

RAD9824R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RICHARD A. DARLEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 773 24 ROAD, 24 ROAD,
PARCEL NO. 2701-321-00-067, RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1857884 07/31/98 0255PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Richard A. Darley, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 (SE1/4 NE1/4) of Section 32, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the SE1/4 NE1/4 of said Section 32 to bear S 00°00'00" E with all bearings contained herein being relative thereto; thence S 89°58'57" W along the north line of said SE1/4 NE1/4 a distance of 30.0 feet to a point on the west right-of-way line for 24 Road and the **True Point of Beginning**;

thence S 00°00'00" E along the west right-of-way line for 24 Road a distance of 210.00 feet;
thence leaving said right-of-way line, S 89°58'57" W a distance of 13.19 feet;
thence N 03°02'51" E a distance of 210.30 feet to a point on the north line of the SE1/4 NE1/4 of said Section 32;
thence N 89°58'57" E along the north line of said SE1/4 NE1/4 a distance of 2.01 feet to the Point of Beginning, containing 1,596.00 square feet as described herein and as 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 he 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 15th day of April, 1998.

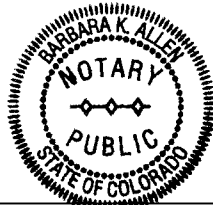
Richard A. Darley
Richard A. Darley

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5 day of April, 1998, by Richard A. Darley.

My commission expires 4/10/2000.
Witness my hand and official seal.

Barbara K. Allen



MY COMMISSION EXPIRES
APRIL 10, 2000

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

EXHIBIT "A"

2701-321-00-028

2701-321-00-067
RICHARD A. DARLEY
773 24 ROAD
RIGHT OF WAY AREA = 1596.00 SQ.FT.

2701-321-00-066

NE CORNER
SECTION 32
T1N, R1W, U.M.

N00°00'00"W
1,320.81'

NE COR SE 1/4 NE 1/4
SECTION 32
T1N, R1W, U.M.

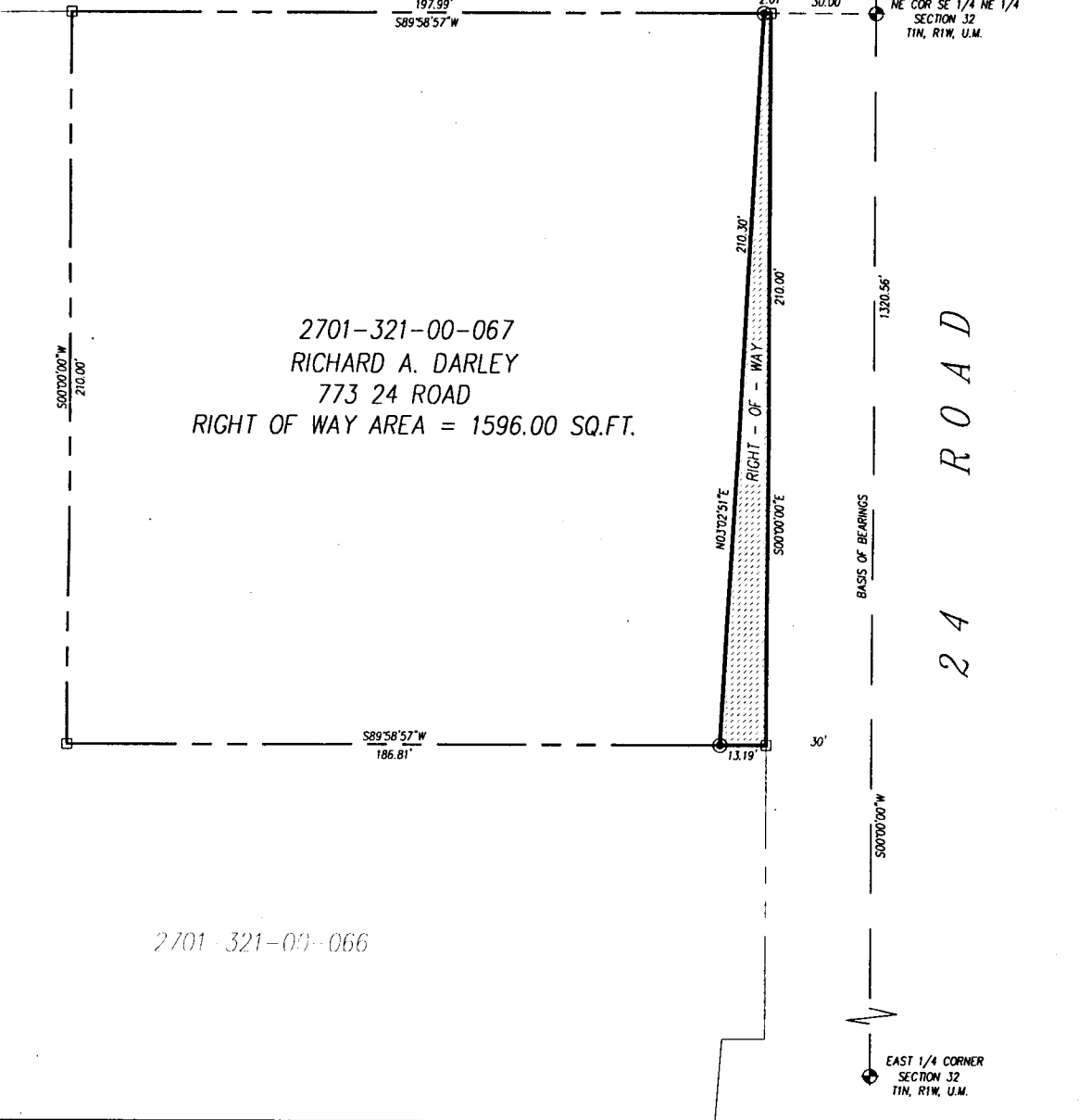
1,320.56'

24 ROAD

BASIS OF BEARINGS

S00°00'00"W

EAST 1/4 CORNER
SECTION 32
T1N, R1W, U.M.



DRAWN BY: SRP
DATE: 4-01-98
SCALE: 1" = 30'
APPR. BY: TW
FILE NO: 24RD1.DWG

RIGHT-OF-WAY DESCRIPTION MAP
24 ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION