

ROL00245

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: RIVER OF LIFE ALLIANCE CHURCH OF THE
CHRISTIAN AND MISSIONARY ALLIANCE, A COLORADO NONPROFIT CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 701 24 ½ ROAD,
GRAND JUNCTION, COLORADO

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPR-2000-097

WARRANTY DEED

River of Life Alliance Church of the Christian and Missionary Alliance, a Colorado nonprofit corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North Fifth Street, Grand Junction, CO 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land to be used for streets, roads, rights-of-way, utilities and similar purposes, to-wit:

Beginning at the Southeast Corner of Lot 58 of Pomona Park, situate in the Southwest 1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 1 at Page 24 in the office of the Mesa County Clerk and Recorder, from whence the South 1/4 Corner of said Section 33 bears S 89°59'55"E a distance of 25.00 feet and S 00°05'50"E a distance of 30.00 feet, and considering the south line of the Southwest 1/4 of said Section 33 to bear N 89°59'55"W with all bearings contained herein being relative thereto; thence N 89°59'55"W along a line which is common with the north right-of-way line for G Road and the south boundary line of Lot 58 of said Pomona Park a distance of 305.04 feet to the Southwest Corner of the East 1/2 of Lot 58 of said Pomona Park; thence N 00°05'20"W along the west line of the East 1/2 of Lot 58 of said Pomona Park a distance of 25.00 feet; thence leaving said west line, S 89°59'55"E a distance of 275.68 feet; thence N 44°57'08"E a distance of 34.47 feet; thence N 00°05'50"W a distance of 579.90 feet to a point on the north boundary line of said Lot 58; thence S 89°58'38"E along the north boundary line of said Lot 58 a distance of 5.00 feet to the Northeast Corner of said Lot 58; thence S 00°05'50"E along a line which is common with the west right-of-way line for 24 1/2 Road with the east boundary line of said Lot 58 a distance of 629.29 feet to the Point of Beginning, containing 10,943.62 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. Grantor warrants title to the Property, subject to general property taxes for the year 2000 and all subsequent years, reservations in United States Patent recorded in Book 11 at Page 50 of the records of the Mesa County Clerk and Recorder, and easements as recorded in instruments recorded in Book 355 at Page 220, and Book 1825 at Pages 435, 436 and 437 of the records of the Mesa County Clerk and Recorder.

Executed and delivered this 6th day of December, 2000.

Attest:

River of Life Alliance Church of the Christian and Missionary Alliance, a Colorado nonprofit corporation

By: Phil Olson
Secretary

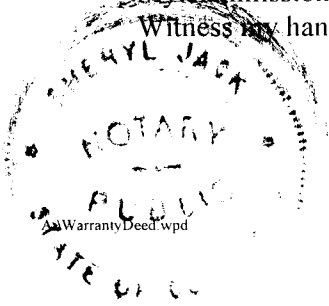
By: Randall T. Gude
President

State of Colorado)
) ss.
County of Mesa)

BOOK 2782 PAGE 645

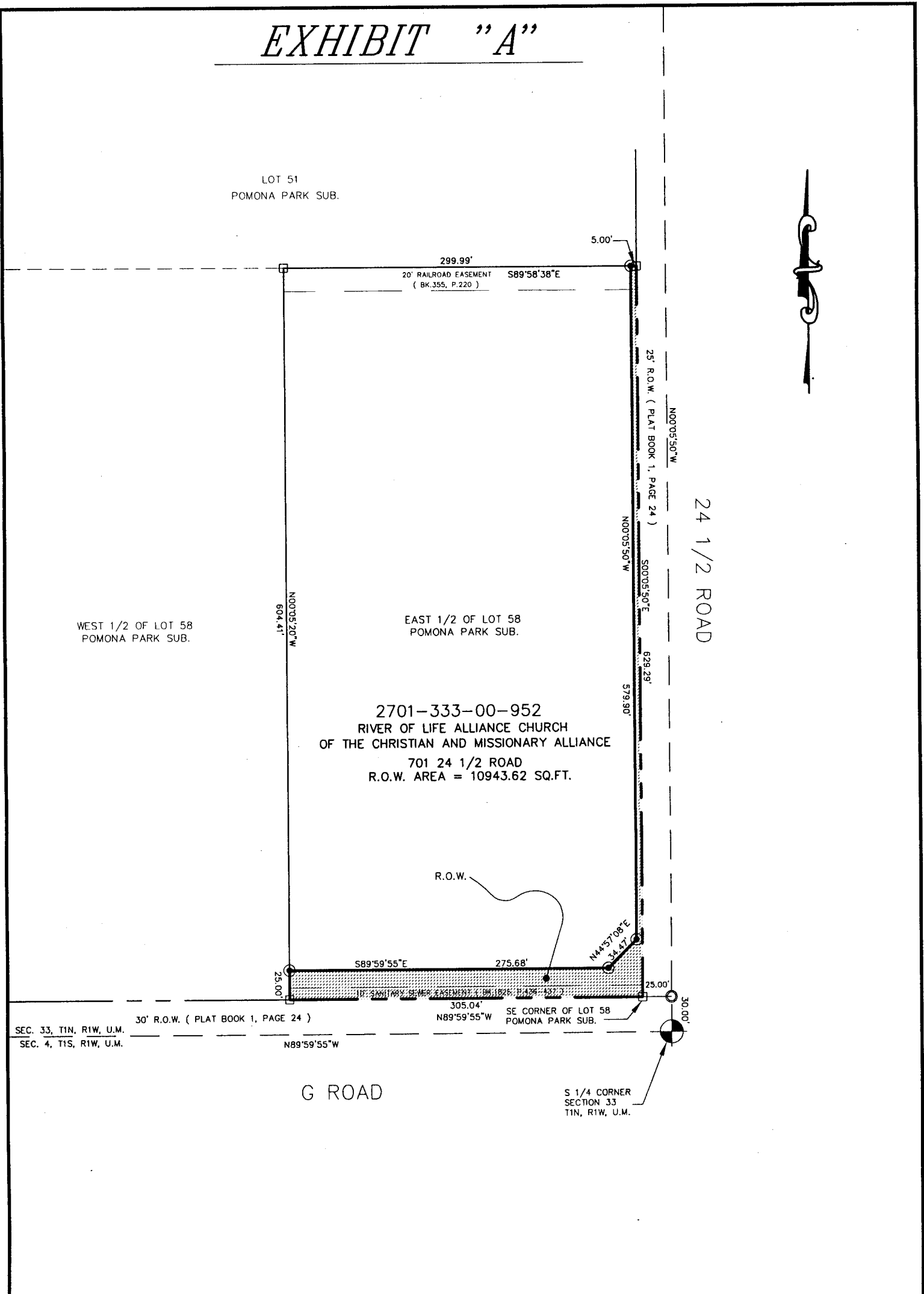
The foregoing instrument was acknowledged before me this 6th day of December, 2000, by Randall T. Clarke as President, and attested to by Phil Olson as Secretary, of River of Life Alliance Church of the Christian and Missionary Alliance, a Colorado nonprofit corporation.

My commission expires: 02/22/04
Witness my hand and official seal.



Cheryl Jach
Notary Public

EXHIBIT "A"



SEC. 33, T1N, R1W, U.M.
SEC. 4, T1S, R1W, U.M.

DRAWN BY: SRP
DATE: 10-4-2000
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: RIVER.DWG

RIGHT-OF-WAY DESCRIPTION MAP

RIVER OF LIFE ALLIANCE CHURCH OF THE CHRISTIAN AND MISSIONARY ALLIANCE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 6th day of December, 2000, by Randall T. Clarke as President of River of Life Alliance Church of the Christian and Missionary Alliance.

WITNESS my hand and official seal. My commission expires: 02/22/04



Cheryl Jack
Notary Public