

MIN01NTH

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): 2896 NORTH  
AVENUE, GRAND JUNCTION, 29 ROAD, I70B TO BUNTING AVENUE

PARCEL NO.: 2943-074-15-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1996513 05/16/01 0412PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Thomas M. Mingus and Joanne Mingus, Grantors, for and in consideration of the sum of Ten Thousand Two Hundred Five and 20/100 Dollars (\$10,205.20), 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 tracts or parcels of land for Public Roadway and Utilities right-of-way purposes, to wit:

Parcel No. RW-103-A:

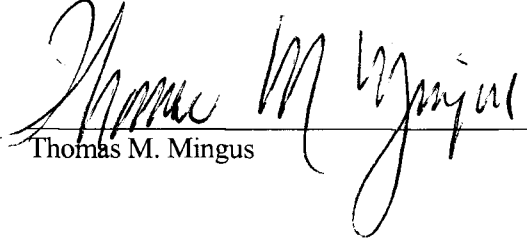
Commencing at the Southeast corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the Southeast ¼ (SE ¼) of said Section 7 to bear N 00°03'46" W with all bearings contained herein being relative thereto; thence N 00°03'46" W along the east line of the SE ¼ of said Section 7 a distance of 50.00 feet to a point; thence leaving the east line of the SE ¼ of said Section 7, N 89°48'55" W a distance of 50.00 feet to a point which is the intersection of the west right-of-way line for 29 Road with the north right-of-way line for North Avenue as described by instrument recorded in Book 1492 at Page 172 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence N 89°48'55" W along the north right-of-way line for North Avenue as aforesaid a distance of 15.00 feet; thence leaving said right-of-way line, N 45°03'39" E a distance of 21.17 feet to a point on the west right-of-way line for 29 Road as aforesaid; thence S 00°03'46" E along the west right-of-way line for 29 Road as aforesaid a distance of 15.00 feet to the Point of Beginning, containing 112.50 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference, and also

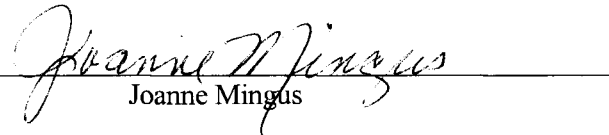
Parcel No. RW-103-B:

Commencing at the Southeast corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the Southeast ¼ (SE ¼) of said Section 7 to bear N 00°03'46" W with all bearings contained herein being relative thereto; thence N 00°03'46" W along the east line of the SE ¼ of said Section 7 a distance of 50.00 feet to a point; thence leaving the east line of the SE ¼ of said Section 7, N 89°48'55" W a distance of 50.00 feet to a point on the west right-of-way line for 29 Road described by instrument recorded in Book 1492 at Page 172 in the office of the Mesa County Clerk and Recorder; thence N 00°03'46" W along the west right-of-way line for 29 Road as aforesaid a distance of 179.25 feet to a point on the south boundary line of Lot 5 of Roscoe R. Giffin Subdivision as recorded in Plat Book 7 at Page 7 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence S 89°48'55" E along the south boundary line of said Lot 5 a distance of 20.00 feet to the Southeast corner of said Lot 5; thence N 00°03'46" W along the east line of said Roscoe R. Giffin Subdivision a distance of 80.00 feet to the Northeast corner of the South 30 feet of Lot 6 of said Roscoe R. Giffin Subdivision; thence N 89°48'55" W along the north line of the South 30 feet of Lot 6 of said Roscoe R. Giffin Subdivision a distance of 8.98 feet; thence leaving the north line of the South 30 feet of said Lot 6, S 07°46'53" W a distance of 80.71 feet to the Point of Beginning, containing 1,163.15 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

  
Joanne Mingus

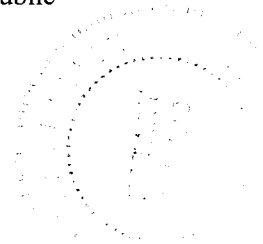
State of Colorado )  
 )ss.  
County of Mesa )

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

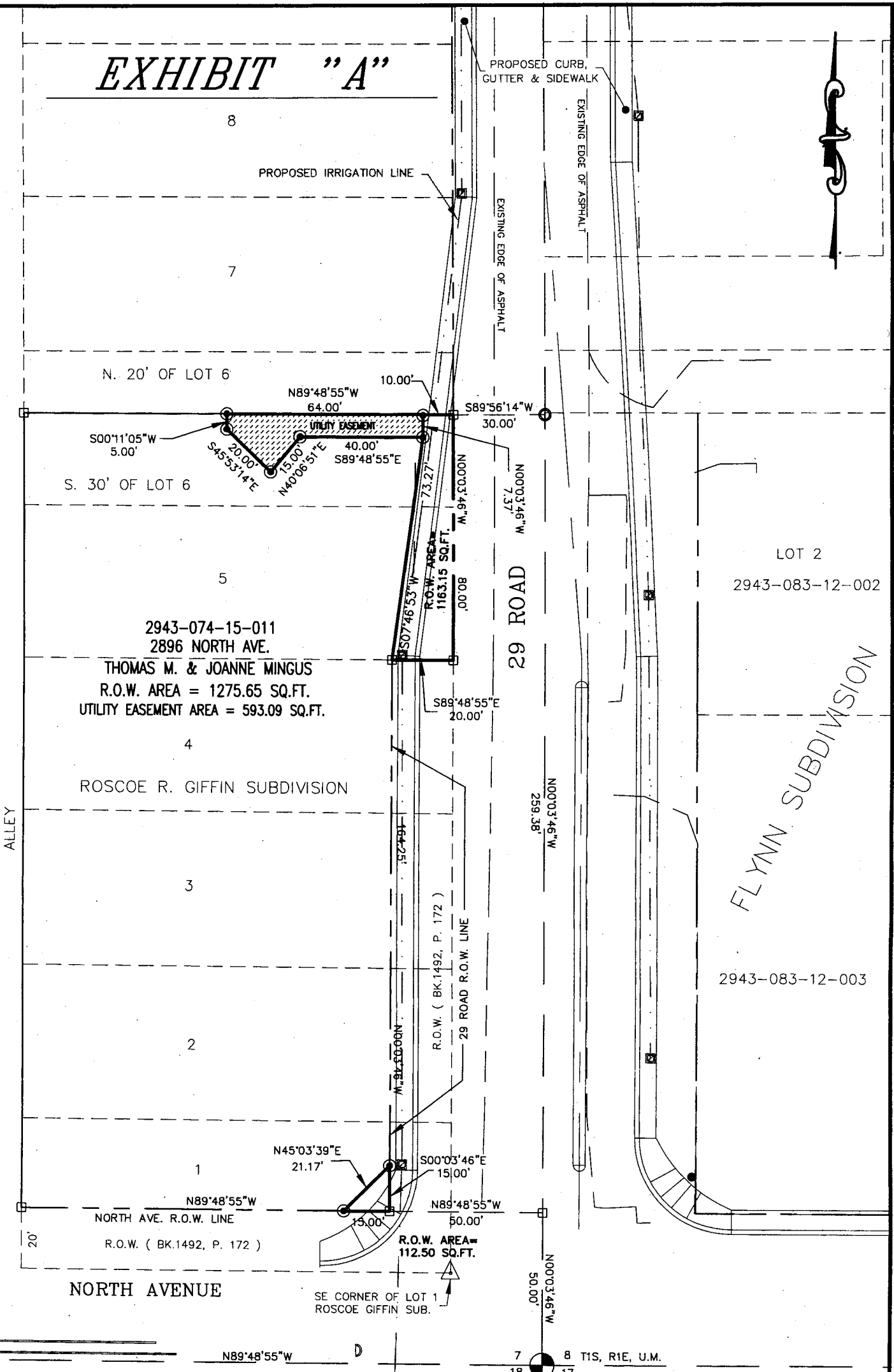
My commission expires 3-26-2005.

Witness my hand and official seal.

Blenda Lawson  
Notary Public



# EXHIBIT "A"



DRAWN BY: SRP  
DATE: 2-26-2001  
SCALE: 1" = 40'  
APPR. BY: TW  
FILE NO: 29ROAD5.DWG

## RIGHT-OF-WAY DESCRIPTION MAP

29 ROAD - 170B TO BUNTING AVENUE

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