

ROB9912T

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CHRISTIE J. ROBSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-WAY AT SOUTHEAST
CORNER OF 12TH STREET AND BONITO AVENUE, 2940 N. 12TH STREET PARCEL NO.
2945-013-01-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1899261 04/23/99 0151PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

Christie J. Robson, Grantor, for and in consideration of the sum of Sixty Eight and 11/100 Dollars (\$68.11), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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 Lot 20, Block 1 of Eagleton Subdivision, situate in the Southwest 1/4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 8 at Page 4 in the office of the Mesa County Clerk and Recorder, and considering the west line of said Lot 20 to bear N 00°04'41"E with all bearings contained herein being relative thereto;
thence S 89°48'00" E along the north boundary line of said Lot 20 a distance of 1.00 foot to the True Point of Beginning;
thence S 89°48'00" E along the north boundary line of said Lot 20 a distance of 3.32 feet;
thence leaving the north boundary line of said Lot 20, S 10°41'59"W a distance of 13.71 feet,
thence N 89°55'19"W a distance of 0.80 feet to a point on the east line of the right-of-way described Book 1022 Page 93, Mesa County Records,
thence N 00°04'41"E along said east line a distance of 13.48 feet to the True Point of Beginning;

containing 27.80 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 Grantor hereby covenanting that he 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 2nd day of April, 1999.

Christie J. Robson
Christie J. Robson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of April, 1999, by Christie J. Robson.

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



[Signature]
Notary Public

