ROR99MSA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CECIL A. ROREX

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1335 MESA AVE. FOR ROADWAY, AND UTILITES RIGHT-OF-WAY, LOT 11, BLOCK 1, PROSPECT PARK, PARCEL NO. 2945-123-12-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE:

NONE

DESTRUCTION DATE: NONE

G: PEGGYH\ROW\MISC\ROREXWD.WPD

WARRANTY DEED

1918045 08/31/99 1127AM Monika Tobb Clk&Red Mesa County Co RedFee \$10.00 Documentary Fig \$Exempt

Estate of Cecil A. Rorex, Grantor, for and in consideration of the sum of Four Hundred Twelve and 78/100 Dollars (\$412.78), 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 Roadway and Utilities right-of-way purposes, to wit:

Beginning at a point on the east boundary line of said Lot 11 from whence the original Northeast Corner of said Lot 11, Block 1, Prospect Park Subdivision, bears N 00°01'05" E a distance of 11.67 feet;

thence S 00°01'05" W along the east boundary line of said Lot 11 a distance of 3.33 feet;

thence leaving the east boundary line of said Lot 11, N 89°58'55" W a distance of 61.98 feet to a point on the west boundary line of said Lot 11;

thence N 00°01'05" E along the west boundary line of said Lot 11 a distance of 3.33 feet;

thence S 89°51'56" E a distance of 61.98 feet to the Point of Beginning,

containing 206.39 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 Granter 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 3rd day of Huyust, 1999.

Estate of Cecil A. Rorex
By: Clela A. Rorex, Personal Representative

State of Colorado
) ss.

County of Mesa
)

The foregoing instrument was acknowledged before me this 23rd day of Lugust, 1999, by Clela A. Rorex, Personal Representative for the Estate of Cecil A. Rorex.

My commission expires 3/3/2000
Witness my hand and official seal.

