

SCH38340

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: REAL ESTATE EXCHANGE BETWEEN THE CITY AND THE SCHOOL DISTRICT. THE CITY RECEIVED RIGHT-OF-WAY FOR THE HIGHWAY 340 VIADUCT AND THE DISTRICT RECEIVED LAND FOR RIVERSIDE SCHOOL

NAME OF AGENCY OR CONTRACTOR: SCHOOL DISTRICT NUMBER ONE (LATER #51) OF MESA COUNTY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1938

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That School District No. 1 of the County of Mesa and State of Colorado, for the consideration of Two Thousand and no/100 Dollars (\$2,000) in hand paid, hereby sells and conveys to the City of Grand Junction, Colorado, a municipal corporation, the following real property situate in the County of Mesa and State of Colorado, to-wit:

Beginning at a point 547.13 feet north and 734.5 feet west of the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, T. 1 S, R. 1 W., Ute Principal Meridian, said point being 222.63 feet north of the north line of Main Street and 50 feet east of the east line of Hoesch Street in the City of Grand Junction, Mesa County, Colorado, thence N. 68° 35' E. 176.52 feet, thence N. 63° 23' E. 173.5 feet to the west line of the Denver and Rio Grande Railroad Company's right-of-way, thence northwesterly along said right-of-way to a point 988 feet north of the north line of Main Street, thence south 716.4 feet, thence east 64 feet, thence south 48.97 feet to point of beginning, containing 3.494 acres, more or less.

with all its appurtenances and warrants the title against all persons claiming under it.

Signed and delivered this 7th day of November,

A. D. 1938.

SCHOOL DISTRICT NO. 1, MESA COUNTY, COLORADO

By J. E. Ragan
President

Attest:

Coe Van Doren
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 25th day of November, A. D. 1938, by J. E. Ragan and Coe Van Doren, president and secretary, respectively, of School District No. 1, Mesa County, Colorado.

Witness my hand and official seal.

My commission expires Feb. 9, 1942

Henry S. Sharp
Notary Public

~~My commission expires~~

Resolution of Authorization

WHEREAS, the State Highway Department of Colorado in conjunction with the U. S. Bureau of Public Roads has decided to and has contracted for the construction of an overpass over the Denver & Rio Grande Western Railroad Company's right-of-way, said overpass to be constructed from the present line of the bridge over the Colorado River, located at Main Street in the City of Grand Junction, Colorado, thence northeasterly to connect with Grand Avenue at First Street, in said City of Grand Junction, Colorado, and,

WHEREAS, School District Number One of Mesa County, Colorado, is the owner of certain property in or adjacent to the Grand River ^{Silo} division to the City of Grand Junction, Colorado, a portion of which is desired by the City of Grand Junction for right-of-way purposes for said overpass, and,

WHEREAS said property is not needed for school purposes for the reason that arrangements have been consummated to acquire other property to take its place, and,

WHEREAS, the City of Grand Junction has offered to pay the sum of Two Thousand Dollars (\$2,000) for said property needed for right-of-way purposes, as aforesaid,

NOW, THEREFORE, the President and Secretary of School District Number 1, County of Mesa, Colorado, be and they hereby are authorized and directed to execute and deliver to the City of Grand Junction a special warranty deed upon payment to said School District by the said City of Grand Junction of the sum of Two Thousand Dollars (\$2,000), conveying to said City the following described land, to-wit:

Beginning at a point 547.13 feet north and 734.5 feet west of the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, T. 1 S, R. 1 W., Ute Principal Meridian, said point being 222.63 feet north of the north line of Main Street and 50 feet east of the east line of Hoesch Street in the City of Grand Junction, Mesa County, Colorado, thence N. 68° 35' E. 176.52 feet, thence N. 63° 23' E. 173.5 feet to the west line of the Denver and Rio Grande Railroad Company's right-of-way, thence northwesterly along said right-of-way to a point 988 feet north of the north line of Main Street, thence south 716.4 feet, thence east 64 feet, thence south 48.97 feet to point of beginning, containing 3.494 acres, more or less.

AND, WHEREAS, School District Number One has sold and conveyed to the City of Grand Junction the playgrounds, or portion of the playgrounds, used by the Riverside School, for right-of-way purposes, and,

WHEREAS, the City of Grand Junction has offered to sell to School District Number 1 for the sum of Two Thousand Dollars (\$2,000) the following described real estate, to-wit:

a. Beginning at the SE corner of Lot 1, Block 2, Grand River Subdivision of the City of Grand Junction, Mesa County, Colorado, thence west 113.54 feet, thence N. 68° 35' E. along the south line of the Colorado State Highway right-of-way to the east line of Lot 1, Block 2 of the said Grand River Subdivision, thence south 44.61 feet to point of beginning, containing 0.058 acres, more or less, it being the intention of the School District Number 1 to acquire all of Lots 1, 3, 5, 7 and 9, Block 2, Grand River Subdivision, City of Grand Junction, Colorado, lying south of the Colorado State Highway right-of-way,

and

b. All of the south half of Block 2, being Lots 2, 4, 6, 8, 10, 12 and 14, inclusive, of the Grand River Subdivision of the City of Grand Junction, Mesa County, Colorado, except, beginning at the NE corner of Lot 14, Block 2, Grand River Subdivision, thence east 10.56 feet, thence S. 63° 23' W. to the west line of said Lot 14, thence north 5.30 feet to point of beginning,

and

c. Beginning at a point 450.3 feet north and 734.5 feet west of the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, T. 1 S., R. 1 W., Ute Principal Meridian, said point being 125.8 feet north of the north line of Main Street in the City of Grand Junction, Mesa County, Colorado, thence north 96.83 feet, thence S. 68° 35' W. 68.76 feet along the south line of the Colorado State Highway right-of-way, thence south 71.68 feet, thence east 64 feet to point of beginning,

and

d. Beginning at a point 604.5 feet west and 324.5 feet north of the SE corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 15, T. 1 S., R. 1 W., Ute Meridian, Mesa County, Colorado; thence north 125.8 feet; thence west 114 feet; thence south 125.8 feet; thence east 114 feet to the place of beginning.

And, the City having agreed to enact appropriate resolutions giving this School District a revocable permit or the right to use, occupy and enjoy the streets and alleys adjacent to or abutting upon the above described realty, (with the exception of Main Street),

NOW, THEREFORE, be it resolved that the above described realty be purchased by School District Number 1 for the said sum of Two Thousand Dollars (\$2,000) and that the secretary be instructed to pay to the City of Grand Junction said sum of Two Thousand Dollars (\$2,000) upon delivery of a good and sufficient quit claim deed conveying said realty to School District Number 1, Mesa County, Colorado, together with the agreement on the part of the said City of Grand Junction to pay the 1938 taxes against said property, before the same become delinquent, and upon the delivery of a certified copy of the City Council of Grand Junction, Colorado, of the resolution giving to this School District the above mentioned permit relative to streets and alleys.

I hereby certify the above to be a true and correct copy of a resolution passed and adopted on the 25 day of October A. D. 1938.

Coe Van Daren

Secretary School District No. 1 Mesa
County, Colorado