

PCT00NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF AGENCY OR CONTRACTOR: PEERLESS TYRE CO.

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2893 NORTH AVENUE
PUBLIC ROADWAY AND UTILITIES RIGHT OF WAY, PARCEL NO. 2943-181-05-020, THE
SOUTHEAST CORNER OF LOT 1, BLK 1, SPARN SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1944139 03/29/00 1041AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

2 PAGE DOCUMENT

WARRANTY DEED

PEERLESS TYRE CO., a Colorado corporation, Grantor, for and in consideration of the sum of Five Hundred Eighty Eight and 00/100 Dollars (\$588.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 Southeast Corner of Lot 1, Block 1 of Ernest T. Sparr Subdivision, situate in the Northeast ¼ of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 7 at Page 17 in the office of the Mesa County Clerk and Recorder;
thence NORTH along the east boundary line of said Lot 1 a distance of 91.00 feet to the True Point of Beginning;
thence NORTH along the east boundary line of said Lot 1 a distance of 14.00 feet to a point on the south right-of-way line for North Avenue as described by instrument recorded in Book 1033 at Page 611 in the office of the Mesa County Clerk and Recorder;
thence WEST along the south right-of-way line for North Avenue as aforesaid a distance of 14.00 feet;
thence leaving the south right-of-way line for North Avenue, S 45°00'00" E a distance of 19.80 feet to the True Point of Beginning,
containing 98.00 square feet 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 Grantor hereby covenanting that it 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 10 day of MARCH, 2000.

Attest:

Peerless Tyre Co.,
a Colorado corporation

Bruce A. Coupe
Secretary

Sam Forbes
President

State of Colorado)
)ss.
County of DENVER)

The foregoing instrument was acknowledged before me this 10th day of MARCH, 2000, by SAMUEL FORBES as President and attested to by BRUCE COUPE as Secretary of Peerless Tyre Co., a Colorado corporation.

My commission expires 8/24/2002.
Witness my hand and official seal.



Sabra Hongland
Notary Public

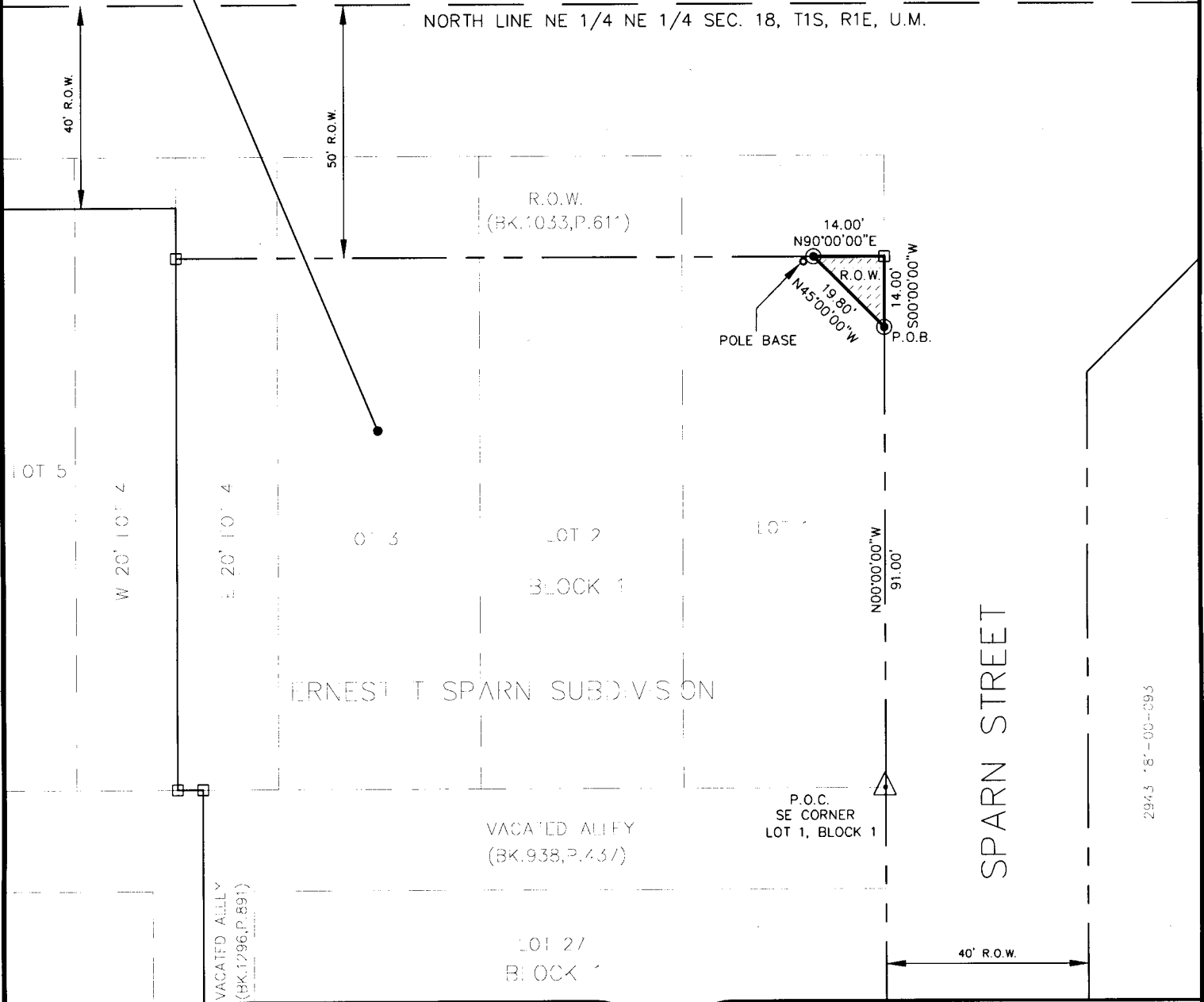
EXHIBIT "A"

2943-181-05-020
PEERLESS TIRE CO.
2893 NORTH AVENUE
RIGHT OF WAY AREA = 98.00 SQ.FT.



NORTH AVENUE

NORTH LINE NE 1/4 NE 1/4 SEC. 18, T1S, R1E, U.M.



DRAWN BY: SRP
DATE: 3-1-2000
SCALE: 1" = 30'
APPR. BY: JW
FILE NO: SIDE1.DWG

RIGHT-OF-WAY DESCRIPTION MAP
SIDEWALK REPLACEMENT

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

2943-181-05-020