

ROL04245

TYPE OF RECORD: PERMANENT

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

NAME OF CONTRACTOR: RIVER OF LIFE ALLIANCE CHURCH OF THE  
CHRISTIAN AND MISSIONARY ALLIANCE

SUBJECT/PROJECT: 24 ½ ROAD AND G ROAD RIGHT OF WAY AND  
UTILITY PURPOSES, 701 24 ½ ROAD

CITY DEPARTMENT: PUBLIC WORKS

TAX PARCEL #: 2701-333-00-952

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**WARRANTY DEED**

River of Life Alliance Church of the Christian and Missionary Alliance, a Colorado non-profit Corporation, Grantor, for and in consideration of the sum of Six Hundred Thirty-Nine and 68/100 Dollars (\$639.68), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 certain parcel of land for road Right of Way and Utility purposes lying in the Southwest Quarter (SW1/4) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the SW 1/4 of said Section 33, and assuming the East line of the SW 1/4 of said Section 33 bears N 00°03'12" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'12" W along the East line of the SW 1/4 of said Section 33, a distance of 117.10 feet; thence S 89°56'48" W a distance of 30.00 feet to a point on the West right of way for 24-1/2 Road, as described in Book 2782, Page 644, Public Records of Mesa County, Colorado, said point being the POINT OF BEGINNING; thence from said Point of Beginning, S 00°03'12" E along said West right of way, a distance of 37.50 feet; thence S 44°39'39" W a distance of 34.47 feet, more or less, to a point on the North right of way for G Road, as described in said Book 2782, Page 644; thence N 89°56'34" W along said North right of way, being a line 55.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 33, a distance of 7.02 feet; thence N 44°39'39" E, a distance of 31.66 feet; thence N 00°03'12" W along a line 9.00 feet West of and parallel to, the West right of way for said 24-1/2 Road, a distance of 39.48 feet; thence N 89°56'48" E a distance of 9.00 feet, more or less, to the Point of Beginning.

CONTAINING 511.74 Square Feet, more or less, 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 Grantor hereby covenants that it 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 16<sup>TH</sup> day of June, 2004.

River of Life Alliance Church of the Christian  
and Missionary Alliance,  
a Colorado non-profit Corporation

Robert W. Storey  
Robert W. Storey, President and Pastor

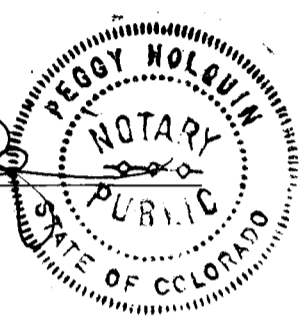
Attest:  
Al Adelgren  
Al Adelgren, Secretary

State of Colorado )  
 )ss.  
County of Mesa )

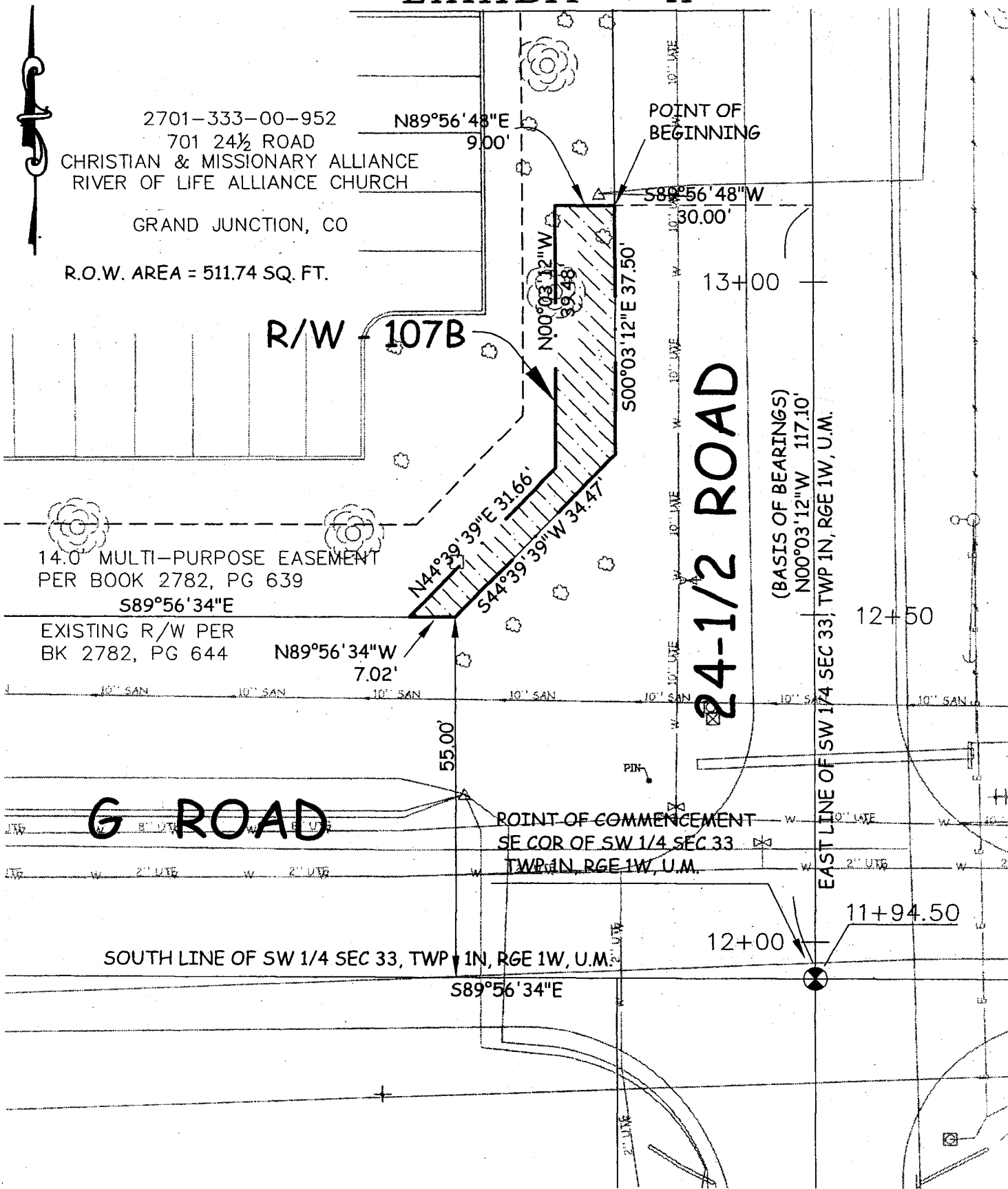
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of June, 2004, by Robert W. Storey, President and attested to by Al Adलगren, Secretary, River of Life Alliance Church of the Christian and Missionary Alliance, a Colorado non-profit Corporation.

My commission expires 3.3.05.  
Witness my hand and official seal.

Peggy Holquin  
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.

DRAWN BY: P.T.K.  
 DATE: 11-07-2003  
 SCALE: 1" = 20'  
 APPR. BY: TW

24-1/2 RD AND G ROAD  
 RIGHT-OF-WAY DESCRIPTION MAP

2701-333-00-952

**DEPARTMENT OF PUBLIC WORKS**  
 REAL ESTATE DIVISION  
**CITY OF GRAND JUNCTION**