,

County of _____

} ss.

I hereby certify that this instrument was filed for record in my office this _____ day of _____, 19 _____ at _____ o'clock _____ M., and duly recorded in Book _____, Page _____, Film No. _____ Reception No. _____

Recorder

By _____

Deputy

Fees, \$ 500.00

Return to: City of G. J. Lewis

Send future tax statements to:

*South east corner Melody Lane +
North Avenue.*