

SIM02IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: NINA B. SIMPSON AND ROBERT T. SIMPSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 830 INDEPENDENT AVENUE, GRAND JUNCTION

PARCEL NO: 2945-104-01-006

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

Book 3038 Page 431
2044846 03/11/02 0856AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Nina B. Simpson and Robert T. Simpson, Grantors, for and in consideration of the sum of Seven Hundred Fifty-Six and 25/100 Dollars (\$756.25), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tracts or parcels of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

Right-of-Way Parcel 'A'

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW¹/₄ SE¹/₄) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of Block 6, Plat of West Lake Park Subdivision, as same is recorded in Plat Book 7, Page 91, Public Records of Mesa County, Colorado, and considering the South line of said Block 6 to bear S 89°58'48" E with all bearings contained herein being relative thereto; thence S 89°58'48" E along said South line of Block 6, a distance of 14.00 feet to a point on the East right-of-way for 25 1/2 Road as same is recorded in Book 696, Page 595, Public Records of Mesa County, Colorado and being the TRUE POINT OF BEGINNING; thence from said Point of Beginning, N 00°03'27" E, along the said West right-of-way for 25 1/2 Road, a distance of 22.78 feet; thence S 44°54'27" E a distance of 32.17 feet to a point on the South line of said Block 6; thence N 89°58'48" W, along the South line of said Block 6, a distance of 22.74 feet, more or less, to the POINT OF BEGINNING.

Containing 259.00 square feet (0.0059 Acres), more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

Right-of-way Parcel 'B'

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW¹/₄ SE¹/₄) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast Corner of Block 6, Plat of West Lake Park Subdivision, as same is recorded in Plat Book 7, Page 91, Public Records of Mesa County, Colorado, and considering the South line of said Block 6 to bear S 89°58'48" E with all bearings contained herein being relative thereto; thence, from said Point of Beginning, N 89°58'48" W along said South line of Block 6, a distance of 4.07 feet; thence leaving said South line, N 27°28'15" E a distance of 8.82 feet to a point on the West right-of-way for Bass Street, as same is shown on said Plat of West Lake Park Subdivision; thence S 00°01'12" W, along said West right-of-way, a distance of 7.83 feet, more or less, to the POINT OF BEGINNING.

Containing 16.00 square feet (0.0004 Acres), more or less, as described herein and 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 thereunto belonging or in anywise 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.

Executed and delivered this 5th day of March, 2002.

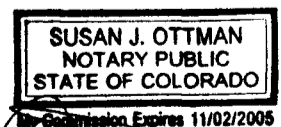
Nina B. Simpson
Nina B. Simpson

Robert T. Simpson
Robert T. Simpson

State of Colorado)
)ss.
County of Mesa)

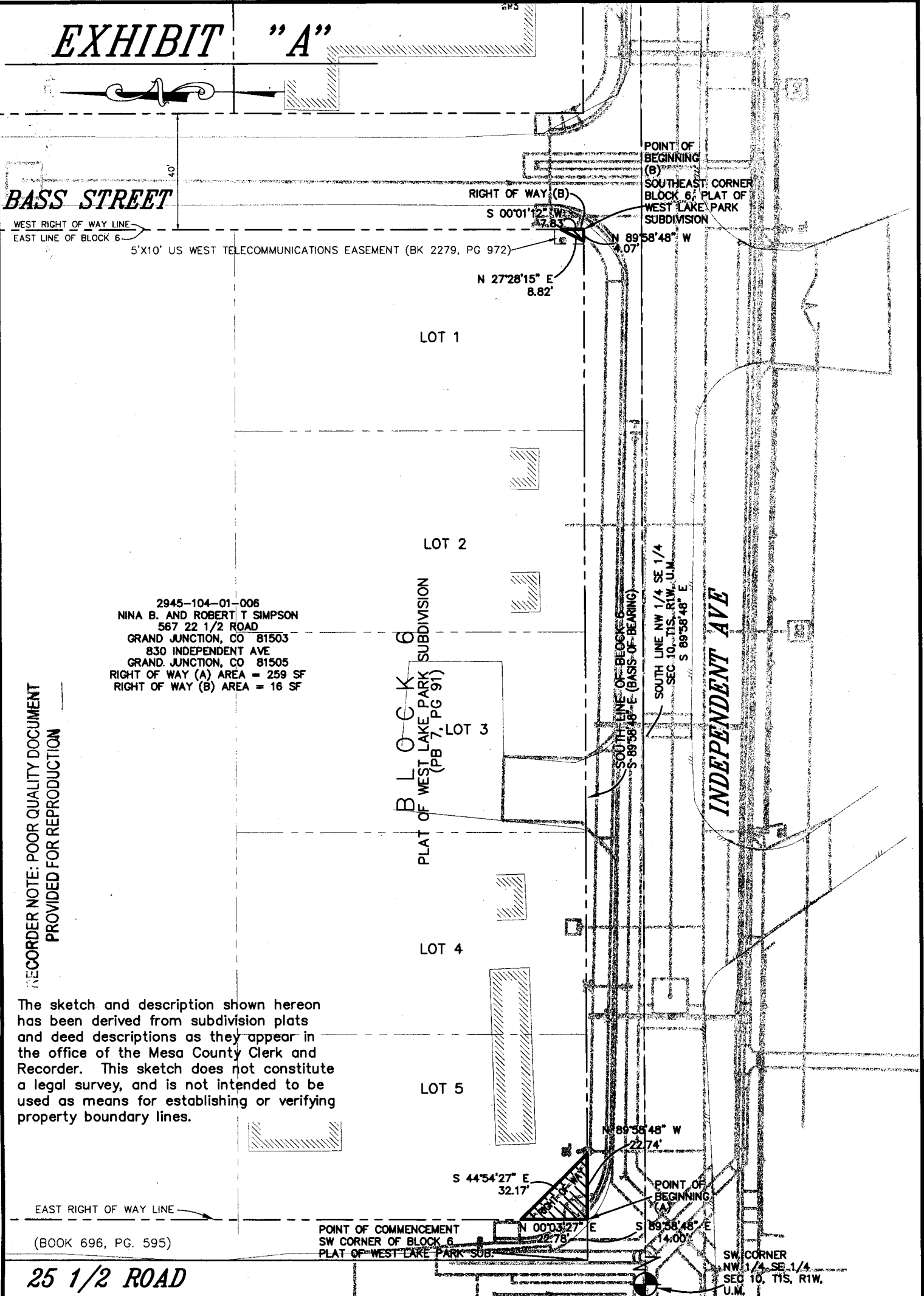
The foregoing instrument was acknowledged before me this 5th day of March, 2002, by Nina B. Simpson and Robert T. Simpson.

My commission expires 11/2/05.
Witness my hand and official seal.



Susan J. Ottman
Notary Public

EXHIBIT "A"



2945-104-01-006
 NINA B. AND ROBERT T SIMPSON
 567 22 1/2 ROAD
 GRAND JUNCTION, CO 81503
 830 INDEPENDENT AVE
 GRAND JUNCTION, CO 81505
 RIGHT OF WAY (A) AREA = 259 SF
 RIGHT OF WAY (B) AREA = 16 SF

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

25 1/2 ROAD

DRAWN BY: JCS
 DATE: 10-10-2001
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO. ROW.DWG

**INDEPENDENT AVENUE
 RIGHT-OF-WAY DESCRIPTION MAP**

**DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION**