

RIG716TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ROBERTA E. RIGG, ROBERT W.
RIGG, RIGCO, LIMITED

STREET ADDRESS/PARCEL NAME/SUBDIVISION: N. 17TH STREET
(STREET AND UTILITY RIGHT-OF-WAY PURPOSES)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1971

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

THIS DEED, Made this tenth day of May in the year of our Lord one thousand nine hundred and seventy-one, between

RIGCO, LIMITED

State Documentary Fee
Date MAY 24 1971
\$ No Fee

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and CITY OF GRAND JUNCTION, A Municipal Corporation

of the County of Mesa and State of Colorado, of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

--TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS-- ~~XXXXXXXX~~

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed and by these presents doth grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

Beginning at a point 1202.83 feet East and 86 feet North of the Southwest Corner of the Northeast Half of the Northwest One-Quarter Section 11, Township One South, Range One West, Ute Meridian, thence East 10.57 feet, thence North 59 feet, thence Southwesterly to the point of beginning.

ALSO:

The West 35.57 feet of:

Beginning at a point 1177.83 feet East of the Southwest Corner of the Northeast One Quarter of the Northwest One Quarter of Section 11, Township One South, Range One West, Ute Meridian, thence North 86 feet, thence East 110 feet, thence South 86 feet, thence West 110 feet to beginning, except the South 20 feet thereof.

For street and utility right of way

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part **y** of the second part, **its** heirs and assigns, forever. And the said

party of the first part, for itself, and its successors, doth covenant, grant, bargain and agree to and with the said part **y** of the second part, **its** heirs and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises in the quiet and peaceable possession of the said part **y** of the second part, **its** heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its president, and its corporate seal to be hereunto affixed, attested by its secretary, the day and year first above written.

Attest:

Roberta E. Rigg
Roberta E. Rigg, Secretary.



RIGCO, LIMITED
Robert W. Rigg
By Robert W. Rigg, President.

STATE OF COLORADO.

County of Mesa } ss.

The foregoing instrument was acknowledged before me this 21st day of May 1971, by Robert W. Rigg as President and Roberta E. Rigg as Secretary of RIGCO, LIMITED a corporation.

My notarial commission expires October 20, 1971.

Witness my hand and official seal.

Christa Struff
Notary Public.

