

MIN0129R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: THOMAS M. MINGUS AND JOANNE MINGUS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 505 29 ROAD,  
GRAND JUNCTION

PARCEL NO.: 2943-074-15-005

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1996514 05/16/01 0412PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

**WARRANTY DEED**

Thomas M. Mingus and Joanne Mingus, Grantors, for and in consideration of the sum of One Thousand Seven Hundred Fifty and 00/100 Dollars (\$1,750.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

Parcel No. RW-103-C:

Beginning at the Southeast Corner of Lot 7 of Roscoe R. Giffin Subdivision, situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 7 at Page 7 in the office of the Mesa County Clerk and Recorder, and considering the east line of the SE ¼ of said Section 7 to bear N 00°03'46" W with all bearings contained herein being relative thereto; thence N 89°48'55" W along the south boundary line of said Lot 7 a distance of 10.00 feet; thence leaving the south boundary line of said Lot 7, N 00°03'46" W a distance of 50.00 feet to a point on the north boundary line of said Lot 7; thence S 89°48'55" E along the north boundary line of said Lot 7 a distance of 10.00 feet to the Northeast Corner of said Lot 7; thence S 00°03'46" E along the east boundary line of said Lot 7 a distance of 50.00 feet to the Point of Beginning, containing 500.00 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise 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.

Executed and delivered this 16 day of MAY, 2001.

Thomas M. Mingus  
Thomas M. Mingus  
Joanne Mingus  
Joanne Mingus

State of Colorado        )  
                                          )ss.  
County of Mesa         )

The foregoing instrument was acknowledged before me this 16 day of May, 2001 by Thomas M. Mingus and Joanne Mingus.

My commission expires 3-26-2005.

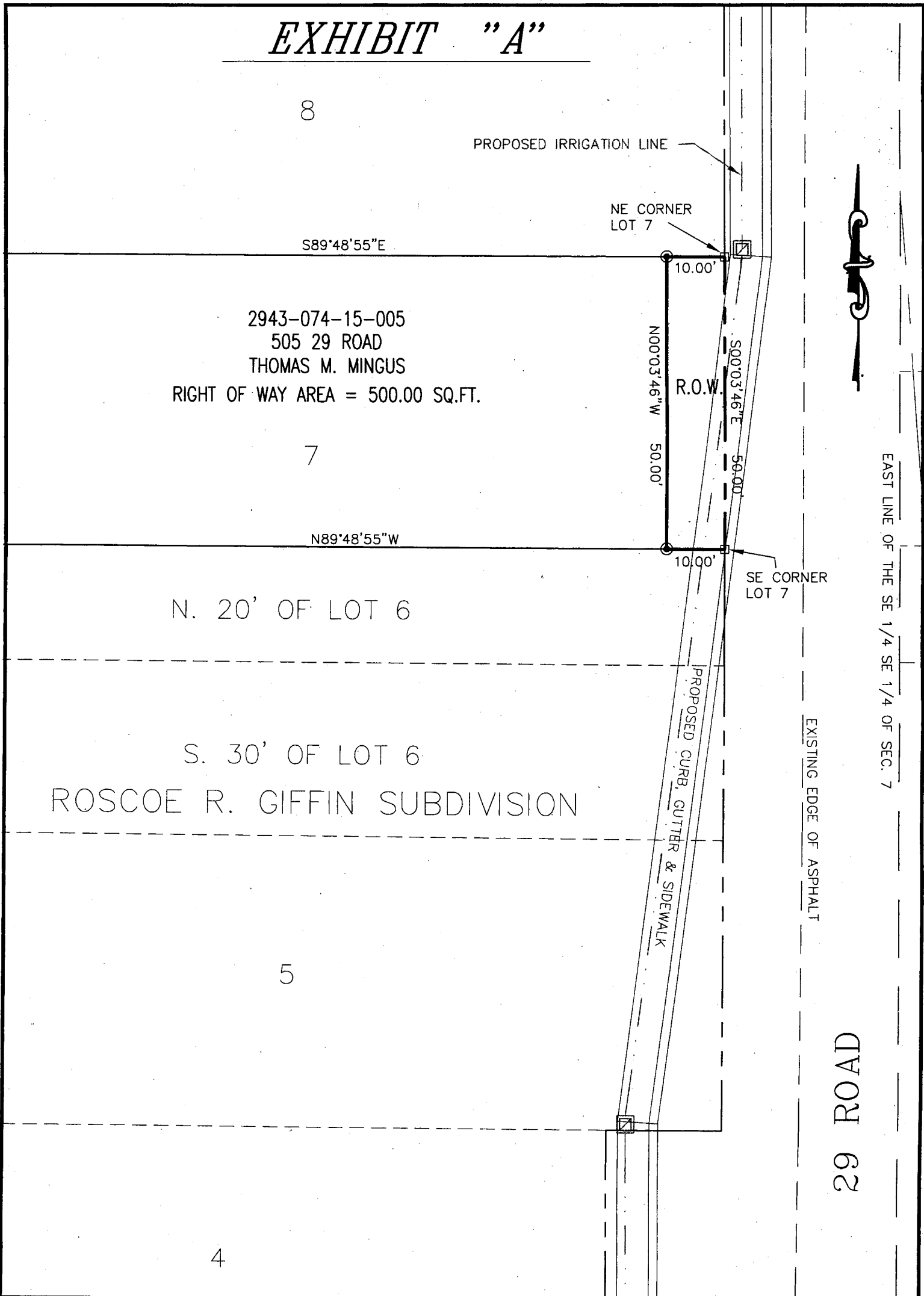
Witness my hand and official seal.

Blenda Lawson  
Notary Public



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

# EXHIBIT "A"



2943-074-15-005  
 505 29 ROAD  
 THOMAS M. MINGUS  
 RIGHT OF WAY AREA = 500.00 SQ.FT.

N. 20' OF LOT 6  
 S. 30' OF LOT 6  
 ROSCOE R. GIFFIN SUBDIVISION

DRAWN BY: SRP  
 DATE: 2-26-2001  
 SCALE: 1" = 20'  
 APPR. BY: TW  
 FILE NO: 29ROAD3.DWG

RIGHT-OF-WAY DESCRIPTION MAP

29 ROAD - 170B TO BUNTING AVENUE

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION