

RAY05SCR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	CATHERINE E. RAY
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY SIDEWALK EXTENSION
ADDRESS:	396 SOUTH CAMP ROAD
PARCEL #:	2945-183-00-061
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

When recorded return to:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2238721 BK 3836 PG 33-34
02/15/2005 09:36 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

Catherine E. Ray, Grantor, for and in consideration of the sum of Three Thousand Eight Hundred Fourteen and 25/100 Dollars (\$3,814.25), 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 Public Roadway and Utilities right-of-way purposes, to wit:

A certain parcel of land for road right of way purposes located in the Southwest Quarter(SW1/4) of Section 18, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 18, which point is also the Southwest corner of a parcel of land as described in Book 2838, Page 629 of the records in the office of the Mesa County Clerk and Recorder, and considering the West line of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of said Section 18 to bear N00°15'45"W, with all bearings herein being relative thereto; thence N89°40'13"E, along the South line of said parcel of land, a distance of 24.25 feet to the POINT OF BEGINNING; thence N00°15'45"W, along a line east of and parallel with the West line of said Section 18, a distance of 169.55 feet, more or less, to the North line of said parcel of land; thence N89°44'15"E, along the North line of said parcel of land, a distance of 15.75 feet; thence S01°46'59"E, a distance of 169.58 feet, more or less, to the South line of said parcel of land; thence S89°40'13"W, along the South line of said parcel of land, a distance of 20.25 feet, more or less, to the point of beginning.

CONTAINING 3,051.69 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 Grantor hereby covenanting that she 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 14th day of February, 2005.

Catherine E. Ray
Catherine E. Ray

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of February, 2005, by Catherine E. Ray.

My commission expires 3.3.05.
Witness my hand and official seal.

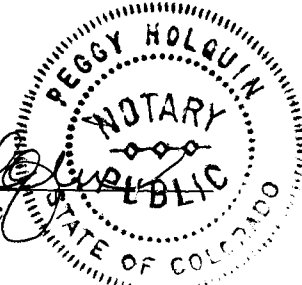
Peggy Holquin
Notary Public


EXHIBIT "A"

MCSM
S 1/16 W LN S18
T1S, R1W, UTE MER.

NW CORNER
BK 2838 PG 629



BASIS OF BEARINGS N00°15'45"W
WEST LINE SECTION 18

SOUTH CAMP ROAD (ROW VARIES)

24.25'

N89°44'15"E

15.75'

NORTH LN BK 2838 PG 629

2945-183-00-061
CATHERINE E. RAY
396 SOUTH CAMP ROAD
GRAND JUNCTION, CO 81503

BOOK 2838 PG 629

N00°15'45"W 169.55'

S01°46'59"E 169.58'

24.25'

RIGHT OF WAY
AREA = 3,051.69 SQ. FT.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

N89°40'13"E

24.25'

S89°40'13"W

20.25'

SOUTH LN BK 2838 PG 629

POC
MCSM SW COR S18
T1S, R1W, UTE MER.

POB

DRAWN BY: MG
DATE: 01/26/2005
SCALE: 1" = 20'
APPR. BY: PK

SOUTH CAMP SIDEWALK EXTENSION
RIGHT-OF-WAY DESCRIPTION MAP

2945-183-00-061

CITY OF
Grand Junction
COLORADO