

SMI90H50

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [SPECIAL WARRANTY]

NAME OF AGENCY OR CONTRACTOR: DONALD DALE SMITH AND SALLY
MARIE SMITH

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: HIGHWAY 50
NEAR WHITEWATER, LOTS 30 THRU 36 MESERVE FRUIT TRACTS SOUTH
AND WEST LAND EXCHANGE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1990

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 15th day of February, 19 90,
between Donald Dale Smith and Sally Marie Smith

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County of Mesa, State of Colorado, grantor(s), and

1535679 09:57 AM 02/15/90
E.SAWYER: CLK&REC MESA COUNTY CO
DOB EXEMPT

The City of Grand Junction,
a Municipal Corporation
whose legal address is 250 North 5th Street
Grand Junction, Colorado 81501

of the County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of Ten Dollars (\$10.00)

the receipt and sufficiency of which is hereby acknowledged, ha VE granted, bargained, sold and conveyed, and by these presents do grant,
bargain, sell, convey and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements,
if any, situate, lying and being in the County of Mesa, State of Colorado,
described as follows:

The East 25.0 feet of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 24, Township 2 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows to wit:

Beginning at the Northeast corner of the SW1/4 NW1/4 of said Section 24, and considering the North line of the SW1/4 NW1/4 of said Section 24 to bear S89°33'06" W with all other bearings contained herein to be relative thereto; thence S 89°33'06" W along the North line of said SW1/4 NW1/4 a distance of 25.0 feet; thence S00°03'04" E a distance of 1304.43 feet to the South line of said SW1/4 NW1/4;
thence N 89°49'19" E a distance of 25.0 feet to the Southeast corner of said SW1/4 NW1/4;
thence N00°03'04" W a distance of 1304.55 feet to the point of beginning,

TOGETHER WITH a nonexclusive easement described as follows:

The South 35 feet of Lots 30 thru 36 Meserve Fruit Tracts lying South and West of U.S. Highway 50 and a strip of land 50 feet in width lying South and West and adjacent to the Southwesterly right-of-way line for U.S. Highway 50 across Lots 35 and 36 Meserve Fruit Tracts, Mesa County, Colorado.

Also known by site/and other/has:

This parcel to be combined with an adjacent parcel owned by the City of Grand Junction. TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), its heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, do covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, the grantor(s) ha VE executed this deed on the date set forth above.

Donald Dale Smith
Donald Dale Smith

Sally Marie Smith
Sally Marie Smith

STATE OF COLORADO

County of Mesa

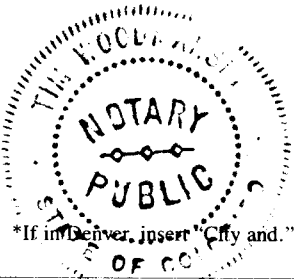
} ss.

The foregoing instrument was acknowledged before me this 15th day of February, 19 90,
by Donald Dale Smith and Sally Marie Smith

Witness my hand and official seal.

My commission expires 2/28/90

Jim Woodmansee
Notary Public



Exempt from Subdivision Regulation, County of Mesa, State of Colorado, approved this 17th

day of February, 1990.

Recorder's Note: No Real Property Transfer Document Received by Recorder

SPECIAL WARRANTY DEED

THIS DEED, Made this 13th day of February, 1990,
between The City of Grand Junction, Colorado,
a municipal corporation

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~~of~~ duly organized and existing under and by virtue of the laws of the State
of Colorado, grantor, and

Donald Dale Smith and Sally Marie Smith

whose legal address is 4233 U.S. Highway 50, Whitewater, 81527

1535676 09:57 AM 02/15/90
E.SAWYER, CLK&REC MESA COUNTY CO
DOC EXEMPT

of the _____ *County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00)

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the grantee(s) their heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the _____ County of Mesa, State of Colorado, described as follows:

The North 25.0 feet of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 24, Township 2 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows, to wit:

Beginning at the Northwest corner of the NW1/4 SW1/4 of said Section 24, and considering the North line of the NW1/4 SW1/4 of said Section 24 to bear N 89°49'19" E with all other bearings contained herein to be relative thereto;

thence N 89°49'19" E along the North line of said NW1/4 SW1/4 a distance of 1304.40 feet;

thence S 00°03'04" E a distance of 25.0 feet;

thence S 89°49'19" W a distance of 1304.39 feet to the West line of said NW1/4 SW 1/4;

thence N 00°03'55" W along the West line of said NW1/4 SW1/4 a distance of 25.0 feet to the Point of Beginning.

This parcel is to be combined with and become part of a tract of land described in Book 1543 Page 281 of the Mesa County Clerk and Recorder's records.

~~As shown by file and dublet as~~

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), their heirs, successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its City Manager ~~President~~ and its corporate seal to be hereunto affixed, attested by its City Clerk ~~Secretary~~, the day and year first above written.

Attest:
Neva B. Lockhart, CMC
City Clerk

By Mark K. Achen
City Manager President

STATE OF COLORADO
County of Mesa

} ss.

The foregoing instrument was acknowledged before this 13th day of February, 1990

by Mark K. Achen as City Manager President
and Neva B. Lockhart as City Clerk Secretary
of the City of Grand Junction, a municipal corporation.

My commission expires 2/28/90
Witness my hand and official seal.

Jim Woodmansee
Notary Public



Exempt from Subdivision Regulation, County of Mesa, State of Colorado, is approved this 7th day of February, 1990.

Recorder's Note: No Real Property Transfer Document Received By Recorder