

PRO06FRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	DAVE F. PROIETTI AND LISA R. PROIETTI
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	2558 F ROAD (2558 PATTERSON ROAD)
PARCEL NO:	2945-034-53-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2297501 BK 4079 PG 448-449  
01/20/2006 04:07 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee NO FEE

WARRANTY DEED

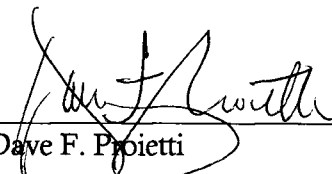
Dave F. Proietti and Lisa R. Proietti, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to The City of Grand Junction, 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:

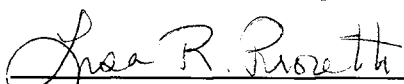
Commencing at the S1/4 Corner of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, whence the E1/16 of said Section 3 bears S 89°54'59"E for a basis of bearings; with all bearings contained herein relative thereto; thence S89°54'59"E a distance of 349.77 feet; thence N00°02'43"E 40.00 feet to the Southwest corner of Lot 1, Vostatek Minor Subdivision, Plat Book 16, Page 144 & 145 and the Point of Beginning; thence N00°02'43"E 3.27 feet; thence S89°54'59"E 95.28 feet; thence S00°02'44"W 3.27 feet; thence N89°54'59"W 95.28 feet to the Point of Beginning.

Containing 311.6 square feet more or less 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 Grantors hereby covenant 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.

Executed and delivered this 20<sup>th</sup> day of January, 2006.

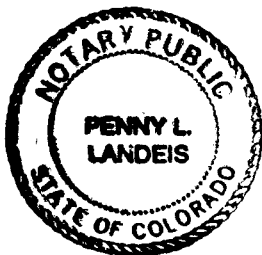
  
\_\_\_\_\_  
Dave F. Proietti

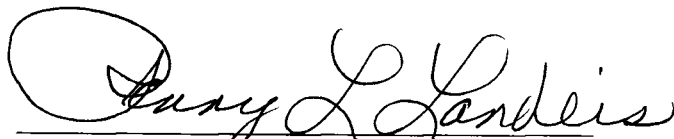
  
\_\_\_\_\_  
Lisa R. Proietti

State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of January, 2006, by Dave F. Proietti and Lisa R. Proietti.

My commission expires: 11-16-06  
Witness my hand and official seal.



  
\_\_\_\_\_  
Notary Public

1/13/06  
4:27 PM  
H:\CD\Proietti WD.doc

RIGHT OF WAY  
 LOCATED IN SW 1/4 SE 1/4 OF SECTION 3,  
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN

DEWEY SUBDIVISION FILING NO. 1  
 PLAT BOOK 12, PAGE 158  
 KENNETH HAINING  
 2554-1/2 F ROAD

FORESIGHT VILLAGE  
 A REPLAT OF DEWEY SUBDIVISION  
 FILING NO. ONE  
 PLATBOOK 12, PAGE 405  
 JEI ASSOCIATES  
 606 25-1/2 ROAD

MILLER SUBDIVISION  
 LOT 2  
 PLAT BOOK 13, PAGE 404  
 SEVENTH DAY ADVENTIST  
 CHURCH SERVICES PD

PATTERSON HEIGHTS TOWNHOMES

N 89°54'59" W  
 82.50'

S 00°02'44" W  
 118.21'

N 89°56'57" W  
 95.28'

2945-034-00-060  
 2560 F ROAD

302.00'  
 N 00°02'44" E

GLEN E. & BETTY JO SCHMIDT  
 2945-034-00-059

S 00°02'43" W  
 171.74'

LOT 1, VOSTATEK  
 MINOR SUBDIVISION

171.79'

311.6 SQ. FT.  
 0.01 ACRES

3.27'  
 S 89°54'59" E 95.28'  
 POB N 89°54'59" W 95.28'  
 S 00°02'44" W 3.27'



349.77'

S1/4, SEC. 3  
 T.1S., R.1W., UTE MERIDIAN  
 MCSM 804-1

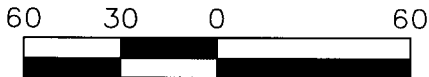
S 89°54'59" E 1319.24'

PATTERSON ROAD

E1/16, SEC. 3  
 T.1S., R.1W., UTE MERIDIAN  
 3 1/2" ALUM. CAP  
 LS 16835



SCALE: 1" = 60'



Revised date: January 12, 2006

Prepared by: Stanley K. Werner, P.L.S. 27279