

PAH8424S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: MARIE PAHLER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 24TH AND
GRAND AVE N.E. CORNER, 404 NORTH 24TH STREET RIGHT OF WAY
LOT 1 OF BLOCK 5 OF MESA GARDENS SUBDIVISION.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

MARIE PAHLER

1368344 REC EXEMPT 03:50 PM
AUG 02, 1984 E. SAWYER, CLK & REC MESA CTY, CO
BOOK 1504 PAGE 662

whose address is 404 North 24th Street, Grand
Junction, Colorado 81501
County of Mesa, State of
Colorado

, for the consideration of
one dollar (\$1.00) and other good and valuable considerations,
dollars, in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION, a municipal corporation
whose legal address is 250 N. 5th St., Grand Junction, CO 81501 County of

Mesa, and State of Colorado the following real property in the

City of Grand Junction County of Mesa, and State of Colorado, to wit:

a parcel of land for road right of way and utility purposes being
a portion of Lot 1 of Block 5 of Mesa Gardens Subdivision as more
particularly described in the attached Exhibit A

also known as street and number 404 North 24th Street, Grand Junction,
Colorado 81501

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this

31 st

day of

July, 19 84

Marie Pahler
Marie Pahler



STATE OF COLORADO,

County of Mesa

} ss.

The foregoing instrument was acknowledged before me this 31 st
day of JULY, 1984, by Marie Pahler.

My commission expires March 19, 1987
Witness my hand and official seal.

John A. Bare

Notary Public

address of Notary Public: 2184 Lassen Ct.
Grand Junction, CO 81503



A parcel of land for road right of way and utility purposes being a portion of Lot 1 of Block 5 of Mesa Gardens Subdivision, as platted and recorded in Book 8, Page 36 with the office of the Mesa County Clerk and Recorder, located in the NE $\frac{1}{4}$ of Section 13, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, as more particularly described as follows:

commencing at the found City Monument at the intersection of the centerlines of Grand Avenue and 24th Street, with all bearings herein being relative to North between said City Monument and the found City Monument at the intersection of the centerlines of Ouray Avenue and 24th Street as basis of bearings;
thence North along the centerline of 24th Street 30 feet;
thence East 25 feet to the true point of beginning, said true point of beginning being the intersection of the East right of way line of 24th Street and the North right of way line of Grand Avenue;
thence East along the North right of way line of Grand Avenue 5 feet;
thence North 29^o 03' 17" West 10.3 feet to a point on the East right of way line of 24th Street;
thence South along the East right of way line of 24th Street 9 feet to the true point of beginning;

said parcel contains 22.5 square feet, more or less.