

RUT06OOE

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

2299525 BK 4086 PG 669-671
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:

Road right-of-way as set forth on Exhibit "A" attached hereto and incorporated herein.

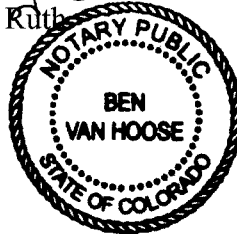
also known as street and number as Vacant Land

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)

My Commission Expires 11/04/2009

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)

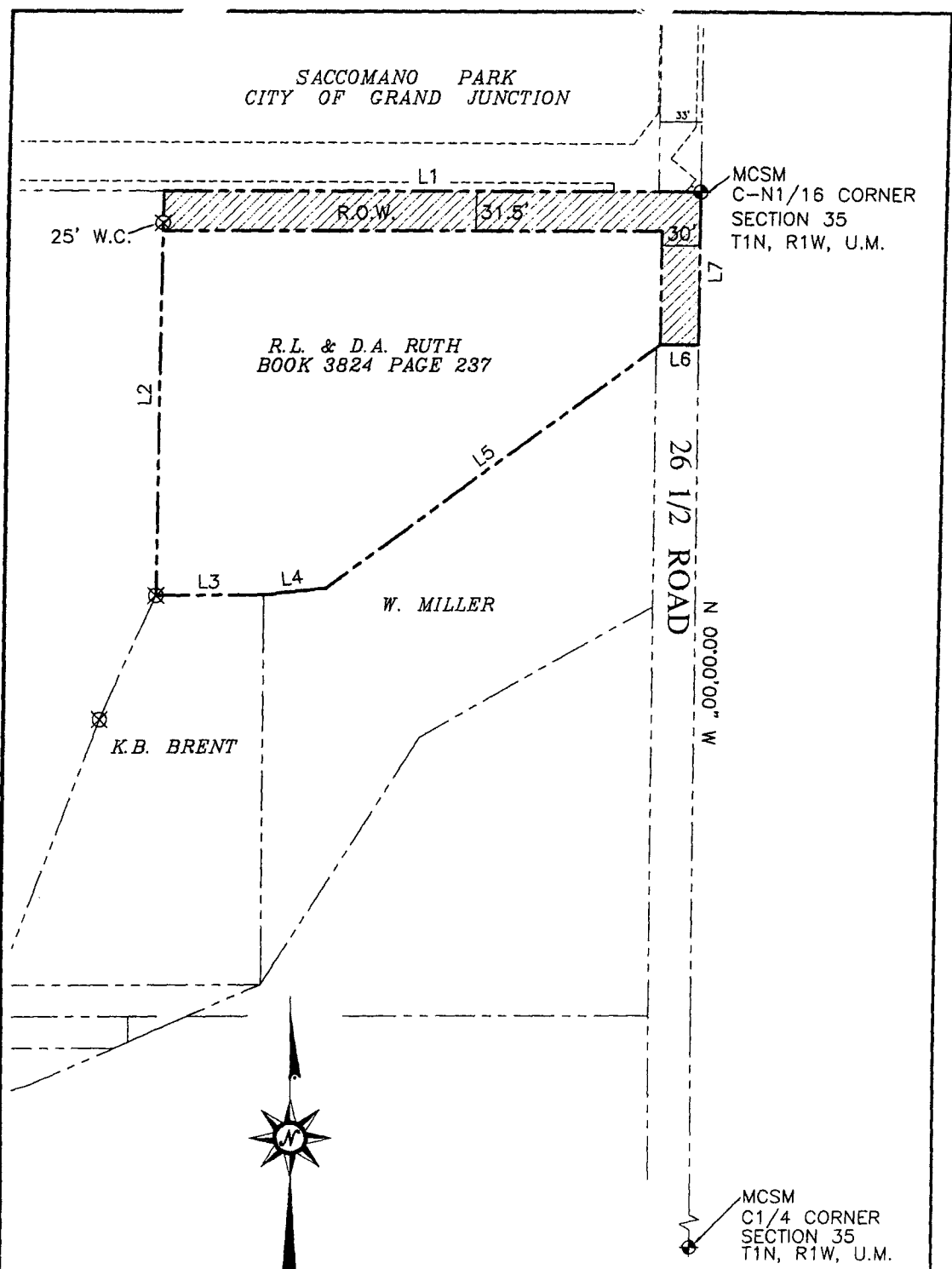
A parcel of land, for road right-of-way purposes, situate in the SE1/4NW1/4 of Section 35, Township One North, Range One West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being that certain part of a tract of land granted by Robert L. Ruth, Bessie C. Ruth and Dorothy 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 part being described as follows:

The east thirty feet thereof, as measured at right angles to the easterly line of said tract, Together With the north 31.50 feet, as measured at right angles to the northerly line of said tract, the sidelines of which part extend to or terminate at the boundary lines of said tract.

(Containing 15,855 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



MCSM
C-N1/16 CORNER
SECTION 35
T1N, R1W, U.M.

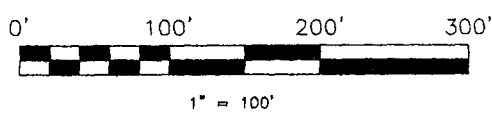
R.L. & D.A. RUTH
BOOK 3824 PAGE 237

W. MILLER

K.B. BRENT

26 1/2 ROAD
N 00°00'00" W

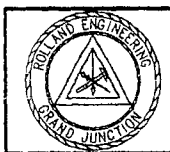
MCSM
C1/4 CORNER
SECTION 35
T1N, R1W, U.M.



LEGEND

⊕ MESA COUNTY SURVEY MARKER

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'



ROLLAND ENGINEERING
405 Ridge Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\2086\2086RUTH-ROW.DWG			
EXHIBIT			
Designed: RAM	Checked: JLG	Proj: 2086	Sheet: 1
Drawn: JLG	Date: 6/16/05	Rev:	Of: 1