

SCT87H50

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY]

NAME OF AGENCY OR CONTRACTOR: DUANE SCOTT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: U.S HIGHWAY  
50 ON ORCHARD MESA RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1987

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**WARRANTY DEED**

DUANE SCOTT

Grantor(s)

**BOOK 1650 PAGE 914**

whose address is 518 - 28 Road, Suite B100  
Grand Junction  
\*County of Mesa, State of

1459652 DOC EXEMPT 02:31 PM  
JUL 06, 1987 E.SAWYER, CLK&REC MESA CTY, CO

Colorado, 81501, for the consideration of  
Ten dollars and other  
valuable consideration ~~in~~ in hand paid, hereby sell(s)

and convey(s) to The City of Grand Junction, a municipal corporation, as to an  
undivided 50% interest  
whose legal address is 250 North 5th Street, Grand Junction

County of Mesa, and State of Colorado, 81501

the following real property in the County of Mesa, and State of

Colorado, to wit:

Commencing at the Southwest Corner of the NW 1/4 SW 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, thence N 0 deg. 03 min. W 560.13 feet, thence S 67 deg. 15 min. 44 sec. E 1445.54 feet, thence South 539.41 feet to the north boundary line of U.S. Highway 6 & 50 for a Point of Beginning, said point being the southeast corner of that tract of land described in Book 1619, Page 798 in the Office of the Mesa County Clerk and Recorder; thence Northwesterly along said north boundary line of the U.S. Highway 6 & 50 59.98 feet; thence N 25 deg. 06 min. 20 sec. E 50.53 feet; thence East 32.5 feet to the east line of said tract of land; thence South along said east line 72.0 feet to the Point of Beginning.

~~with all its appurtenances, and warrant(s) to title to the same, subject to 1987 general taxes,~~

with all its appurtenances, and warrant(s) to title to the same, subject to 1987 general taxes,  
payable in 1988, easements, rights-of-way, restrictions, covenants, conditions  
and reservations of record or in use.

Signed this 23RD day of JUNE, 1987

BY: Duane Scott  
Duane Scott

STATE OF COLORADO, }  
County of Mesa } ss.

The foregoing instrument was acknowledged before me in the \_\_\_\_\_ County  
of MESA, State of COLORADO, this 23RD day  
of JUNE, 1987, by DUANE SCOTT

My commission expires 8-8-87  
Witness my hand and official seal.

Estella M. Bennett  
Notary Public  
2850 1/2 Hall Ave., Grand Junction, CO 81501  
Address

\* If in Denver, insert "City and."