

STE8424S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ALVIN E. STRECKER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 474 NORTH
24TH, 24 TH AND OURAY AVE, RIGHT OF WAY LOT 8 OF BLOCK 5 OF
MESA GARDENS SUBDIVISION.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

A parcel of land for road right of way and utility purposes being a portion of Lot 8 of Block 5 of Mesa Gardens Subdivision, as platted and recorded in Book 8, Page 36 with the office of the Mesa County Clerk and Recorder, located in the NE $\frac{1}{4}$ of Section 13, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, as more particularly described as follows:

commencing at the found City Monument at the intersection of the centerlines of Ouray Avenue and 24th Street, with all bearings herein being relative to South between said City Monument and the found City Monument at the intersection of the centerlines of Grand Avenue and 24th Street as basis of bearings;
thence South along the centerline of 24th Street 25 feet;
thence East 25 feet to the true point of beginning, said true point of beginning being the intersection of the East right of way line of 24th Street and the South right of way line of Ouray Avenue;
thence East along the South right of way line of Ouray Avenue 12 feet;
thence South 45⁰ West 16.97 feet to a point on the East right of way line of 24th Street;
thence North along the East right of way line of 24th Street 12 feet to the true point of beginning;

said parcel contains 72 square feet, more or less.

ALVIN E. STRECKER

1348621 000 EXEMPT 08:26 AM
AUG 08 1984 E. SAWYER:CLK&REC MESA CTY:CO

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whose address is 474 North 24th Street,
Grand Junction, Colorado 81501
County of Mesa, State of
Colorado

, for the consideration of
one dollar (\$ 1.00) and other good and valuable considerations,
dollars, in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION, a municipal corporation
whose legal address is 250 North 5th St., Grand Junction, CO 81502 County of
Mesa, and State of Colorado the following real property in the
City of Grand Junction County of Mesa, and State of Colorado, to wit:

a parcel of land for road right of way and utility purposes being
a portion of Lot 8 of Block 5 of Mesa Gardens Subdivision as more
particularly described in the attached Exhibit A.

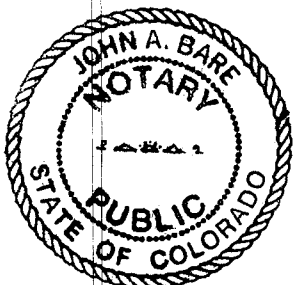
also known as street and number 474 North 24th Street, Grand Junction,
Colorado 81501

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this 6th day of Aug., 19 84

Alvin E. Strecker

Alvin E. Strecker



STATE OF COLORADO,
County of _____ } ss.

The foregoing instrument was acknowledged before me this 6th
day of August, 1984, by ALVIN E. STRECKER

My commission expires March 19, 1987
Witness my hand and official seal.

John A. Bare

Notary Public

address of Notary Public: 2184 Lassen Ct.
Grand Junction, CO 81503

