

RAH04627

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF CONTRACTOR: CURTIS RAHM AND TERRI GAIL RAHM

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY  
PURPOSES

SUBJECT/PROJECT: 627 24 ½ ROAD, CANYON VIEW OFFICE BUILDING

TAX PARCEL #: 2945-043-13-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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

2180653 BK 3602 PG 942  
03/08/2004 05:00 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChg \$1.00  
DocFee NO FEE

**WARRANTY DEED**

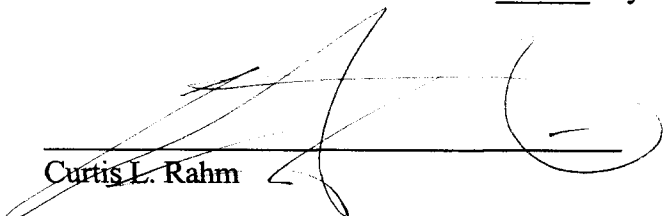
Curtis L. Rahm and Terri Gail Rahm, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to 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:

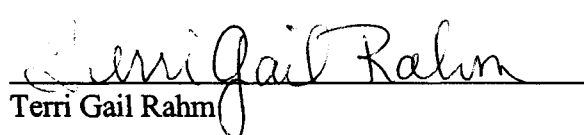
The East 10.0 feet of Lot 4, HOME DEPOT U.S.A. INC., a subdivision of the City of Grand Junction situate in the Southwest ¼ of Section 4, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described by metes and bounds as follows:

Beginning the Southeast Corner of said Lot 4 and considering the South boundary line of said Lot 4 to bear S 89°59'40" W with all bearings contained herein being relative thereto;  
thence S 89°59'40" W along the South boundary line of said Lot 4 a distance of 10.00 feet;  
thence leaving the South boundary line of said Lot 4 and along a line which is parallel with and 10.0 feet West of the East boundary line of said Lot 4, N 00°09'17" W a distance of 252.77 feet to a point on the Northeasterly boundary line of said Lot 4;  
thence S 45°04'23" E along the Northeasterly boundary line of said Lot 4 a distance of 14.09 feet to an angle point on the East boundary line of said Lot 4;  
thence S 00°09'17" W along the East boundary line of said Lot 4 a distance of 242.82 feet to the Point of Beginning,  
containing 2,478.62 square feet, more or less, as described.

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 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.

Executed and delivered this 5<sup>th</sup> day of March, 2004.

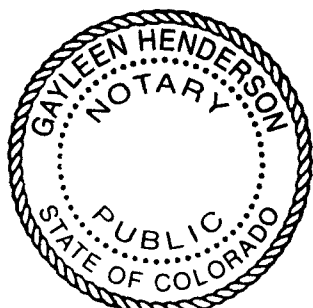
  
Curtis L. Rahm

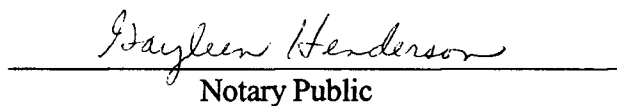
  
Terri Gail Rahm

State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 2004, by Curtis L. Rahm and Terri Gail Rahm.

My commission expires 10/29/2005.  
Witness my hand and official seal.



  
Notary Public

My Commission Expires 10/29/2005