## OBR95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: ROGER S. O'BRIEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 522 28 1/4 ROAD, PARCEL NO. 2943-073-00-161 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1708847 02:02 PM 02/13/95 Monika Todd Clk&Rec Mesa County Co DOC EXEMPT

## WARRANTY DEED

THIS INDENTURE is made and entered into this  $10^{\circ}$  day of  $\underline{fe}$  by  $\underline{fe}$ , 1995, by and between ROGER S. O'BRIEN (hereinafter referred to as "Grantor") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantees").

## WITNESSETH:

That said Grantor, for and in consideration of the sum of Six Hundred Fifty-Seven and 53/100 Dollars (\$657.53) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 116 City of Grand Junction 28¼ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

A tract or parcel of land No. 116 of City of Grand Junction 28<sup>1</sup>/<sub>4</sub> Road Project situated in the W<sup>1</sup>/<sub>2</sub> NW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the West line of the NW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 7 from whence the Northwest Corner of the NW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of said Section 7 bears N 02°05'00" E a distance of 299.83 feet with all bearings contained herein being relative thereto;

Thence S 87°56'30" E a distance of 24.47 feet;

Thence N 01°15'54" E a distance of 32.64 feet;

Thence N 02°05'00" E a distance of 17.36 feet

Thence N 87°56'30" W a distance of 24.00 feet to a point on the West line of the NW<sup> $\frac{1}{4}$ </sup> SE<sup> $\frac{1}{4}$ </sup> SW<sup> $\frac{1}{4}$ </sup> of said Section 7;

Thence S 02°05'00" W along the West line of the NW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of said Section 7 a distance of 50.0 feet to the True Point of Beginning.

The above described parcel of land contains 1,207.53 square feet (0.028+- acres), of which 550.00 square feet (0.013 +-acres) is right of way for  $28\frac{1}{4}$  Road by right of use.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenants 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

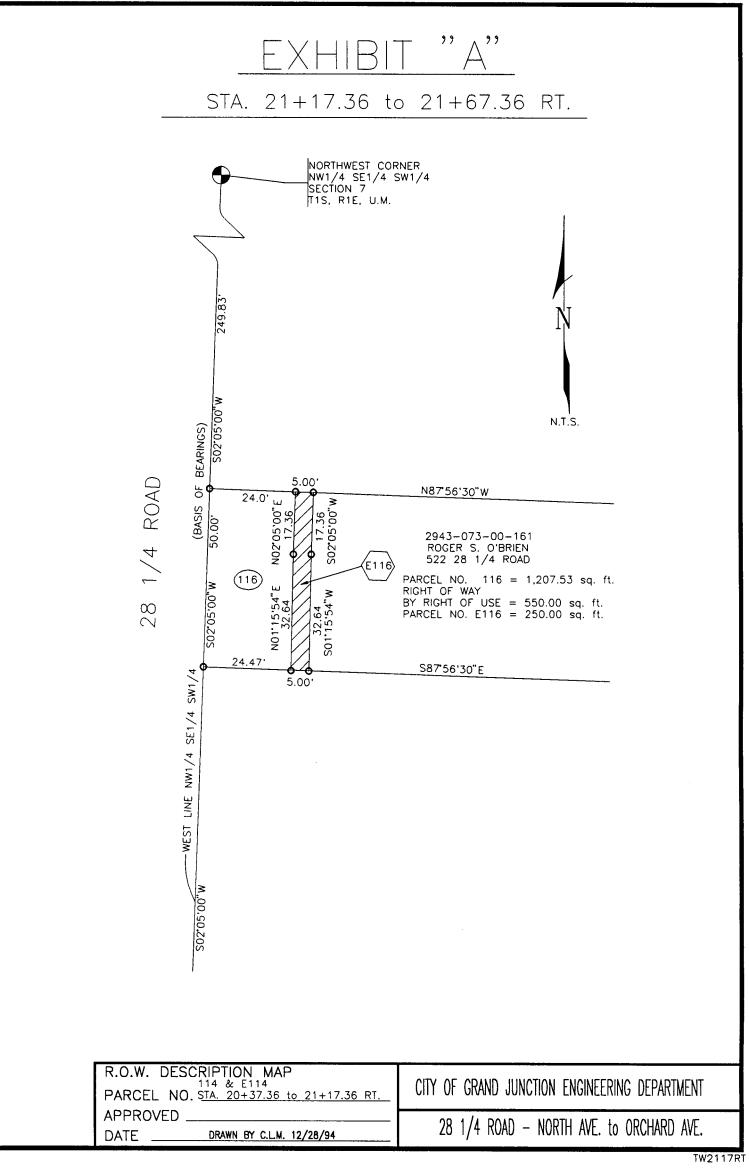
Roger S.O'Brien

## STATE OF COLORADO ) ) ss. COUNTY OF MESA )

The foregoing instrument was acknowledged before me this  $\frac{10^{447}}{10^{447}}$  day of <u>February</u>, 1995, by Roger S.O'Brien.

ommission expires: naite 2

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.



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