

MJK95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: MITCHELL J. KRAKOWSKI LILA
HUGHES

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 537 1/2 28
1/4 ROAD, PARCEL NO. 2943-073-00-010 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1712584 08:58 AM 03/27/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made and entered into this 23 day of MARCH, 1995, by and between MITCHELL J. KRAKOWSKI and LILA HUGHES, (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

W I T N E S S E T H :

That said Grantors, for and in consideration of the sum of Five Hundred Forty and 60/100 Dollars (\$540.60) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 137 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Commencing at the Southeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7, thence N 02°07'08" E along the East line said NW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 651.80 feet, with all bearings contained herein being relative thereto, to the True Point of Beginning.
Thence N 02°07'08" E along the East line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 72.80 feet;
Thence N 87°52'52" W a distance of 26.00 feet;
Thence S 02°07'08" W a distance of 72.80 feet;
Thence S 87°52'52" E a distance of 26.00 feet to the True Point of Beginning,

containing 1,874.08 square feet, of which 792.88 square feet is right-of-way for 28 $\frac{1}{4}$ Road by right of use, as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

[Signature]
Mitchell J. Krakowski

[Signature]
Lila Hughes

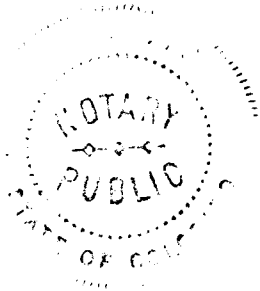
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of March, 1995, by Mitchell J. Krakowski and Lila Hughes.

Witness my hand and official seal.

[Signature]
Notary Public

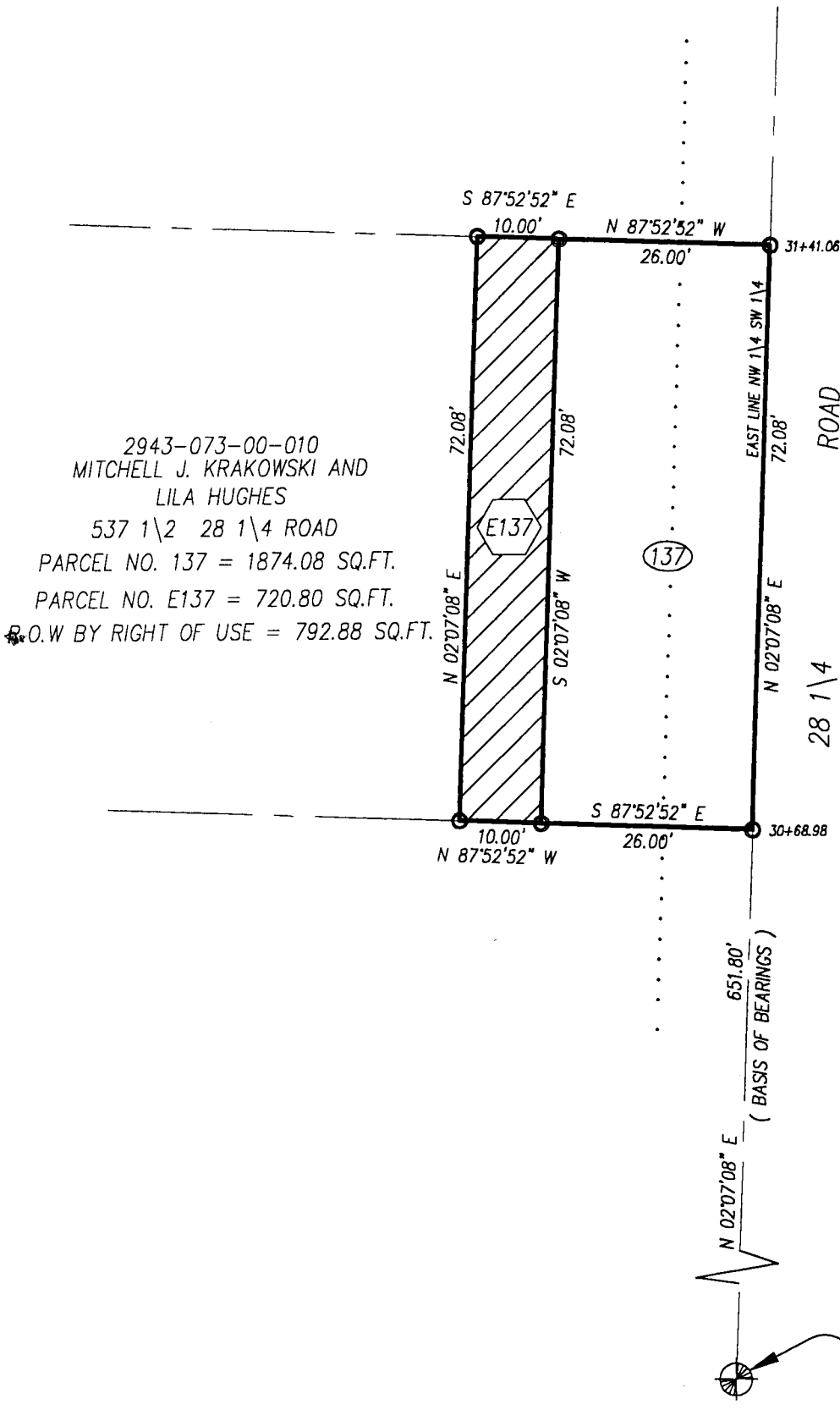
My commission expires:
2/28/98



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

EXHIBIT "A"

STA. 30+68.98 TO STA. 31+41.06



DRAWN BY: SRP
 DATE: 02\21\95
 SCALE: 1" = 20'
 APPR. BY: *Jim W.*
 FILE NO: ROW137.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION