

PHP8415S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ARTHUR R. PHIPPS AND DOROTHY  
R. PHIPPS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 15TH  
STREET, BETWEEN WALNUT AND PINYON, LOT 4, LUTKIEWICZ  
SUBDIVISION, FOR ROAD AND UTILITY RIGHT-OF-WAY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorder's Stamp

ARTHUR R. PHIPPS and

DOROTHY R. PHIPPS

1372578 DEC NO FEE 11:47 AM  
SEP 28 1984 E. SAWYER, CLK & REC MESA, CO  
BOOK 1511 PAGE 342

whose address is Grand Junction  
said County of Mesa and State of  
Colorado for the consideration of

--Ten Dollars and no/100ths----- Dollars,

in hand paid, hereby sell(s) and convey(s) to

CITY OF GRAND JUNCTION

a Municipal Corporation, whose address is

Grand Junction County of Mesa and State of  
Colorado, ~~in joint tenancy~~, the following real property situate  
in the said County of Mesa and State of Colorado, to-wit:

A parcel of land for Road and Utility Right of Way purposes being a  
portion of Lot 4 Lutkiewicz Subdivision, City of Grand Junction, County  
of Mesa, State of Colorado, being more particularly described as follows:

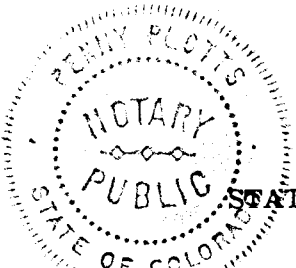
The West 11.50 feet of said Lot 4 containing 575.0 square feet, more or  
less.

with all its appurtenances and warrant(s) the title to the same, subject to easements,  
restrictions, rights-of-way of record. 1984 taxes due and payable in 1985  
and all subsequent taxes and assessments thereafter.

Signed this 27<sup>th</sup> day of September, 1984

Arthur R. Phipps  
Arthur R. Phipps

Dorothy R. Phipps  
Dorothy R. Phipps



STATE OF COLORADO

County of Mesa

ss

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September  
1984 by Arthur R. Phipps and Dorothy R. Phipps

My commission expires 8/18, 1985

Witness my hand and official seal.

My Commission Expires 8/18/1985  
Western Colorado Title Co  
521 Bond Ave. Grd. Jct. CO 8150

Penny Pletts  
Notary Public

NO DOC FEE