

ODA04RRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF CONTRACTOR:	BUCK S ODA AND YO ODA
SUBJECT / PROJECT:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	2543 RIVER ROAD
PARCEL:	2945-152-38-002
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2171215 BK 3565 PG 744-745
01/09/2004 11:56 AM
Janice Ward CLK/REC Mesa County- CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

Buck S. Oda and Yo Oda, Grantors, for and in consideration of the sum of Eighteen Thousand Six Hundred Fifty-Three and 00/100 Dollars (\$18,653.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 Public Roadway and Utilities right-of-way purposes, to wit:

COMMENCING at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said point being a 3 inch aluminum BLM disc set in concrete, and considering the North line of the SE 1/4 NW 1/4 of said Section 15 to bear S 89°58'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°58'20" E along the North line of the SE 1/4 NW 1/4 of said Section 15, said line also being the South line of High Country Business Park, as same is recorded in Plat Book 13, Page 271, Public Records of Mesa County, Colorado, a distance of 574.39 to the POINT OF BEGINNING;
thence from said Point of Beginning, continue S 89°58'20" E along the North line of the SE 1/4 NW 1/4 of said Section 15, a distance of 145.03 feet to a point on the Westerly line of the open, used historic right of way for River Road as laid out and now in use;
thence S 32°38'09" E along said right of way line a distance of 93.28 feet to the Northerly point of that certain parcel of land described in an Order of Taking, as same is recorded in Book 41, Page 66, Public Records of Mesa County, Colorado, said instrument having established and ordered right of way for River Road;
thence S 34°46'34" E along the Westerly right of way for River Road as established by said Order of Taking, a distance of 39.35 feet;
thence S 46°18'28" W a distance of 92.64 feet;
thence N 40°45'35" W, a distance of 230.96 feet, more or less, to the Point of Beginning.
CONTAINING 0.428 Acres (18,653 Sq. Ft.), more or less, 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 Grantors hereby covenanting that they 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.

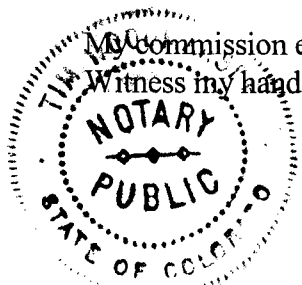
Executed and delivered this 2nd day of January, 2004.

Buck S. Oda
Buck S. Oda

Yo Oda
Yo Oda

State of Colorado)
)ss.
County of Mesa)

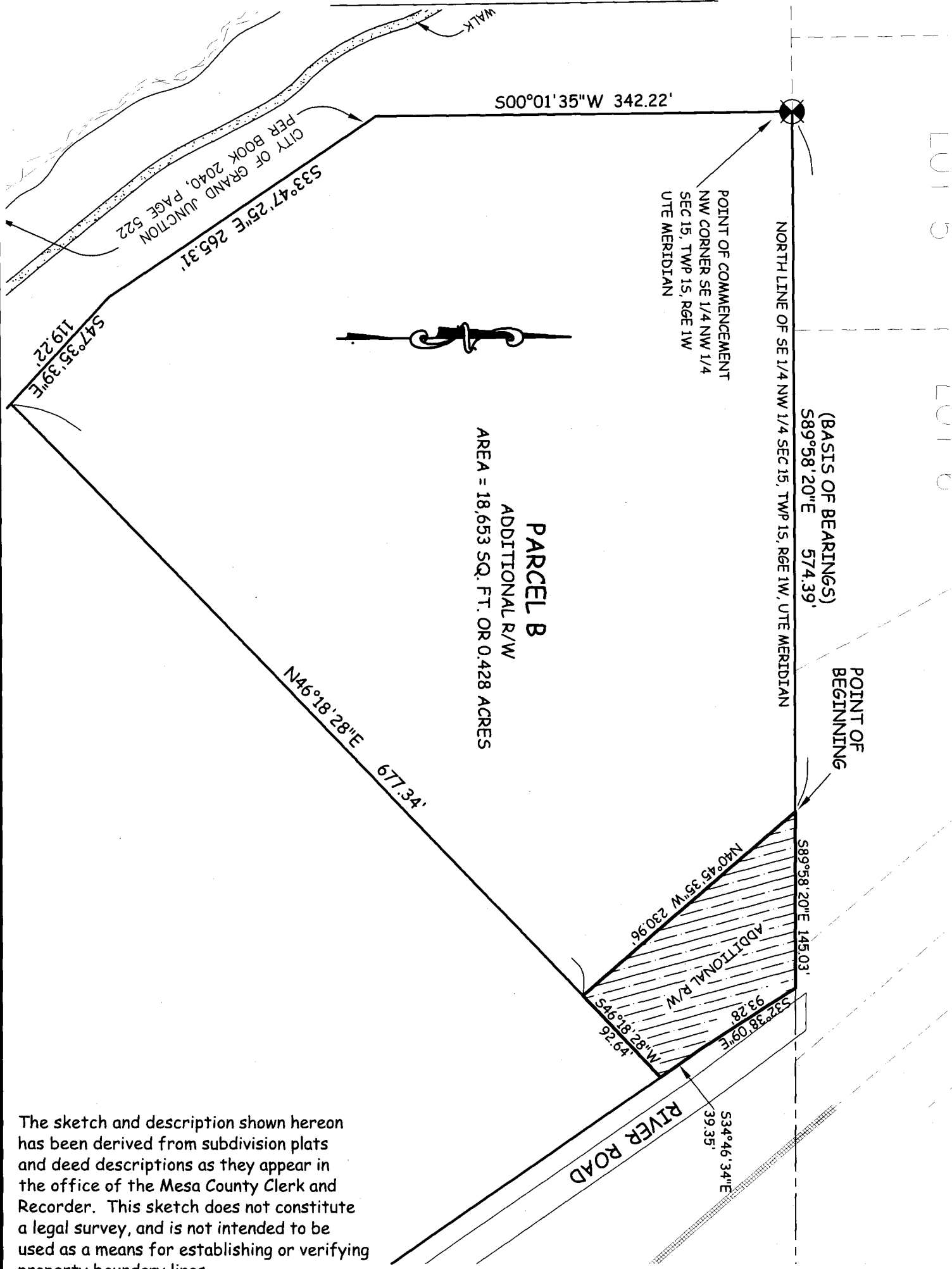
The foregoing instrument was acknowledged before me this 2nd day of January, 2004, by Buck S. Oda and Yo Oda.



My commission expires 5/11/2006.
Witness my hand and official seal.

Tim Woodmansee
Notary Public

EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.I.K.
 DATE: 12-01-2003
 SCALE: 1" = 100'
 APPR. BY: TW

BUCK S. AND YO ODA
 RIGHT-OF-WAY DESCRIPTION MAP
 ADDITIONAL R/W FOR RIVER ROAD

DEPARTMENT OF PUBLIC WORKS
 REAL ESTATE DIVISION
 CITY OF GRAND JUNCTION