

ROY01BRA

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: ROYAL CONSTRUCTION, INC., A COLORADO CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK: TRACT A, FLINT RIDGE SUBDIVISION, 426 BROKEN ARROW DRIVE, GRAND JUNCTION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

906365

WARRANTY DEED

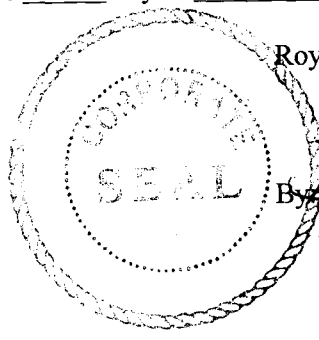
Royal Construction, Inc., a Colorado corporation, Grantor, for and in consideration of the sum of Twenty Nine Thousand and 00/100 Dollars (\$29,000.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey 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 real property, to wit:

Commencing at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 ("SW 1/4 SE 1/4") of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of the SW 1/4 SE 1/4 of said Section 17 to bear S 89°57'50" W with all bearings contained herein being relative thereto; thence N 00°01'37" E a distance of 50.00 feet to a point on the North right-of-way line for D Road as described by instrument recorded in Book 1024 at Page 397 in the office of the Mesa County Clerk and Recorder; thence S 89°57'50" W, along the North right-of-way line for D Road a distance of 988.16 feet to a point on the East line of the West 1/4 ("W 1/4") of the SW 1/4 SE 1/4 of said Section 17; thence N 00°03'26" W along the East line of the W 1/4 SW 1/4 SE 1/4 of said Section 17 a distance of 1265.48 feet to the **True Point of Beginning**;

thence N 00°03'26" W along the East line of the W 1/4 SW 1/4 SE 1/4 of said Section 17 a distance of 5.15 feet to the Northeast corner of the W 1/4 SW 1/4 SE 1/4 of said Section 17;  
thence N 89°58'55" E along the North line of the SW 1/4 SE 1/4 of said Section 17 a distance of 988.86 feet to a point being the Northeast corner of the SW 1/4 SE 1/4 of said Section 17;  
thence S 00°01'37" E along the East line of the SW 1/4 SE 1/4 of said Section 17 a distance of 324.92 feet to a point on the centerline for the Grand Valley Irrigation Company Canal;  
thence along said centerline the following five (5) courses:  
1. N 67°31'47" W a distance of 67.05 feet;  
2. N 59°26'07" W a distance of 137.94 feet;  
3. N 70°43'27" W a distance of 60.07 feet;  
4. N 76°08'25" W a distance of 132.54 feet;  
5. N 71°48'17" W a distance of 286.92 feet;  
thence leaving said centerline, S 00°02'08" E a distance of 32.64 feet;  
thence N 71°48'17" W a distance of 368.76 feet, more or less, to the Point of Beginning.

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 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 10<sup>th</sup> day of October, 2001.



Royal Construction, Inc., a Colorado corporation  
By Bryan Parham  
Bryan Parham, President

State of Colorado )  
                                  )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October, 2001, by Bryan Parham as President of Royal Construction, Inc., a Colorado corporation.

My commission expires 1/13/03.

Witness my hand and official seal.

