

RDO94HCK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ROBERT DORSSEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SW CORNER OF
ASH DRIVE AND HICKORY DRIVE RIGHT OF WAY LOT 18 BLOCK 3
SUNSET TERRACE REPLAT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

BOOK 2063 PAGE 382

1678272 09:49 AM 04/14/94
MONIKA TODD CLK.&REC MESA COUNTY CO
DOC EXEMPT

Robert Dorssey, Grantor, whose address is 2706 H Road, City of Grand Junction, County of Mesa, State of Colorado, for the consideration of TEN (\$10.00) DOLLARS, in hand paid, hereby sells and conveys to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, County of Mesa, State of Colorado, the following described real property for Roadway and Utilities Right-of-Way Purposes in the County of Mesa and State of Colorado, to wit:

A tract of land for Roadway and Utilities Right-of-Way Purposes situated in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being a part of Lot 18 in Block 3 of Sunset Terrace Replat as recorded in Plat Book 9 at Page 33 in the office of the Mesa County Clerk and Recorder and being more particularly described as follows:

Beginning at the Northeast Corner of Lot 18 in Block 3 of Sunset Terrace Replat; thence West along the North line of said Lot 18 a distance of 20.0 feet; thence 31.42 feet along the arc of a curve to the Southeast having a radius of 20.0 feet, a central angle of 90°00'00", and a long chord which bears S 45°00'00" E a distance of 28.28 feet to the East line of said Lot 18; thence North a distance of 20.0 feet to the Point of Beginning, containing 85.84 square feet as described,

with all its appurtenances, and warrant the title to the same.

Signed this 14th day of April, 1994.

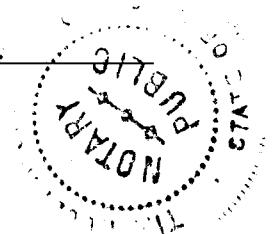
Robert Dorssey
Robert Dorssey

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 14th day of April, 1994, by Robert Dorssey.

My commission expires: 2/28/98
Witness my hand and official seal.

Tim Woodmansee
Notary Public



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