

ROB02ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

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

NAME OF AGENCY OR CONTRACTOR: JANEY JANICE ROBARGE, WILLIS
LELAND STACY AND RANDALL LEE STACY, SR.

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
2899 ORCHARD AVENUE

PARCEL #: 2943-074-00-073

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

BOOK 3251 PAGE 413

2098483 01/14/03 0312PM
JANICE WARD CLK&REC MESA COUNTY Co
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Janey Janice Robarge, Willis Leland Stacy and Randall Lee Stacy, Sr., as Joint Tenants, Grantors, for and in consideration of the sum of Four Thousand Eight Hundred and 00/100 Dollars (\$4,800.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes, situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the East ¼ Corner of said Section 7, and considering the east line of the SE ¼ of said Section 7 to bear S 00°03'21" E with all bearings contained herein being relative thereto; thence S 00°03'21" E along the east line of the SE ¼ of said Section 7 a distance of 10.00 feet; thence leaving the east line of the SE ¼ of said Section 7, N 89°45'53" W a distance of 17.00 feet to a point on the west line of the open, used and historic right-of-way for 29 Road, said point being the True Point of Beginning:

thence along the west line of the open, used and historic right-of-way for 29 Road the following two (2) courses:

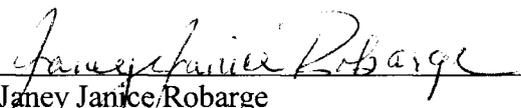
- 1. S 24°56'31" E a distance of 8.54 feet;
- 2. S 00°13'15" W a distance of 107.96 feet;

thence leaving said right-of-way line, N 89°49'04" W a distance of 16.07 feet; thence N 00°03'21" W a distance of 92.35 feet; thence N 44°55'44" W a distance of 33.14 feet to a point on the south right-of-way line for Orchard Avenue as described by instrument recorded in Book 800 at Page 73 in the office of the Mesa County Clerk and Recorder; thence S 89°45'53" E along the south right-of-way line for Orchard Avenue a distance of 36.38 feet to the Point of Beginning,

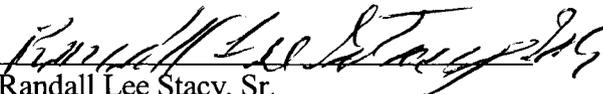
containing 2,145.90 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

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 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 20th day of December, 2002.


Janey Janice Robarge


Willis Leland Stacy


Randall Lee Stacy, Sr.

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of December, 2002, by ~~Janey Janice Robarge, Willis Leland Stacy and Randall Lee Stacy, Sr., as Joint Grantors~~



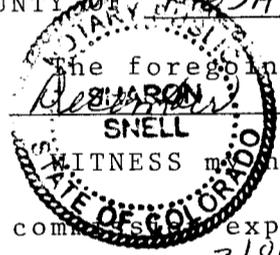
My commission expires _____
WITNESS my hand and official seal.

My Commission Expires 3/8/03

Sharon Snell
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27th day of December, 2002, by Randall Lee Stacy, Sr.



WITNESS my hand and official seal.

My commission expires:
~~My Commission Expires~~ 3/8/03

Sharon Snell
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30th day of December, 2002, by Janey Janice Robarge.

WITNESS my hand and official seal.

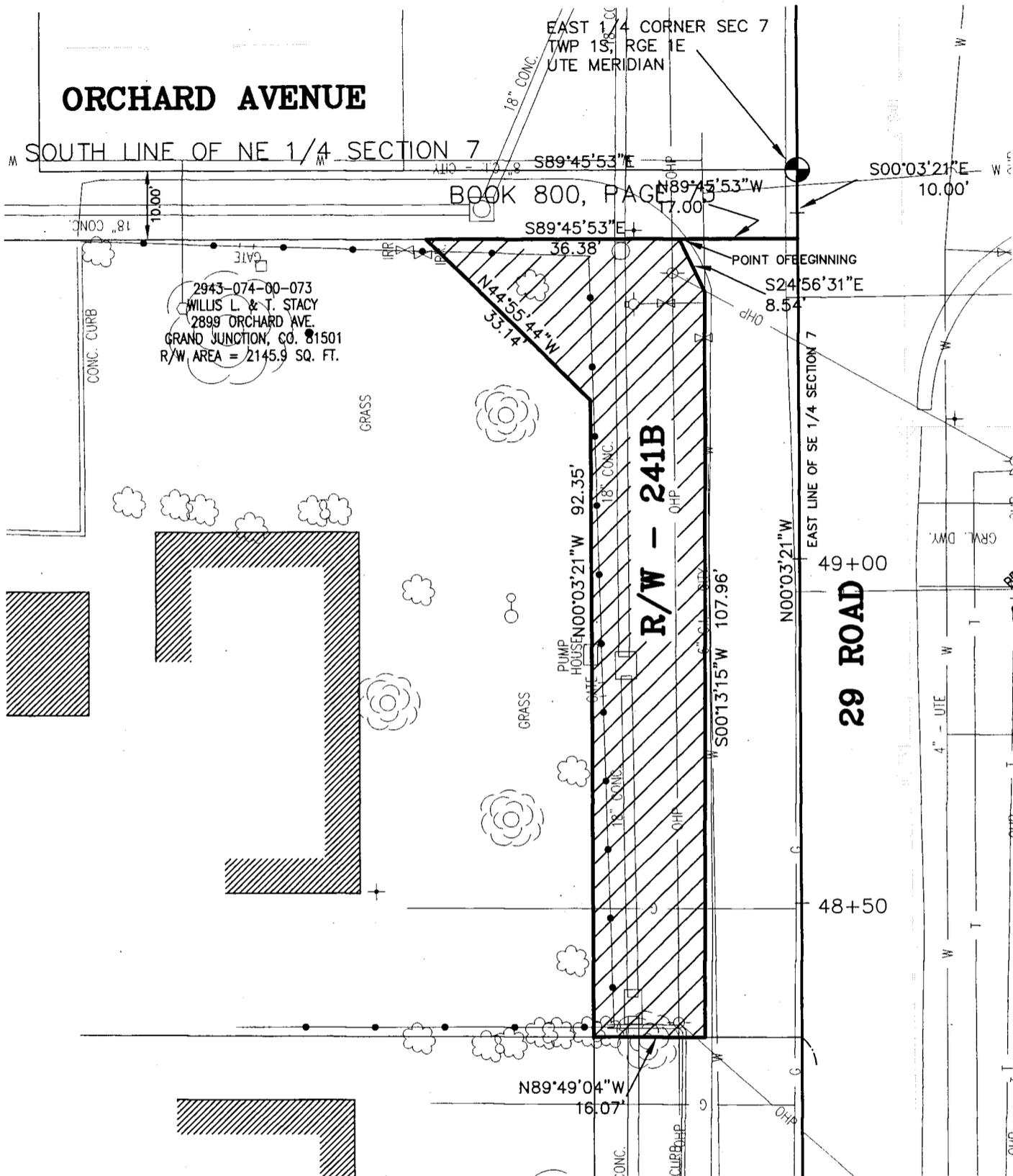
My commission expires:



My Commission Expires 3/8/03

Sharon Snell
Notary Public

EXHIBIT "A"



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.

REVISED: 2-28-2002

DRAWN BY: P.T.K.
 DATE: 10-04-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO: 1019DWG

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-00-073

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION