

SD397ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: HENRY W. SADDORIS AND ELEANOR
J. SADDORIS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2838 1/2
ELM AVENUE - STREET IMPROVEMENTS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1785300 0928AM 01/17/97
RONIKA TROO CLEARING MESA COUNTY CO
DOCUMENT FEE \$NO FEE

BARGAIN AND SALE DEED

HENRY W. AND ELEANOR J. SADDORIS, of Grand Junction, Colorado, in consideration of the payment of ten dollars and other valuable consideration, sell(s) and convey(s) to HENRY W. AND ELEANOR J. SADDORIS, whose address is 2838 1/2 Elm Ave., Grand Junction, CO 81501, real property in Mesa County, Colorado, legally described as:

A parcel of land located in the West Half (W 1/2) Southeast Quarter (SE 1/4) Northeast Quarter (NE 1/4) Southwest Quarter (SW 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian and being more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE 1/4) Southwest Quarter (SW 1/4) of said Section 7, whence the Southwest corner of said Northeast Quarter (NE 1/4) Southwest Quarter (SW 1/4) bears North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W) a distance of 1310.39 feet, with all bearings contained herein relative thereto; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 569.60 feet to the POINT OF BEGINNING; thence North 00 degrees 02 minutes 08 seconds East (N 00°02'08" E), a distance of 225.00 feet; thence South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 129.46 feet; thence South 00 degrees 00 minutes 00 seconds East (S 00°00'00" E), a distance of 65.00 feet; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 112.50 feet; thence South 00 degrees 02 minutes 08 seconds West (S 00°02'08" W), a distance of 160.00 feet; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 17.00 feet to the POINT OF BEGINNING.

EXCEPT the South 30.00 feet thereof to be deeded to the City of Grand Junction for road right of way.

Containing 0.256 acres as described.

with all its appurtenances, and with all water, water rights, ditches and ditch rights appurtenant thereto or historically used in connection therewith.

SIGNED: January 17, 1996.

**PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: 1-16-97
SIGNATURE: Bill Natch
FILE # LLA-96-209**

Henry W. Sadoris
HENRY W. SADDORIS

Eleanor J. Sadoris
ELEANOR J. SADDORIS

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17 day of January, 1996, by Henry W. and Eleanor J. Sadoris.

WITNESS my hand and official seal.

My commission expires: 3-17-97

Julie N. Hayden
Notary Public

