

PAY95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JACK D. PAYNE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 504 28 1/4
ROAD, PARCEL NO. 2943-073-00-133 AND 2943-073-00-134 FOR
RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1707718 10:55 AM 01/30/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made and entered into this 27th day of January, 1995, by and between JACK D. PAYNE (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 Six Thousand Four Hundred Twenty Eight and 00/100 Dollars (\$6,428.00) 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 No. 104 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes lying, being and situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at a point on the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian from whence the Mesa County Brass Cap for the Southwest Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 bears S 02°05'00" W a distance of 250.0 feet with all bearings contained herein being relative thereto;
Thence N 02°05'00" E along the West line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 75.0 feet;
Thence S 87°56'30" E a distance of 29.0 feet;
Thence S 02°05'00" W a distance of 75.0 feet;
Thence N 87°56'30" W a distance of 29.0 feet to the True Point of Beginning,

containing 2,175.00 square feet, of which 825.00 square feet is right-of-way for 28 $\frac{1}{4}$ Road by right of use as 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 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.

Jack D. Payne

Jack D. Payne Trust

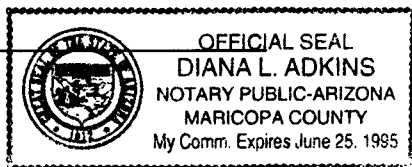
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 27th day of FEBRUARY, 1995, by Jack D. Payne

Diana L. Adkins

Notary Public

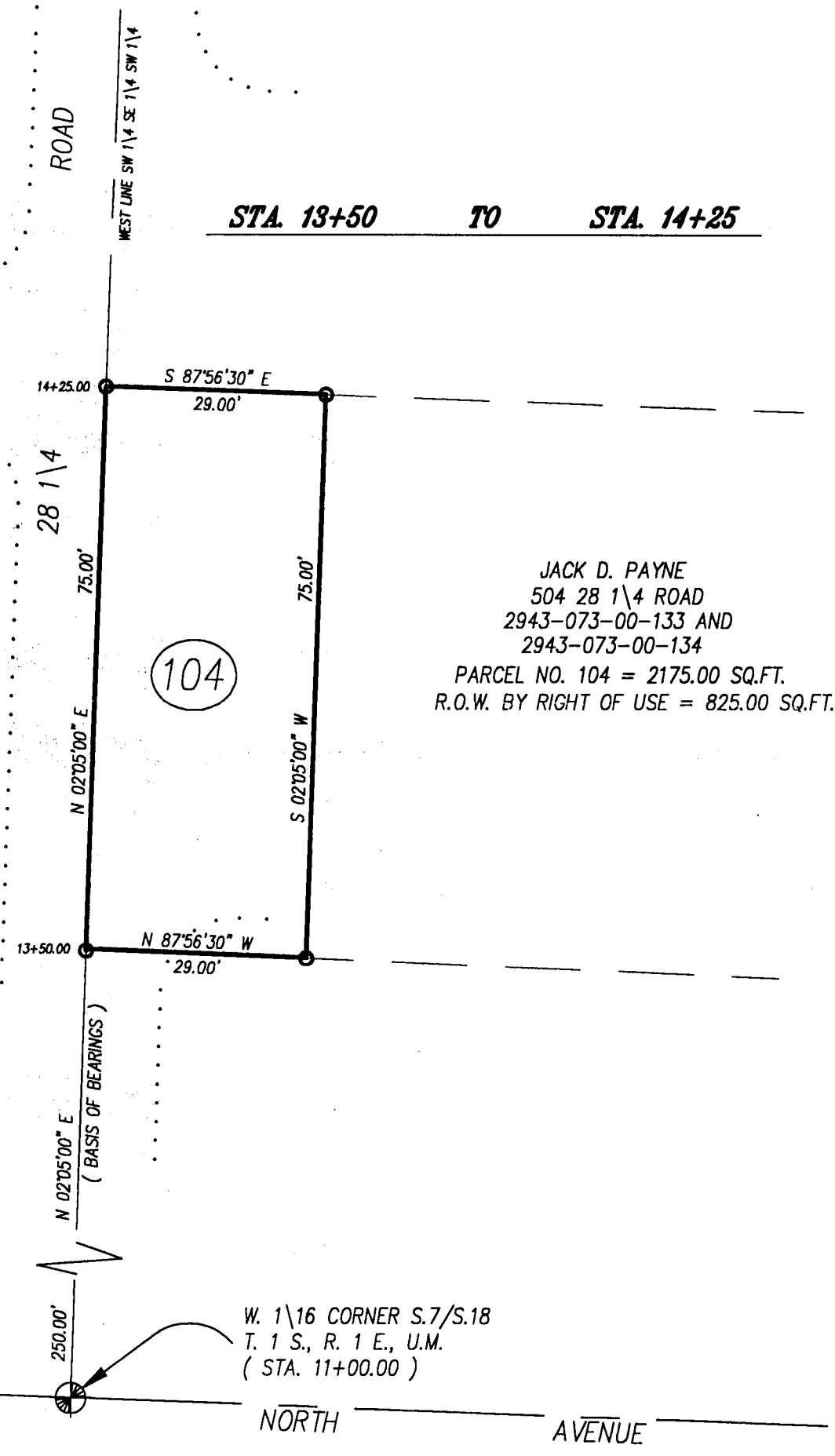
My commission expires:



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

EXHIBIT "A"

STA. 13+50 TO STA. 14+25



JACK D. PAYNE
 504 28 1/4 ROAD
 2943-073-00-133 AND
 2943-073-00-134
 PARCEL NO. 104 = 2175.00 SQ.FT.
 R.O.W. BY RIGHT OF USE = 825.00 SQ.FT.

DRAWN BY: SRP
 DATE: 01\20\95
 SCALE: 1" = 20'
 APPR. BY: Jim W.
 FILE NO: ROW104.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION