

SHD09ORC

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	SHADOWFAX PROPERTIES, INC.
PURPOSE:	ORCHARD LODGE PEDESTRIAN AND BICYCLE PATH
ADDRESS:	WEST SIDE OF 28 ¼ ROAD BETWEEN PATTERSON AND ORCHARD AVENUE
PARCEL NO:	2943-072-00-009
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE



**Janice Rich**  
 Clerk and Recorder  
 544 Rood Ave  
 Grand Junction, CO 81501  
 (970)-244-1679



**Print Date:**  
 07/17/2009 3:20:35 PM

Transaction #: **70701**  
 Receipt #: **2009013731**  
 Cashier Date: **07/17/2009 3:20:33 PM**

Mailing Address:  
 P.O. BOX 20,000-5007  
 Grand Junction, CO 81502  
 (970)-244-1679

www.mesacounty.us

Customer Information	Transaction Information	Payment Summary
(CITYOFGJ) CITY OF GRAND JCT-COM DEVEL  250 NORTH 5TH STREET GRAND JUNCTION, CO 81501 Escrow Balance: \$70.25	Date Received: 07/17/2009 Source Code: Over The Counter Return Code: Over The Counter Trans Type: Recording	Total Fees \$18.00 Total Payments \$18.00

1 Payments	
ESCROW	\$18.00

3 Recorded Items		
(REL) REL <i>Bold's Gym</i>	BK/PG: 4890/379 Reception Number: 2498072 Date: 07/17/2009 3:20:32 PM From: To:	
Recording @ \$5 per page \$1 Surcharge	1	\$6.00
(REL) REL <i>Chipeta Heights Subdivision</i>	BK/PG: 4890/380 Reception Number: 2498073 Date: 07/17/2009 3:20:32 PM From: To:	
Recording @ \$5 per page \$1 Surcharge	1	\$6.00
(WD) WARRANTY DEED <i>Orchard Lodge</i>	BK/PG: 4890/381 Reception Number: 2498074 Date: 07/17/2009 3:20:32 PM From: To:	
Recording @ \$5 per page \$1 Surcharge	1	\$6.00
Deed Doc Stamps @ \$0.01 per \$100	10	\$0.00

0 Search Items
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0 Miscellaneous Items
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**WARRANTY DEED**

Grantor, SHADOWFAX PROPERTIES, INC., whose address is 3505 N. 12th, A1, Grand Junction, County of Mesa, State of Colorado, 81505, for the consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, hereby sell(s) and convey(s) to THE CITY OF GRAND JUNCTION, whose legal address is 250 North 5th, 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:

PARCEL I

A perpetual and non-exclusive easement for the use of the public for the installation, operation, maintenance, repair and use of a bicycle and pedestrian path over and across an area twenty (20) feet wide lying south of the following described line, to-wit:

Commencing at the northeast corner of the SW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> of Section 7, Township 1 South, Range 1 East of the Ute Meridian whence the Southeast corner of said SW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> bears S 0°55'22" E, thence S 89°55'35" W 143.15 feet along the North line of the said SW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>, thence S 1°48'03" E 188.59 feet to the South line of the Grand Valley Canal the point of beginning; thence along the said South line S 87°41'57" W 27.07 feet, S 89°32'00" W 99.95 feet, and S 85°22'29" W 60.15 feet to the West line of the E<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> of said Section 7.

with all its appurtenances, and warrant(s) the title to the same, subject to: 1996 general taxes, payable in 1997, and all subsequent taxes; easements, rights-of-way, restrictions, covenants, conditions and reservations of record or in use.

Signed this 8<sup>th</sup> day of August, 1996.

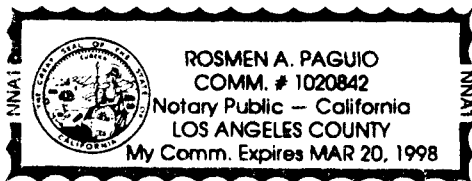
SHADOWFAX PROPERTIES, INC.

By: [Signature]  
Title: Attorney-in-Fact

STATE OF CALIFORNIA )  
 )ss.  
COUNTY OF LOS ANGELES )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 1996 by JULIE A. GILBERT, the Attorney-in-Fact of Shadowfax Properties, Inc.

Witness my hand and official seal. My commission expires: March 20, 1998



[Signature]  
Notary Public

RECEPTION # 2498074, BK 4890 PG 381 07 17 2009 at 03:20:32 PM, 1 OF 1, R \$5.00 S \$1.00 D \$0.00  
Janice Rich, Mesa County, CO CLERK AND RECORDER