

SAN95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: GILBERT SANCHEZ AND ROSE MARIE
YSLAS

STREET ADDR SS/PARCEL NAME/SUBDIVISION/PROJECT: 539 28 1/4
ROAD, PARCEL NO. 2943-073-00-009 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1711522 01:48 PM 03/14/95
MONIKA TODD CLK&REC MESA COUNTY CO
DBC EXEMPT

THIS INDENTURE is made and entered into this 10th day of March, 1995, by and between GILBERT SANCHEZ and ROSE MARIE YSLAS (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantees").

BOOK 2133 PAGE 4

WITNESSETH:

That said Grantors, for and in consideration of the sum of Two Hundred Ninety-Six and 19/100 Dollars (\$296.19) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 139 City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

A tract or parcel of land No. 139 of City of Grand Junction 28 $\frac{1}{4}$ Road Project in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 from whence the Southeast Corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 bears S 02°07'08" W a distance of 726.06 feet with all bearings contained herein being relative thereto;


Thence along the East line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, N 02°07'08" E a distance of 65.82 feet;
Thence N 87°52'52" E a distance of 26.00 feet;
Thence S 02°07'08" W a distance of 65.82 feet;
Thence S 87°52'52" E a distance of 26.00 feet to the True Point of Beginning.

The above described parcel of land contains 1,711.32 square feet (0.039+- acres), of which 724.02 square feet (0.017 +-acres) is right of way for 28 $\frac{1}{4}$ Road by right of use as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

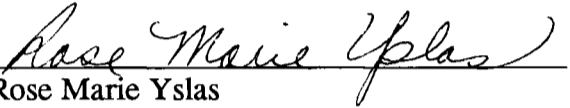
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend 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.

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IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.



 Gilbert Sanchez



 Rose Marie Yslas

STATE OF COLORADO)
) ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 10th day of March, 1995, by Gilbert Sanchez and Rose Marie Yslas.



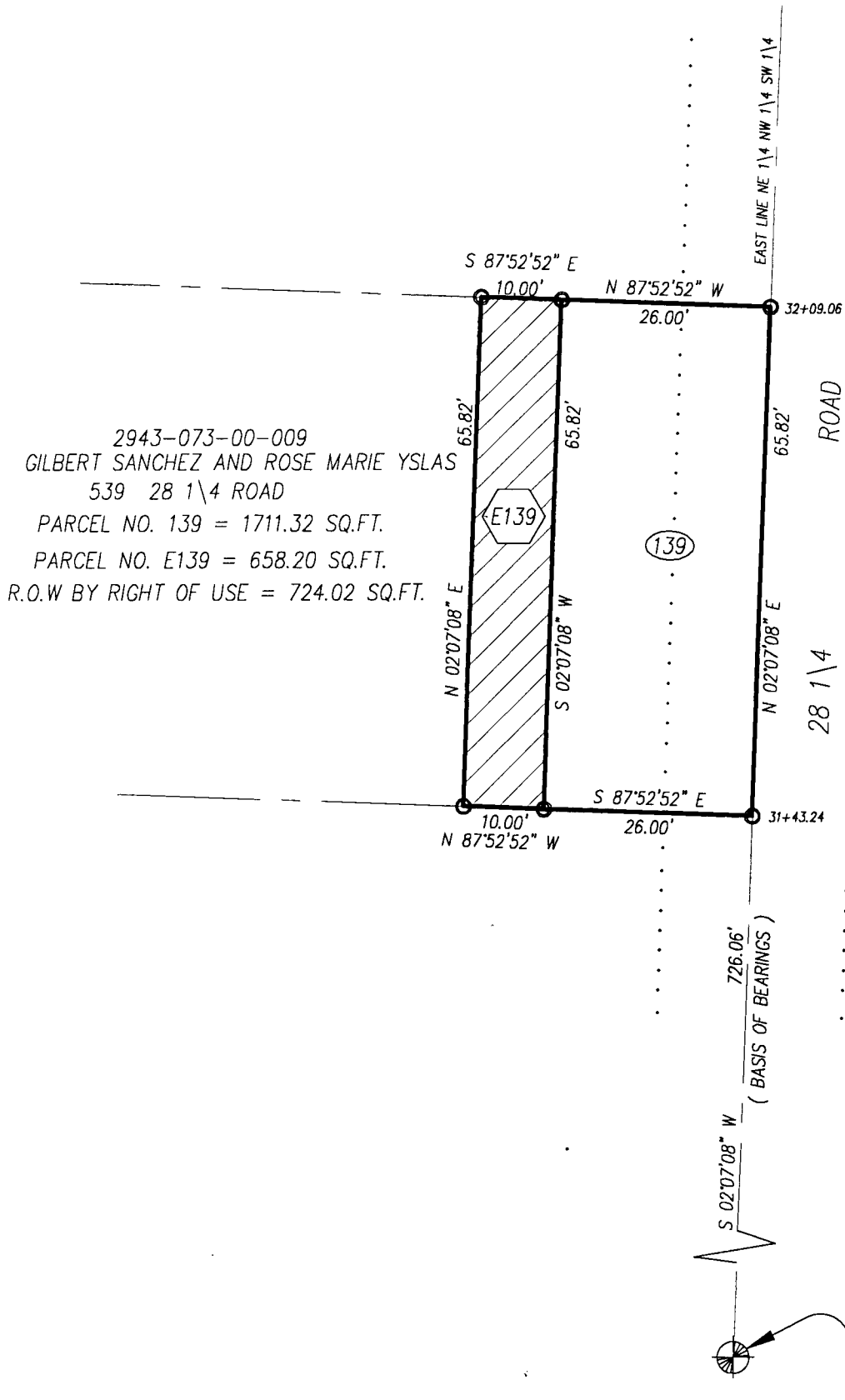
 Notary Public



My commission expires:
3-3-97

EXHIBIT "A"

STA. 31+43.24 TO STA. 32+09.06



2943-073-00-009
 GILBERT SANCHEZ AND ROSE MARIE YSLAS
 539 28 1/4 ROAD
 PARCEL NO. 139 = 1711.32 SQ.FT.
 PARCEL NO. E139 = 658.20 SQ.FT.
 R.O.W BY RIGHT OF USE = 724.02 SQ.FT.

SW 1/16 CORNER
 SECTION 7
 T. 1 S., R 1 E., U.M.
 (STA 24+17.18)

DRAWN BY: SRP
 DATE: 02\17\95
 SCALE: 1" = 20'
 APPR. BY: _____
 FILE NO: ROW139.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION