

MWA9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: MICHAEL W. ARTHUR

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 24 ROAD, PARCEL
NO. 2945-051-00-096, RIGHT-OF-WAY PATTERSON ROAD NORTH TO CANYON
VIEW PARK

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1918043 08/31/99 1127AN
MONIKA TODD CLERK REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT


WARRANTY DEED

MICHAEL W. ARTHUR, Grantor, for and in consideration of the sum of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at a point on the East line of the Northeast 1/4 (NE 1/4) of Section 5; Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, from whence the Northeast Corner of said Section 5 bears N 00°02'14" W a distance of 660.09 feet with all bearings contained herein being relative thereto; thence leaving the East line of the said NE 1/4 of said Section 5, S 89°57'46" W a distance of 50.00 feet to a point on the West right-of-way line for 24 Road as described by instrument recorded in Book 1418 at Page 266 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;
thence S 00°02'14" E along the West right-of-way line for 24 Road a distance of 300.00 feet;
thence leaving said right-of-way line, S 89°57'40" W a distance of 10.00 feet;
thence N 00°02'14" W a distance of 300.00 feet;
thence N 89°58'03" E a distance of 10.00 feet to the Point of Beginning,
containing 3,000.0 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 Grantor hereby covenanting that he 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 27th day of August, 1999.



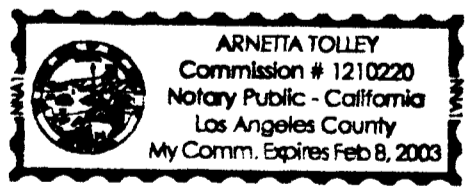
Michael W. Arthur

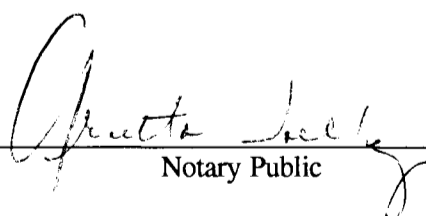
State of California)
)ss.
County of Los Angeles)

The foregoing instrument was acknowledged before me this 27th day of August, 1999, by Michael W. Arthur.

My commission expires February 8, 2003

Witness my hand and official seal.





Notary Public

EXHIBIT "A"

NE COR SEC 5
T1S, R1W, UM



2945-051-00-075
WDM CORPORATION
2525 N. 8TH ST
GRAND JUNCTION, CO 81501-8845

660.09'
1320.18'

N 89°58'03" E
10' 50.00'

RIGHT OF WAY

2945-051-00-096
MICHAEL W. ARTHUR
437 S. BRISTOL AVE
LOS ANGELES, CA 90049-3820

RIGHT OF WAY AREA = 3,000 SF

N 00°02'14" W
300.00'

300.00'

24 ROAD
300.01'

10' 50.00'
N 89°57'40" E

2945-051-00-095
H H G D
3873 S. HUDSON ST.
DENVER, CO 80237-1050

360.08'
N 00°02'14" W

N 16th COR SEC'S
4 & 5 T1S, R1W, UM

DRAWN BY: JCS
DATE: 5-6-99
SCALE: 1" = 60'
APPR. BY: TW
FILE NO: 05100096.DWG

RIGHT-OF-WAY DESCRIPTION MAP
24 ROAD PATTERSON ROAD NORTH TO CANYON VIEW PARK

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION