

NOW07235

TYPE OF RECORD: PERMANENT
CATEGORY OF RECORD: DEED (WARRANTY)
NAME OF PROPERTY OWNER
OR GRANTOR OR GRANTEE: RICHARD R. NOWLIN III.
PURPOSE: PUBLIC ROADWAY RIGHT-OF-WAY PURPOSES
ADDRESS: 725 23 ½ ROAD – COMMERCIAL TIRE SERVICE
PARCEL NO: 2701-323-00-095
CITY DEPARTMENT: PUBLIC WORKS AND PLANNING
YEAR: 2007
EXPIRATION: NONE
DESTRUCTION: NONE

WARRANTY DEED

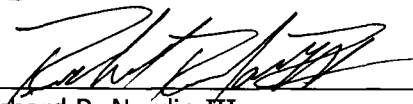
Richard R. Nowlin III, Grantor, whose address is 3164 William Drive, Grand Junction, CO, 81503, for and in consideration of Ten Dollars and 00/100, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction, Grantee**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

Commencing at the Northeast corner of the Northeast Quarter Southwest Quarter of Section 32, Township 1 North, Range 1 West, Ute Meridian whence the Southeast corner of the Northeast Quarter Southwest Quarter of said Section 32 bears S00°05'19"W a distance of 1322.27 feet for a basis of bearings, with all bearings contained herein relative thereto; thence S00°05'19"W 1123.88 feet along the East line of the Northeast Quarter Southwest Quarter of said Section 32 to the Point of Beginning; thence S00°05'19"W 198.40 feet along said East line to the Southeast corner of the Northeast Quarter Southwest Quarter of said Section 32; thence N89°54'34"W 55.00 feet along the South line of the Northeast Quarter Southwest Quarter; thence N00°05'19"E 198.40 feet thence S89°54'35"E 55.00 feet to the Point of Beginning.

Containing 10,912 square feet or 0.25 acres 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 1 day of August, 2007.


Richard R. Nowlin III

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 1st day of August, 2007 by Richard R. Nowlin III.

My commission expires 10/29/2009.

Witness my hand and official seal.




Notary Public

EXHIBIT A

POINT OF COMMENCEMENT

NE Corner
NE 1/4 SW 1/4 (C1/4)
Section 32
T1N, R1W, UM
MCSM #1286-1

Hirons Family LLC
735 23 1/2 Road
2701-323-00-094

1123.88'
500°05'19"W 1322.27'
Basis of Bearings
East line of the NE 1/4 SW 1/4

S89°54'35"E 659.72'

POINT OF BEGINNING

55.00'

Richard R. Nowlin
725 23 1/2 Road
2701-323-00-095
Book 4187, Pages 668 & 669

JimBob Ventures II, LLC
724 23 1/2 Road
2701-324-00-035

10912.0 SQ. FT.
0.25 ACRES

N00°05'19"E 198.40'

S00°05'19"W 198.40'
198.09' (R)

23 1/2 Road

SE Corner
NE 1/4 SW 1/4 (SC1/16)
Section 32
T1N, R1W, UM
PLS 24943



South line of the NE 1/4 SW 1/4
N89°54'34"W 659.68'

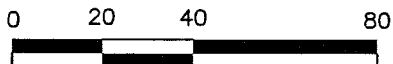
Peggy Himes
2701-323-00-056

High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-240-0451

SCALE: 1" = 40'



PROJ. NO. 06-216	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Apr. 9, 2007		skw	skw	1	1