

RHG97N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: ROY GARNER AND HATTIE JUNE GARNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2428 NORTH 1ST STREET, RIGHT OF WAY NORTH FIRST STREET ORCHARDS AVENUE TO PATTERSON, PARCEL NO. 2945-112-00-007

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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WARRANTY DEED

1804858 0339PM 07/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$NO FEE

Roy Garner and Hattie June Garner, Grantors, for and in consideration of the sum of One Hundred Ninety Three and 46/100 Dollars (\$193.46), the receipt and sufficiency of which is hereby acknowledged, 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 Northwest Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the Northwest 1/4 (NW1/4) of said Section 11 to bear S 00°29'40" E with all bearings contained herein being relative thereto; thence S 00°29'40" E along the West line of the NW1/4 of said Section 11 a distance of 692.0 feet; thence N 83°54'20" E a distance of 30.14 feet to a point on the East right-of-way line for North First Street and the **True Point of Beginning**;

thence leaving said right-of-way line, N 83°54'20" E a distance of 3.01 feet;

thence S 00°29'40" E a distance of 27.55 feet;

thence S 16°42'41" W a distance of 10.14 feet to a point on the East right-of-way line for North First Street;

thence N 00°29'40" W along the East right-of-way line for North First Street a distance of 36.94 feet to the Point of Beginning, containing 96.73 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 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 6th day of June, 1997.

Roy Garner
Roy Garner

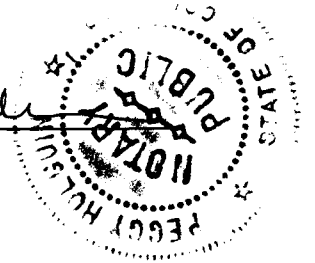
Hattie June Garner
Hattie June Garner

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of June, 1997, by Roy Garner and Hattie June Garner.

My commission expires 3.3.01.
Witness my hand and official seal.

Peggy Holman
Notary Public



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

