

OCN951ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: TERRANCE J. O'CONNOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT OF WAY
FOR NORTH FIRST STREET AND SOUTHEAST CORNER FIRST STREET AND
NORTH AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1727216 0232PM 08/22/95
 MONIKA TODD CLK&REC MESA COUNTY CO
 DOCUMENT FEE \$EXEMPT

THIS INDENTURE is made and entered into this 10th day of August, 1995, by and between TERRENCE J. O'CONNOR (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 "Grantee").

W I T N E S S E T H :

That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities Right-of-Way purposes, being a part of Lot 1 of Block 11 of the City of Grand Junction situated in the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Commencing at the Mesa County Brass Cap for the Northwest Corner of Section 14, Township 1 South, Range 1 West of the Ute Meridian, and considering the West line of the NW ¼ NW ¼ of said Section 14 to bear due South with all bearings contained herein being relative thereto; thence South along the West line of the NW ¼ NW ¼ of said Section 14 a distance of 65.00 feet; thence East a distance of 43.0 feet to a point on the East right-of-way for First Street and the True Point of Beginning of the parcel herein described;

Thence South along the East right-of-way for First Street a distance of 80.0 feet;

Thence leaving said right-of-way, East a distance of 6.0 feet;

Thence North a distance of 86.0 feet to a line which intersects the East right-of-way for First Street with the South right-of-way for North Avenue;

Thence S 45°00'00" W along said intersecting right-of-way line a distance of 8.49 feet to the True Point of Beginning,

containing 498.0 square feet as described above 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 thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land; that he hereby fully warrants the title to said land and will warrant and defend the same against the adverse claims of all persons whomsoever; and that said land is free of all encumbrances.

