SD497ELM

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

BARGAIN AND SALE DEED

1785319 6928AM 81/17/97 MONIKA TODO CLKAREC MESA CCUNTY CC DOCUMENT FEE \$NO FEE

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 ½ 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 327.60 feet to the SE corner of the West Half (W ½) Southeast Quarter (SE ¼) Northeast Quarter (NE ¼) Southwest Quarter (SW 1/4) of Section 7, and the POINT OF BEGINNING; thence along the East line of said West Half (W ½) Southeast Quarter (SE ½) Northeast Quarter (NE ½) Southwest Quarter (SW ¼), North 00 degrees 02 minutes 08 seconds East (N 00°02'08" E), a distance of 225.00 feet; thence North 90 degrees 00 minutes 00 seconds West (N 90°00'00" W), a distance of 112.54 feet; thence South 00 degrees 00 minutes 00 seconds East (S 00°00'00" E), a distance of 65.00 feet; thence South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 67.50 feet; thence South 00 degrees 02 minutes 08 seconds West (S 00°02'08" W), a distance of 160.00 feet; thence South 90 degrees 00 minutes 00 seconds East (S 90°00'00" E), a distance of 45.00 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 0.333 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.

PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: [-16-7]
SIGNATURE: Signature

WITNESS my hand and official seal.

1996, by Henry W. and Eleanor J. Saddoris.

My commission expires: 3-14-19

Notary Public

JULIE N. HAYDEN
NOTARY PUBLIC
STATE OF COLORADO