

RUT06265

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED
NAME OF PROPERTY OWNER OR GRANTOR:	ROBERT L RUTH JR AND DOROTHY A RUTH
PURPOSE: EASEMENT	A FOURTEEN FOOT WIDE MULTI-PURPOSE
ADDRESS:	773 26 ½ ROAD OLD ORCHARD ESTATES
PARCEL NO:	2701-352-00-066
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

2299526 BK 4086 PG 672-674
02/01/2006 04:21 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

No Consideration

ROBERT L. RUTH, JR. and DOROTHY A. RUTH, whose legal address is 773 26½ Road, Grand Junction, CO 81506, for the consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, hereby sells and conveys to **THE CITY OF GRAND JUNCTION, a Colorado municipality**, whose address is 250 North Fifth Street, Grand Junction, CO 81501 the following real property in the County of Mesa, and State of Colorado, to wit:

A multi-purpose easement as set forth on Exhibit "A" attached hereto and incorporated herein.

also known as street and number as Vacant Land

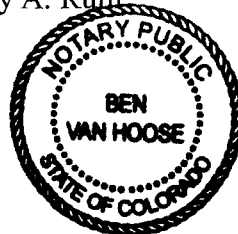
with all its appurtenances, and warrant(s) the title to the same, subject to: current year real property taxes and all subsequent taxes, special assessments, covenants, restrictions, reservations and easements, and rights of way, existing or apparent, or of record, if any.

Signed this 11 day of January, 2006.

Robert L. Ruth, Jr.
Robert L. Ruth, Jr.

Dorothy A. Ruth
Dorothy A. Ruth

STATE OF COLORADO)
) ss.
COUNTY OF MESA)



The foregoing instrument was acknowledged before me this 11 day of January, 2006, by Robert L. Ruth, Jr. and Dorothy A. Ruth.

WITNESS my hand and official seal.
My commission expires:

Ben Van Hoose 11/04/09
Notary Public

EXHIBIT A

(2 pages)

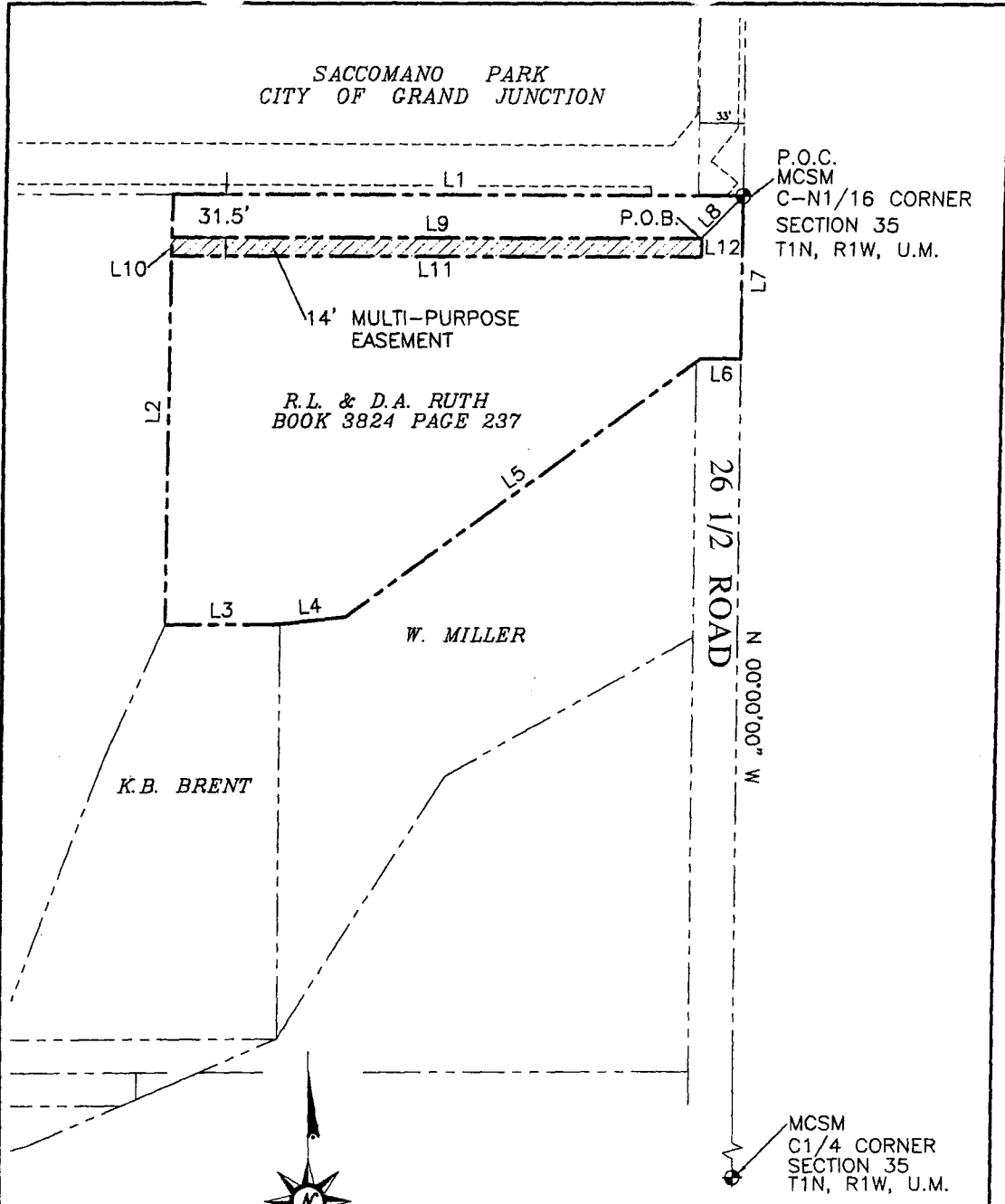
A fourteen foot wide multi-purpose easement, situate in the SE1/4NW1/4 of Section 35, Township One North, Range One West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being over through, under and across that certain tract of land granted by Robert L. Ruth, Bessie C. Ruth and Dorothy A. Ruth to Robert L. Ruth, Jr. and Dorothy A. Ruth in a deed executed on January 24, 2005 and recorded on January 25, 2005, in Book 3824 at Page 237 in the Office of the Mesa County Clerk and Recorder, said easement being described as follows:

Commencing at the N.E. Corner of the SE1/4NW1/4 of Section 35, Township One North, Range One West of the Ute Meridian, from whence the S.E. Corner of said SE1/4NW1/4 bears South, with all bearings contained herein relative thereto, thence S43°38'07"W for a distance of 43.77 feet to a point 31.50 feet south, as measured at right angles to the northerly line of said tract and the point of beginning; thence West, parallel to the northerly line of said tract, for a distance of 390.20 feet to the westerly line of said tract; thence S00°11'00"W, on said westerly line, for a distance of 14.00 feet; thence East, parallel with the northerly line of said tract, for a distance of 390.25 feet to a point thirty feet west, as measured at right angles, of the easterly line of said SE1/4NW1/4 of Section 35; thence North, parallel to said easterly line for a distance of 14.00 feet to the point of beginning..

(Containing 5,461 square feet more or less)

This description was prepared by Richard Mason for Rolland Engineering, 405 Ridges Boulevard, Grand Junction, CO 81503.

SACCOMANO PARK
CITY OF GRAND JUNCTION

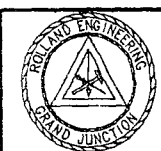


LINE	BEARING	DISTANCE
L1	N 90°00'00" W	420.10'
L2	S 00°11'00" W	318.35'
L3	N 90°00'00" E	82.80'
L4	N 83°35'00" E	49.64'
L5	N 53°24'00" E	322.60'
L6	N 90°00'00" E	30.00'
L7	N 00°00'00" E	120.46'
L8	S 43°38'07" W	43.47'
L9	N 00°00'00" W	390.20'
L10	S 00°11'00" W	14.00'
L11	S 00°00'00" E	390.25'
L12	N 00°00'00" E	14.00'



LEGEND

◆ MESA COUNTY SURVEY MARKER



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jet, CO 81503
(970) 243-8300

File Name: C:\2086\2086RUTHROW.DWG			
EXHIBIT			
Designed	RAM	Checked	JLG
Drawn	JLG	Date	6/15/05
Proj	2086	Rev	
Sheet	1	Of	1