

MNT03BWY

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF PROPERTY OWNER OR GRANTOR: MONUMENT
PRESBYTERIAN CHURCH OF GRAND JUNCTION

PURPOSE: FOR PUBLIC ROADWAY AND UTILITIES
RIGHT-OF-WAY PURPOSES

ADDRESS: 2020 ½ SOUTH BROADWAY, LOT 3, BLOCK
134 CUNNINGHAM REDLANDS SUBDIVISION

PARCEL NO: 2947-222-00-207

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION: NONE

DESTRUCTION: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

Book 3504 Page 233
2152820 10/08/03 0421PM
JANICE WARD CLK® MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$No FEE

WARRANTY DEED

Monument Presbyterian Church of Grand Junction Colorado, a Colorado non-profit corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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:

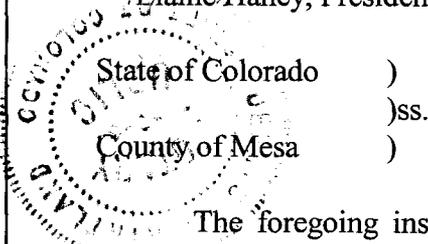
See Exhibit "A" attached hereto and incorporated herein by reference.

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 Grantor hereby covenanting that it 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 6th day of October, 2003.

Monument Presbyterian Church
of Grand Junction Colorado,
a Colorado non-profit corporation, Grantor:

By Elaine Haney
Elaine Haney, President of the Corporation



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of October, 2003, by Elaine Haney, President of Monument Presbyterian Church of Grand Junction Colorado, a Colorado non-profit corporation.

My commission expires 4-10-04.
Witness my hand and official seal.

[Signature]
Notary Public

EXHIBIT "A"

ROAD RIGHT-OF-WAY DESCRIPTION

A strip of land situated within Lot 3, Block 134, Cunningham Redlands Subdivision in Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 22, the basis of bearing being N89°48'00"E to the C-W 1/16 corner of said Section 22;
thence N89°48'00"E a distance of 653.25 feet;
thence N01°07'11"W a distance of 20.00 feet to the northerly right-of-way line of E 1/2 Road and the point of beginning;
thence N01°07'11"W a distance of 10.00 feet;
thence N89°48'00"E a distance of 478.29 feet;
thence S00°54'09"E a distance of 10.00 feet to said northerly right-of-way line;
thence S89°48'00"W a distance of 478.25 feet to the point of beginning.
Said strip contains 4,783 square feet, more or less.

This description was prepared by:
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501