

PEA95ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY]

NAME OF AGENCY OR CONTRACTOR: CAROLYN JEAN SELCH, JOHN L.  
PEACH JR., AND RICHARD H. PEACH

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ELM AVENUE  
IMPROVEMENT PROJECT: LOT 16 OF BLOCK 2, PROSPECT PARK  
SUBDIVISION PARCEL NO. 2945-123-13-026, 1362 ELM AVENUE AT  
N. 14TH STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1720899 10:57 AM 06/20/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC EXEMPT

THIS INDENTURE is made and entered into this 10<sup>th</sup> day of June, 1995, by and between CAROLYN JEAN SELCH, JOHN L. PEACH JR., and RICHARD H. PEACH (hereinafter referred to as "Grantors") 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 Grantors, for and in consideration of the installation, maintenance and repair of street improvements by the 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 Sixteen (16), Block Two (2), Prospect Park Subdivision as recorded in Plat Book 7 at Page 37 in the office of the Mesa County Clerk and Recorder, situated in the SW $\frac{1}{4}$  of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the Southeast Corner of said Lot 16, Block 2 of Prospect Park Subdivision with all bearings contained herein being relative to the recorded plat thereof;  
thence N 01°56'03" E along the Eastern boundary line of said Lot 16 a distance of 5.50 feet;  
thence S 60°30'14" W a distance of 10.55 feet to a point on the Southern boundary line of said Lot 16;  
thence S 88°04'07" E along the Southern boundary line of said Lot 16 a distance of 9.00 feet to the True Point of Beginning,  
containing 24.75 square feet as described herein and depicted on the attached Exhibit "A".

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 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

Carolyn Jean Selch  
Carolyn Jean Selch

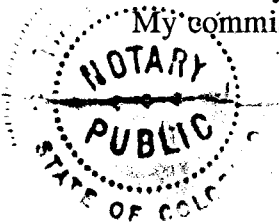
John L. Peach Jr.  
John L. Peach Jr.

Richard H. Peach  
Richard H. Peach

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 22nd day of May, 1995, by Carolyn Jean Selch.

Witness my hand and official seal.  
My commission expires: 2/28/98

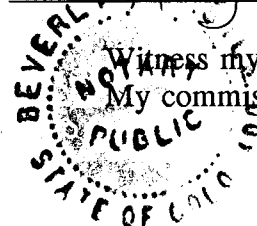


Tim Woodmansee  
Notary Public

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MONTROSE )

The foregoing instrument was acknowledged before me this 26th day of May, 1995, by John L. Peach Jr..

Witness my hand and official seal.  
My commission expires: 7-28-97

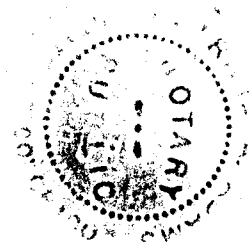


Beverly J. Castle  
Notary Public

STATE OF COLORADO )  
 ) ss.  
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 10th day of June, 1995, by Richard H. Peach.

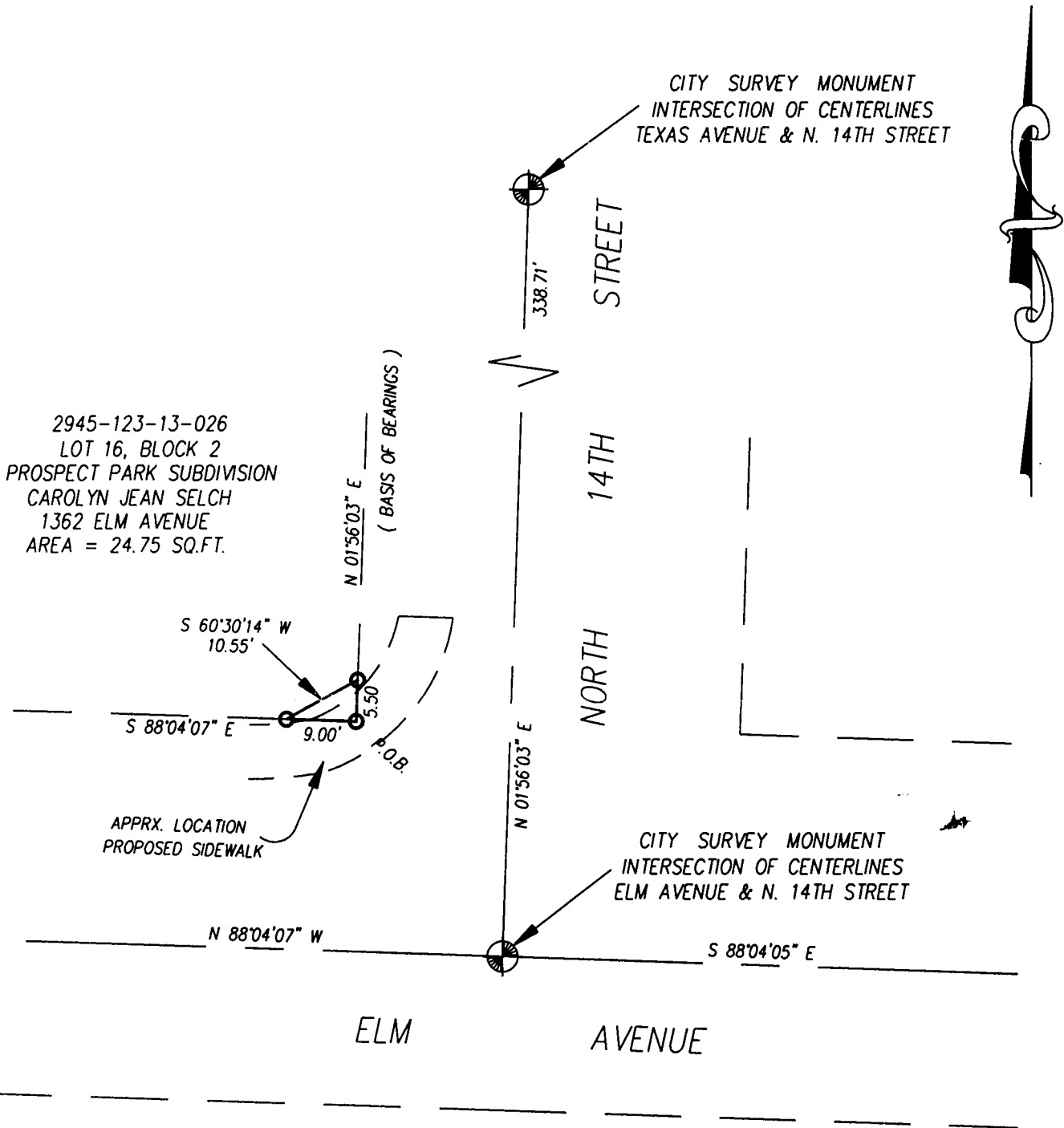
Witness my hand and official seal.  
My commission expires: 5 April 97



Patricia A. Adams  
Notary Public

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

EXHIBIT "A"



DRAWN BY: SRP  
 DATE: 03-14-95  
 SCALE: 1" = 20'  
 APPR. BY: Jim W.  
 FILE NO: ELMROW3.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 ELM AVENUE RECONSTRUCTION  
 N. 12TH ST. TO N. 15TH ST.

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION