

MRG9725R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: MOONRIDGE FALLS, LIMITED
LIABILITY COMPANY WALID BOU-MATER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 677 25 1/2
ROAD MOONRIDGE FALLS, LLC FILING #2

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

BARGAIN AND SALE DEED

BOOK 2325 PAGE 287

MOONRIDGE FALLS, LLC, a Colorado Limited Liability Company ("Grantor"), whose address is 677 25½ Road, Grand Junction, CO 81505 in consideration of Ten Dollars (\$10.00) sells and conveys to **CITY OF GRAND JUNCTION, COLORADO, a Colorado Municipal Corporation** whose legal address is 250 North 5th Street, Grand Junction, CO 81501 the property ("Property") described as follows:

A tract of land for road right-of-way purposes in the NE ¼NW ¼ of Section 3, T1S, R1W of the Ute Meridian, Mesa County, Colorado, said tract being forty-four feet in width, twenty-two feet right and twenty-two feet left of the following described centerline (the sidelines of which extend or terminate at the intersections with adjacent property lines):

Commencing at the Mesa County Survey Marker for the S.E. Corner of the NE1/4NW1/4 of said Section 3 from whence a Mesa County Survey Marker for the N.E. Corner of the NE ¼NW ¼ of said Section 3 bears N00°16'55"W 1321.09 feet according to the record plat of Moonridge Falls, Filing No. Two; thence S89°13'48"W on the south line of said Moonridge Falls 754.36 feet to the point of beginning; thence N00°00'00"E 20.00' to the terminus of the centerline from whence the S.E. Corner of the NE ¼NW ¼ of said Section 3 bears S89°15'03"E 754.36 feet.

EXECUTED the 9th day of May, 1997.

MOONRIDGE FALLS, LLC

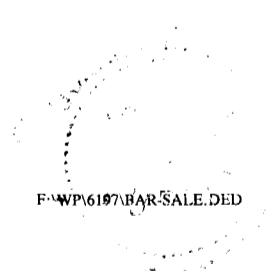
By: *Walid Bou-Matar*
Walid Bou-Matar, Manager

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9th day of May, 1997, by Walid Bou-Matar as Manager of Moonridge Falls, LLC.

WITNESS my hand and official seal. My commission expires: Aug 24, 1997.

Donald K. [Signature]
Notary Public



9-10-97