

STR02TEX

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED** (WARRANTY)

PURPOSE: ALLEY RIGHT-OF-WAY

NAME OF AGENCY OR CONTRACTOR: LUCILLE E. STRNAD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1215 TEXAS AVENUE - LOT 2 OF
BLOCK 2

PARCEL: 2945-123-13-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

BOOK 3021 PAGE 370
2040602 02/12/02 0400PM
MONIKA TODD CLERKED MESA COUNTY CO
RECFEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Lucille E. Strnad, Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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, a tract or parcel of land for Public Alley and Utilities right-of-way purposes, being a portion of Lot 2, Block 2 of Prospect Park, a subdivision situate in the Southwest ¼ of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 7 at Page 37 in the office of the Mesa County Clerk and Recorder, said tract or parcel being more particularly described as follows, to wit:

Commencing at the Southwest corner of said Lot 2, and considering the centerline of North 12th Street to bear S 00°00'00" E with all bearings contained herein being relative thereto; thence N 00°02'27" W along the West line of said Lot 2 a distance of 8.00 feet to a point on the North line of the South 8.00 feet of said Lot 2 as conveyed for right-of-way purposes described by instrument recorded in Book 550 at Page 279 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;
thence N 00°02'27" W along the West line of said Lot 2 a distance of 2.00 feet;
thence leaving the West line of said Lot 2, N 89°57'31" E along a line 10.00 feet North of and parallel with the South line of said Lot 2 a distance of 61.00 feet to a point on the East line of said Lot 2;
thence S 00°02'27" E along the East line of said Lot 2 a distance of 2.00 feet to a point on the North line of said 8.00 foot additional right-of-way;
thence S 89°57'31" W along said North line and being 8.00 North of and parallel with the South line of said Lot 2 a distance of 61.00 feet to the Point of Beginning, containing 122.0 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 Grantor hereby covenanting that she 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.

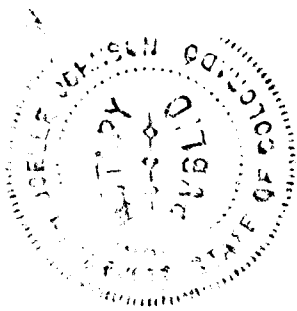
Executed and delivered this 31st day of JANUARY, 2002.

Lucille E. Strnad
Lucille E. Strnad

State of Colorado)
)ss.
County of Mesa)

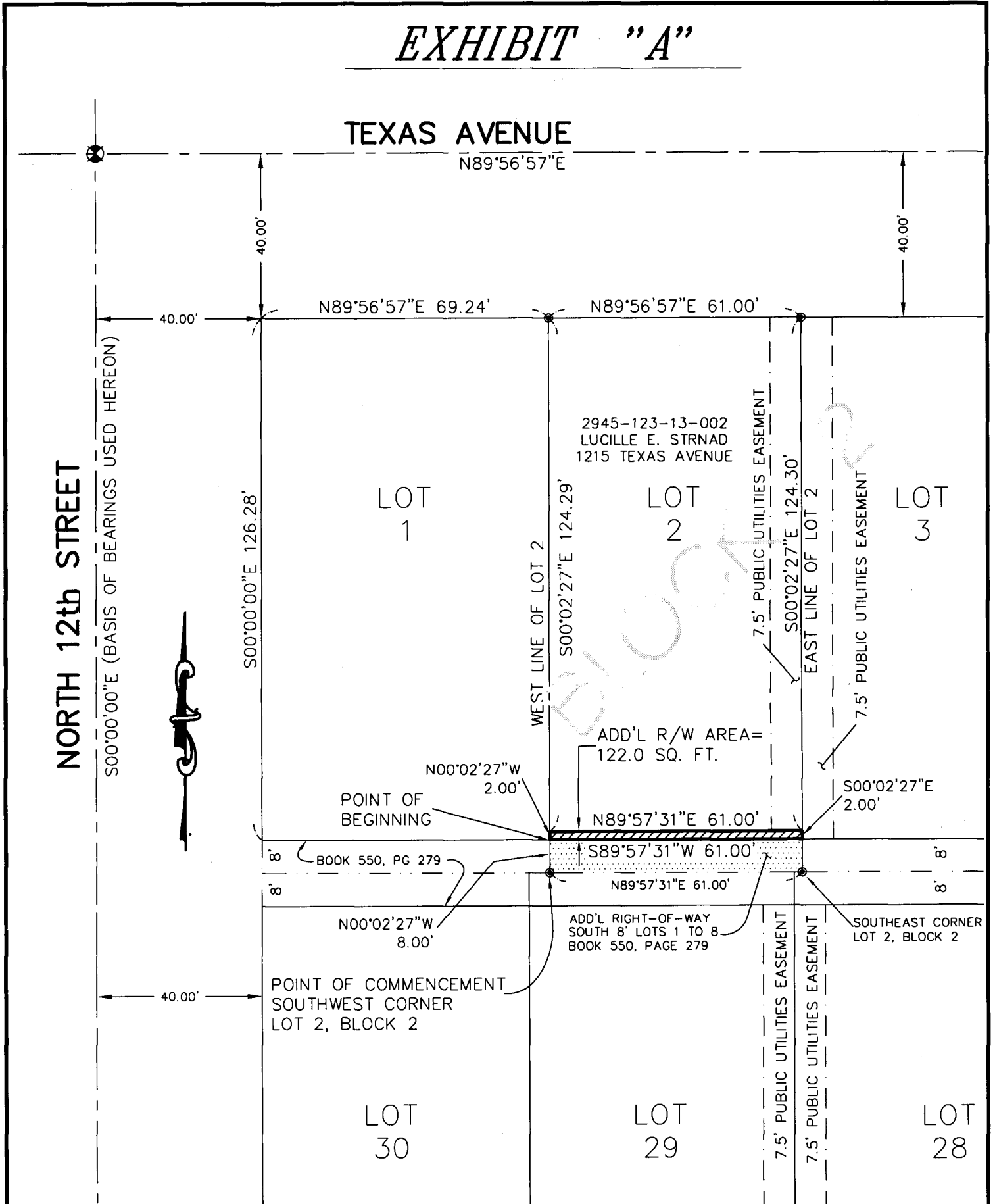
The foregoing instrument was acknowledged before me this 31st day of JANUARY, 2002, by Lucille E. Strnad.

My commission expires 01/1/2005.
Witness my hand and official seal.



Elizabeth Joelle Johnson
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: 1-10-2002
SCALE: 1" = 30'
APPR. BY: JW
FILE NO: STRNAD.DWG

RIGHT-OF-WAY DESCRIPTION MAP

LUCILLE E. STRNAD
2945-123-12-002

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION