

SPS04255

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-
OF-WAY PURPOSES

NAME OF AGENCY OR CONTRACTOR: NINA B. SIMPSON AND ROBERT T.
SIMPSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 830
INDEPENDENT AVENUE - ALL BLK 5 WEST LAKE PARK SUB + LOTS 1
TO 13 INC BLK 6 WEST LAKE PARK SUB + TRD WESTLAKE PARK +
OUT LOT 1 SHAW SUBDIVISION - FOR 25.5 ROAD PROJECT

PARCEL #: 2945-104-01-006

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Nina B. Simpson and Robert T. Simpson, Grantors, for and in consideration of the sum of Two Thousand One Hundred Fifty-Six and 00/100 Dollars (\$2,156.00) 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 tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A certain parcel of land for right of way purposes lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being a portion of Tract D, Plat of West Lake Park Subdivision, as same is recorded in Plat Book 7, Page 91 of the Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the NW 1/4 SE 1/4 of said Section 10 and assuming the West line of the NW 1/4 SE 1/4 of said Section 10 bears S 00°03'26" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'26" W along the West line of the NW 1/4 SE 1/4 of said Section 10, a distance of 30.00 feet; thence S 89°56'32" E, along a line 30.00 feet South of and parallel with the North line of the NW 1/4 SE 1/4 of said Section 10, a distance of 30.00 feet to a point on the East right of way for 25-1/2 Road, as same is described in Book 696, Page 595, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning, S 89°56'32" E along the South right of way for West Orchard Avenue, a distance of 32.10 feet; thence S 67°16'09" W a distance of 4.47 feet; thence S 39°15'06" W a distance of 42.04 feet; thence S 06°58'58" W a distance of 11.72 feet to a point on the East right of way for said 25-1/2 Road; thence N 00°03'26" E along said East right of way, a distance of 45.95 feet, more or less, to the Point of Beginning.

CONTAINING 539.0 Square Feet, 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 26th day of February, 2004

Nina B. Simpson
Nina B. Simpson

Robert T. Simpson
Robert T. Simpson

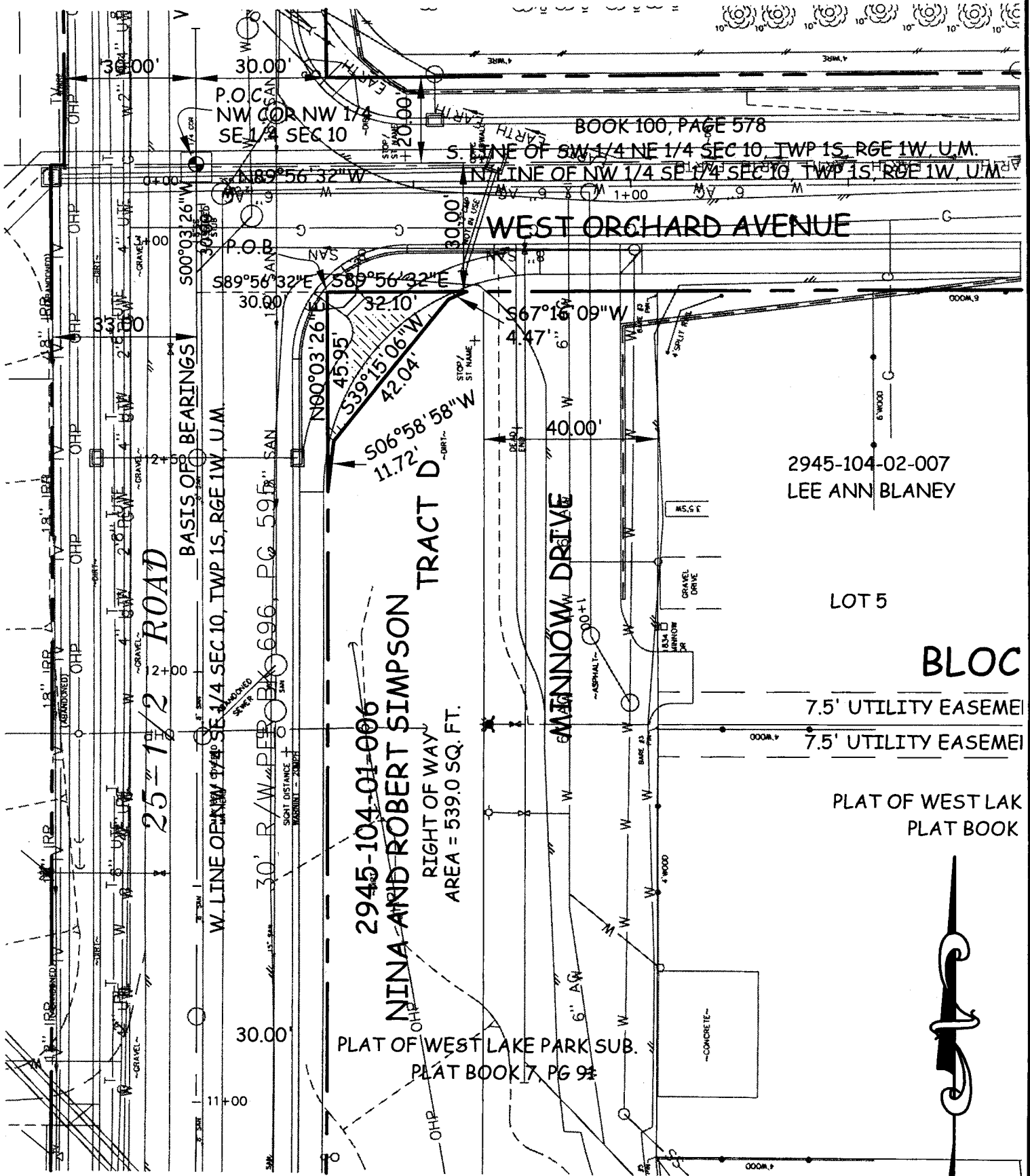
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26th day of February, 2004, by Nina B. Simpson and Robert T. Simpson.

My commission expires 3-3-05.
Witness my hand and official seal.

Peggy Holguin
Notary Public
STATE OF COLORADO
PEGGY HOLGUIN
NOTARY
PUBLIC

EXHIBIT "A"



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 a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.
 DATE: 01-05-2004
 SCALE: 1" = 30'
 APPR. BY: TW

25.5 ROAD
 ADDITIONAL RIGHT OF WAY
 NINA B. SIMPSON AND
 ROBERT T. SIMPSON
 2945-104-01-006

REVISED: 1-19-2004 (REVISED ROW)

CITY OF
grand junction
 COLORADO
 serving the community together