

MZA01FRD

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: MCZANC, LLC, A COLORADO LIMITED LIABILITY COMPANY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): MESA VILLAGE
SUBDIVISION

LOT 3A, 2404 F ROAD

LOT 4A, 2408 F ROAD

PARCEL NO.: 2945-043-04-008 (LOT 3A)

2945-043-04-009 (LOT 4A)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

④

2020417 10/16/01 0427PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

McZanc, LLC, a Colorado limited liability company, 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, address of 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 by reference herein.

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.

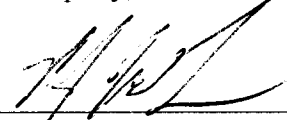
Grantor intends to convey all of its right, title and interest to the described property, including fee simple title, even though Grantee is acquiring the property for transportation purposes.

Executed and delivered this 10 day of July, 2001.

GRANTOR:

McZanc, LLC

By: P&L Properties, LLC, a Colorado liability company, Member

By: 
P.J. McGovern, Manager

and

By: Zancanelli Land, LLC, a Colorado liability company, Member

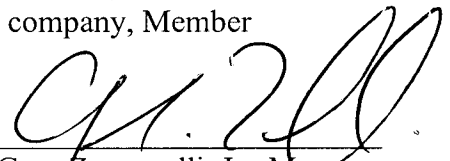
By: 
Gary Zancanelli, Jr., Manager

Exhibit A

Parcel 4 ROW Dedication - Lot 3A

PROPERTY DESCRIPTION

A parcel of land situated in Lot 3A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; being more particularly described as follows:

Beginning at a point on the West line of said Lot 3A, whence the Southwest corner of said Lot 3A bears South 00°06'21" West a distance of 2.00 feet;
 Thence along the West line of said Lot 3A, North 00°06'21" East, a distance of 64.69 feet to a point of cusp on a 152.00 foot radius curve concave to the southwest;
 Thence 81.52 feet southeasterly and southerly along the arc of said curve, through a central angle of 30°43'46", with a chord bearing South 36°34'32" East, a distance of 80.55 feet;
 Thence South 89°59'40" West, a distance of 48.12 feet to the Point of Beginning.

Containing 0.042 Acres, more or less.

AND

Parcel 5 ROW Dedication - Lot 4A

PROPERTY DESCRIPTION

A parcel of land situated in Lot 4A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; being more particularly described as follows:

Beginning at a point whence the Southeast corner of said Lot 4A bears South 00°00'20" East a distance of 5.00 feet and North 89°59'40" East, a distance of 15.18 feet;
 Thence South 89°59'40" West, a distance of 42.62 feet to a point of cusp on a 105.00 foot radius curve concave to the southeast;
 Thence 68.90 feet along the arc of said curve, through a central angle of 37°35'54", with a chord bearing North 50°22'54" East, a distance of 67.67 feet;
 Thence South 00°06'21" West, a distance of 33.72 feet;
 Thence South 45°03'01" West, a distance of 13.35 feet to the Point of Beginning.

Containing 0.031 Acres, more or less.

AND

Parcel 6 ROW Dedication - Lots 3A & 4A

PROPERTY DESCRIPTION

A parcel of land situated in Lots 3A and 4A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; being more particularly described as follows:

Beginning at the Southeast corner of said Lot 4A;
 Thence along the South line of said Lots 3A and 4A, South 89°59'40" West, a distance of 347.50 feet;
 Thence along the South line of said Lot 3A, North 00°00'20" West, a distance of 3.00 feet;
 Thence along the South line of said Lot 3A, South 89°59'40" West, a distance of 199.99 feet to the Southwest corner of said Lot 3A;
 Thence along the West line of said Lot 3A, North 00°06'21" East, a distance of 2.00 feet;
 Thence North 89°59'40" East, a distance of 532.32 feet;
 Thence North 45°03'01" East, a distance of 13.35 feet;
 Thence North 00°06'21" East, a distance of 113.20 feet;
 Thence 45.58 feet along the arc of a 112.50 foot radius tangent curve to the left, through a central angle of 23°12'54", with a chord bearing North 11°30'06" West, a distance of 45.27 feet to the North line of said Lot 4A;
 Thence North 89°59'40" East, a distance of 14.86 feet to the Northeast corner of said Lot 4A;
 Thence South 00°06'21" West, a distance of 172.00 feet to the Point of Beginning.

Containing 0.077 Acres, more or less.

This description was prepared by:
 Dennis R. Shellhorn
 Colorado P.L.S. 18478
 529 25 1/2 Road, Suite 210
 Grand Junction, Colorado

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.