

MGR9825R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: MYRL RUMSEY AND GEORGIA RUMSEY
TRUSTEES OF RUMSEY TRUST

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 574 25 ROAD
FOR 25 ROAD STORM DRAINAGE DETENTION FACILITY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

BOOK 2449 PAGE 39

Grantors(s):

Myrl Rumsey and Georgia Rumsey, Trustees of the Rumsey Trust dated January 30, 1996

whose address is

1935 Broadway, Grand Junction, Colorado 81503

*County of Mesa, and State of

Colorado

, for the consideration of

TWO HUNDRED ELEVEN THOUSAND EIGHT HUNDRED TWENTY FIVE AND NO/100-----

----- dollars, in hand paid, hereby sell(s)

and convey(s) to:

The City of Grand Junction, a Colorado home rule municipality

whose legal address is Tim Woodmansee, City Property Agent, 250 North 5th Street, Grand Junction, Colorado 81501

*County of Mesa, and State of Colorado

the following real property, in the *County of Mesa, and State of Colorado,

to wit:

TAX SCHEDULE NUMBER: 2945-102-00-050 & 01-003

PARCEL 1

A tract or parcel of land situate in the Southwest 1/4 of the Northwest 1/4 (SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows: Commencing at a found Mesa County Survey Monument in place for the North 1/16th corner on the west line of said Section 10, whence a found Mesa County Survey Monument in place for the West 1/4 corner of said Section 10 bears S00°05'45"E a distance of 1318.98 feet, with all bearings contained herein being relative thereto; thence N89°59'10"E along the north line of the SW1/4 NW1/4 of said Section 10 a distance of 430.00 feet to the True Point of Beginning of the parcel described herein;

thence continuing along the north line of said SW1/4 NW1/4, N89°59'10"E a distance of 230.00 feet to a point on the west line of Block 4 of Westgate Park as found recorded in Plat Book 12 at Page 134 of the records of the Mesa County Clerk and Recorder; thence S00°05'45"E along the west line of said Block 4 of said Westgate Park a distance of 200.00 feet to the northeast corner of Lot 3 of Sen-Bar Subdivision as found recorded in Plat Book 9 at Page 195 of the records of said Mesa County Clerk and Recorder;

thence S89°59'10"W along the north line of said Lot 3 a distance of 230.00 feet to the northwest corner of said Lot 3;

thence leaving the north line of said Sen-Bar Subdivision, N00°05'45"W a distance of 200.00 feet to the Point of Beginning.

TAX SCHEDULE #: 2945-102-01-00

PARCEL 2

All of Lot 3 of Sen-Bar Subdivision, situate in the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 195 in the office of the Mesa County Clerk and Recorder.

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

also known by the street and number as ²²⁶ 2.64 acres located adjacent to 574 25 Road, Grand Junction, Colorado 81505

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

current year real property taxes and all subsequent taxes, special assessments, covenants, restrictions, reservations and easements, and rights of way, existing or apparent, or of record, if any.

Signed this 29 th day of May, 1998

Myrl Rumsey
Myrl Rumsey, Trustee of Myrl Rumsey and Georgia Rumsey, Trustees of the Rumsey Trust dated January 30, 1996

Georgia Rumsey
Georgia Rumsey, Trustee of Myrl Rumsey and Georgia Rumsey, Trustees of the Rumsey Trust dated January 30, 1996

STATE OF COLORADO

County of MESA

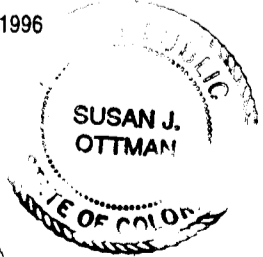
} ss.

The foregoing instrument was acknowledged before me this 29 th day of May, 1998.

BY: Myrl Rumsey, Trustee of Myrl Rumsey and Georgia Rumsey, Trustees of the Rumsey Trust dated January 30, 1996

My Commission expires 11/2/2001

Witness my hand and official seal.



Susan J. Ottman
Susan J. Ottman
Notary Public

*If in Denver, insert "City and"