

ROB95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: BILLIE ROBERTS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 529 28 1/4
ROAD, PARCEL NO. 2943-073-08-004 FOR RIGHT OF WAY LOT 1,
GILLILAND SUBDIVISIONP

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1709565 09:01 AM 02/22/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made and entered into this 19th day of February, 1995, by and between BILLIE ROBERTS, (hereinafter referred to as "Grantor") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

W I T N E S S E T H :

That said Grantor, for and in consideration of the sum of One Hundred and 04/100 Dollars (\$100.04) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 127 of City of Grand Junction 28¼ Road Improvement Project for Roadway and Utilities Right-of-Way purposes being a part of Lot One (1) of Gilliland Subdivision situated in the NW¼ SW¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the Southeast Corner of Lot 1 of said Gilliland Subdivision and considering the East line of the NW¼ SW¼ of said Section 7 to bear N 02°07'08" E with all bearings contained herein being relative thereto;

Thence N 02°07'08" E along the East line of said Lot 1 a distance of 75.00 feet to the Northeast Corner of said Lot 1;

Thence N 87°52'52" W along the North line of said Lot 1 a distance of 1.00 feet;

Thence S 02°07'08" W a distance of 62.69 feet;

Thence S 05°54'45" W a distance of 12.34 feet to a point on the South line of said Lot 1;

Thence S 87°52'52" E along the South line of said Lot 1 a distance of 1.82 feet to the True Point of Beginning,

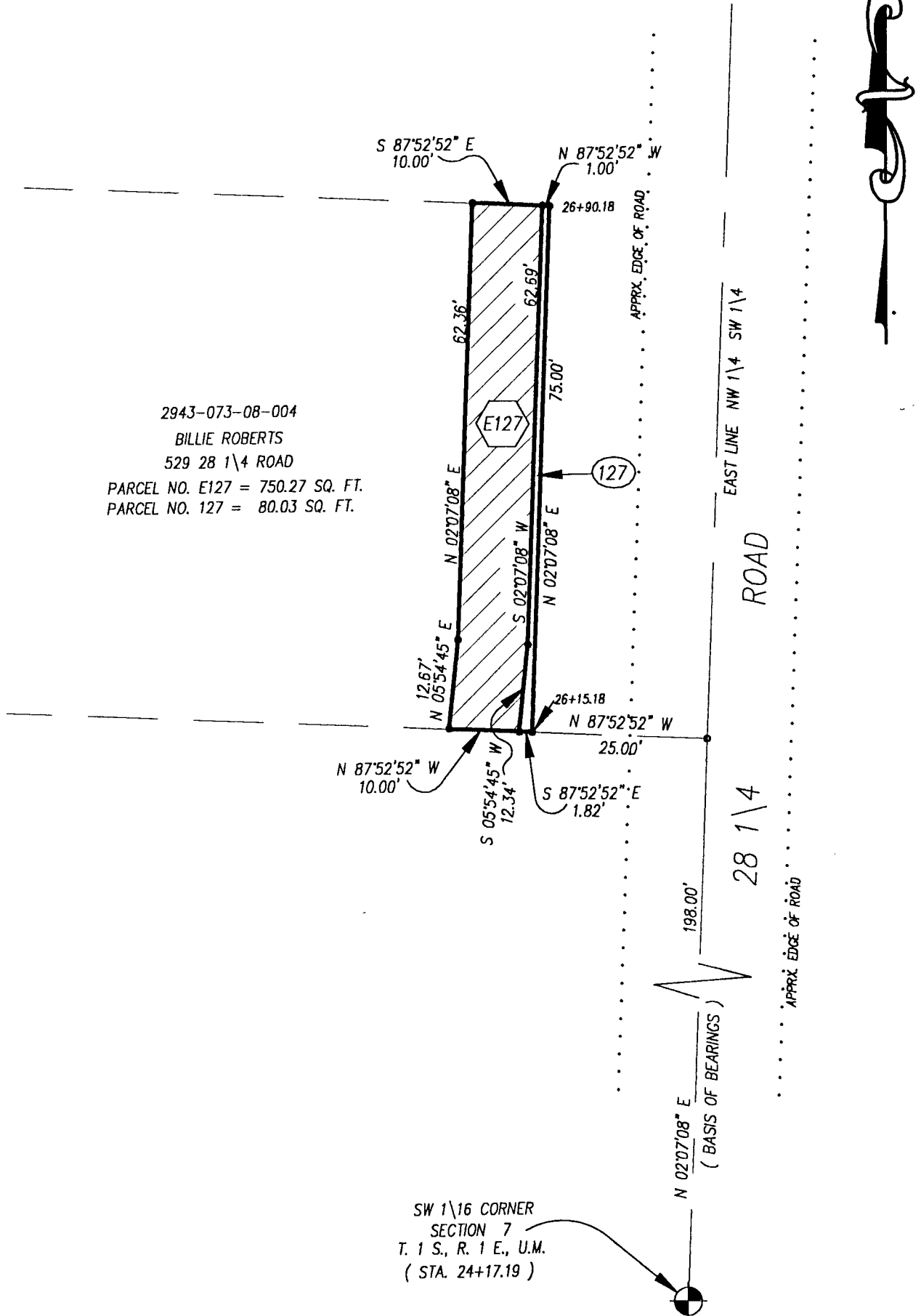
containing 80.03 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise 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.

EXHIBIT "A"

STA. 26+15.18 TO STA. 26+90.18

2943-073-08-004
 BILLIE ROBERTS
 529 28 1/4 ROAD
 PARCEL NO. E127 = 750.27 SQ. FT.
 PARCEL NO. 127 = 80.03 SQ. FT.



DRAWN BY: SRP
 DATE: 01\12\95
 SCALE: 1" = 20'
 APPR. BY:
 FILE NO: ROW127.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION