

MOR04ROW

TYPE OF RECORD: PERMANENT

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

NAME OF CONTRACTOR: JACQUELYN A MORAN AND PATRICK G MORAN

SUBJECT/PROJECT: 24 ½ ROAD AND G ROAD RIGHT OF WAY AND
UTILITY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

TAX PARCEL #: 2945-041-00-086

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

When recorded return to:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2 PAGE DOCUMENT

2197738 BK 3678 PG 580-581
06/18/2004 12:47 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

Jacquelyn A. Moran and Patrick G. Moran, Joint Tenants, Grantors, for and in consideration of the sum of Four Thousand Three Hundred Seventy-One and 94/100 Dollars (\$4,371.94), 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:

A certain parcel of land for road Right of Way and Utility purposes lying in the Northeast Quarter (NE 1/4) of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 of said Section 4, and assuming the North line of the NE 1/4 of said Section 4 bears S 89°57'53" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'53" E, along the North line of the NE 1/4 of said Section 4, a distance of 30.00 feet to a point on the East right of way for 24-1/2 Road, as described in Book 849, Page 494, Public Records of Mesa County, Colorado; thence S 00°01'48" W along said East right of way, being a line 30.00 feet East of and parallel to, the West line of the NE 1/4 of said Section 4, a distance of 7.22 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°49'29" E, a distance of 170.03 feet; thence S 81°56'34" W, a distance of 92.33 feet; thence N 89°57'53" W, a distance of 15.00 feet; thence S 53°18'46" W, a distance of 66.89 feet; thence S 00°01'48" W along a line 10.00 feet East of and parallel to, the East right of way for said 24-1/2 Road, a distance of 46.27 feet; thence N 89°58'12" W, a distance of 10.00 feet to a point on the East right of way for said 24-1/2 Road; thence N 00°01'48" E along said East right of way, a distance of 98.64 feet, more or less, to the Point of Beginning.

CONTAINING 3,497.55 Square Feet, more or less, 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.

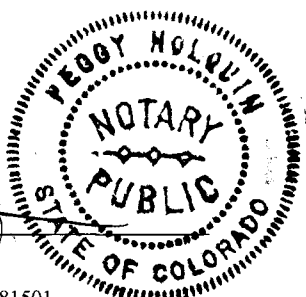
Executed and Delivered this 9th day of June, 2004.

Jacquelyn A. Moran Patrick G. Moran
Jacquelyn A. Moran Patrick G. Moran

State of Colorado)
)ss.
County of Mesa)

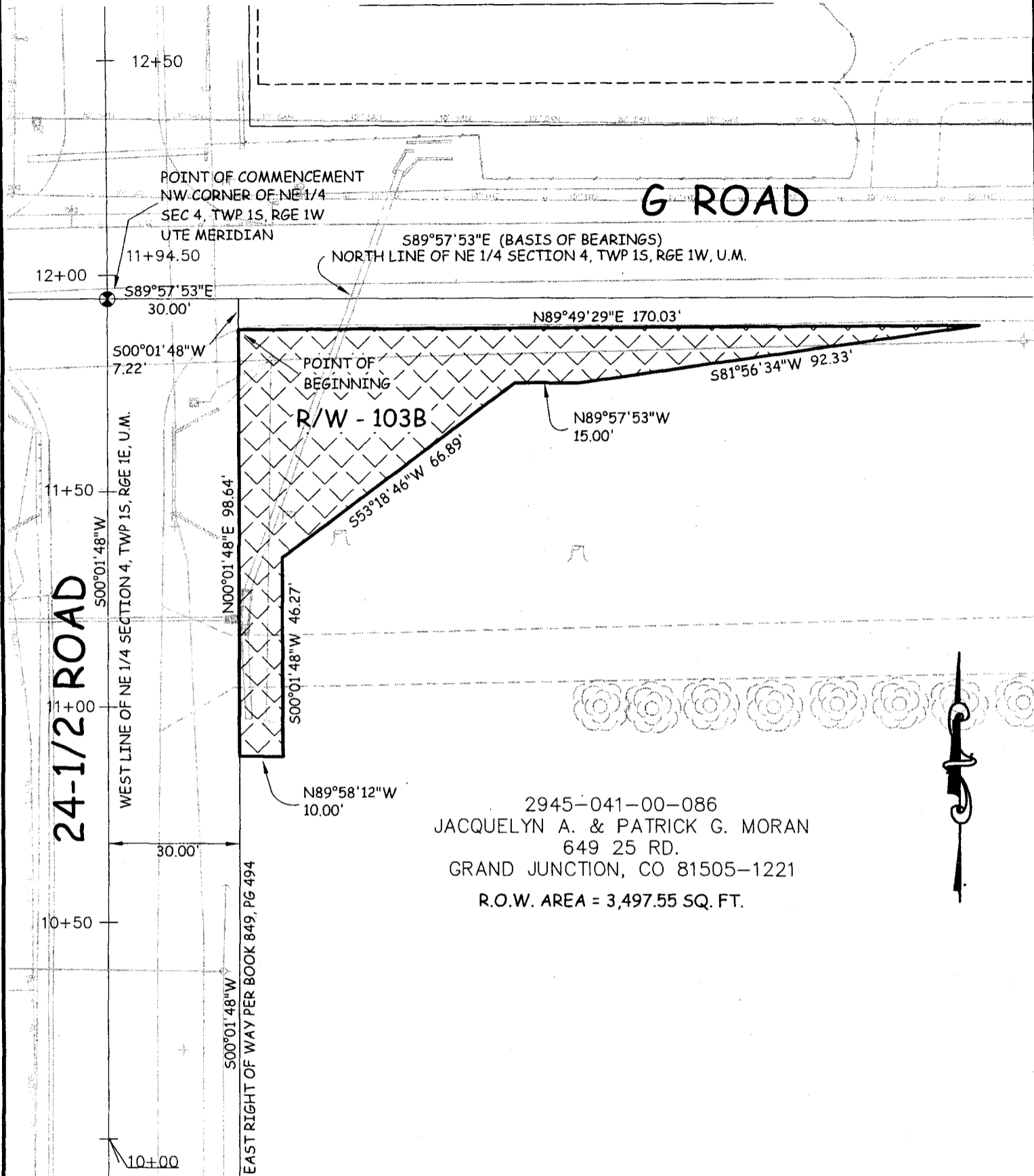
The foregoing instrument was acknowledged before me this 9th day of June, 2004, by and Jacquelyn A. Moran and Patrick G. Moran.

My commission expires 3.3.05
Witness my hand and official seal.

Peggy Holquin
Notary Public


Legal Description prepared by Peter T. Krick, 250 N. 5th Street, Grand Junction, CO 81501
Project No. SHO-M555-020/Project Code 14407

EXHIBIT "A"



2945-041-00-086
 JACQUELYN A. & PATRICK G. MORAN
 649 25 RD.
 GRAND JUNCTION, CO 81505-1221
 R.O.W. AREA = 3,497.55 SQ. FT.



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.I.K.
 DATE: 11-07-2003
 SCALE: 1" = 30'
 APPR. BY: TW

24-1/2 RD AND G ROAD
 RIGHT-OF-WAY DESCRIPTION MAP

2945-041-00-086

DEPARTMENT OF PUBLIC WORKS
 REAL ESTATE DIVISION
CITY OF GRAND JUNCTION