

PER8424S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: VICTOR W. PERINO, TRUSTEE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 24TH AND
GRAND AVE N.W. CORNER, 405 NORTH 25TH STREET RIGHT OF WAY
LOT 9 OF BLOCK 3 OF MESA GARDENS SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

24th - Grand Ave
NW cor.

VICTOR W. PERINO, Trustee

1368347 DOC EXEMPT 03:50 PM
AUG 02, 1984 E. SAWYER, CLK&REC MESA CTY, CO
BOOK 1504 PAGE 448

whose address is 606 Viewpoint Drive, Grand
Junction, CO 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 North 5th Street, 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 9 of Block 3 of Mesa Gardens Subdivision as more
particularly described in the attached Exhibit A.

also known as street and number 405 North 25th Street, Grand Junction,
Colorado 81501

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

Signed this

26th

day of

July

, 1984

Victor W. Perino, Trustee
Victor W. Perino, Trustee

STATE OF COLORADO,

County of Mesa

} ss.

The foregoing instrument was acknowledged before me this 26th
day of July, 1984, by Victor W. Perino

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

John A. Base
Notary Public

address of Notary Public:

2184 Lassen Court
Grand Junction, Colorado 81503



EXHIBIT A

A parcel of land for road right of way and utility purposes being a portion of Lot 9 of Block 3 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 West 25 feet to the true point of beginning, said true point of beginning being the intersection of the North right of way line of Grand Avenue and the West right of way line of 24th Street;
thence West along the North right of way line of Grand Avenue 5 feet;
thence North 29^o 03' 17" East 10.3 feet to a point on the West right of way line of 24th Street;
thence South along the West 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.