

SUL06PRK

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	LENNY P. SULLY
PURPOSE:	PUBLIC ROAD AND UTILITIES RIGHT-OF-WAY
ADDRESS:	LOTS 25 THROUGH 30 RIVERSIDE PARK DRIVE AND FAIRVIEW DRIVE
PARCEL NO:	2945-154-25-007
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

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

RECEPTION #: 2353292, BK 4313 PG 648 12/12/2006 at
04:09:11 PM, 1 OF 2, R \$10.00 S \$1.00 EXEMPT Doc
Code: WD
Janice Ward, Mesa County, CO CLERK AND
RECORDER

RECEPTION #: 2356631, BK 4326 PG 23 12/29/2006 at
02:08:55 PM, 1 OF 2, R \$10.00 S \$1.00 EXEMPT Doc
Code: WD
Janice Ward, Mesa County, CO CLERK AND
RECORDER

WARRANTY DEED

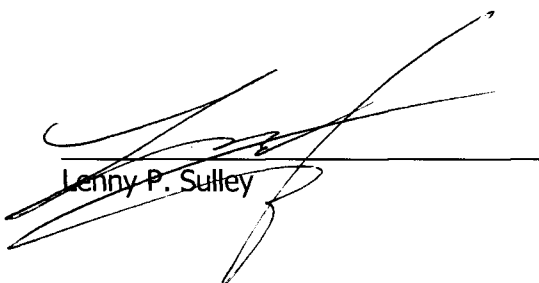
Re-recorded due to scrivener's error

This Warranty Deed made this 12 day of December, 2006 by and between **Lenny P. Sulley**, Grantor, for and in consideration of the sum of Thirty-One Thousand Seven Hundred Seventy-Six and 00/100 Dollars (\$31,776.00) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction**, Grantee, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway right-of-way and Utility purposes, to wit:

Lots 25 to 30, inclusive, Block 5, Crawford Subdivision amended, located in Section 15, Township 1 South, Range 1 West;
EXCEPT Beginning at the NW corner of Lot 25 thence East 30 feet, to a point 106.3 feet east of the SW Corner of Lot 30, thence West 106.3 feet, thence North to the Point of Beginning; ^{thence southeasterly}
~~0.243~~ ^{0.229} acres (9,096 sq ft) ^{sq ft}, 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 he 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 12 day of December, 2006.

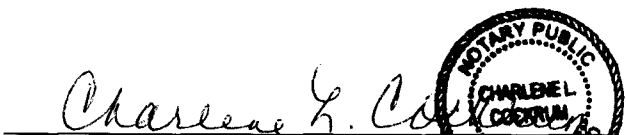


Lenny P. Sulley

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 12th day of December, 2006 by Lenny P. Sulley.

My commission expires 1-10-2007.

Witness my hand and official seal.

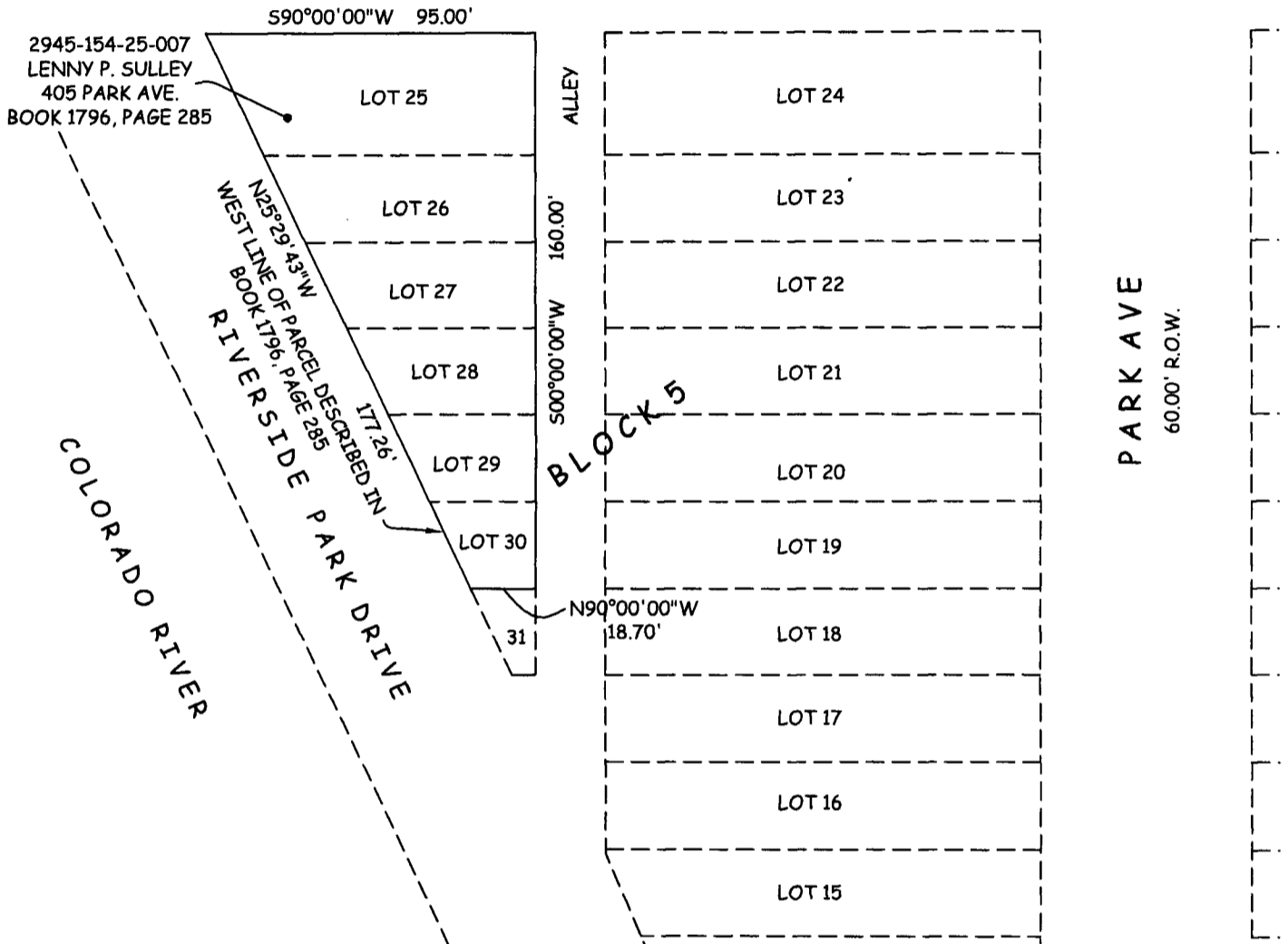

Notary Public


RECEPTION #: 2389559, BK 4464 PG 849 07/05/2007 at
04:05:59 PM, 1 OF 2, R \$10.00 S \$1.00 EXEMPT Doc
Code: WD CORR
Janice Rich, Mesa County, CO CLERK AND RECORDER

EXHIBIT "A"

AMENDED SURVEY
JOSEPH A.K. CRAWFORD AND THOMAS B. CRAWFORD SUBDIVISION
PLAT BOOK 1, PAGE 23

FAIRVIEW DRIVE
50.00' R.O.W.

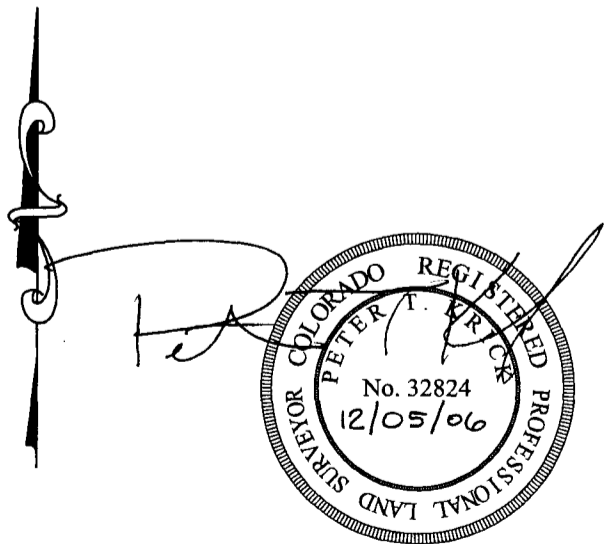


PROPERTY CONTAINS 9,096 SQUARE FEET



1 inch = 50 ft.

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: TLP
DATE: 12-05-06
SCALE: 1" = 50'
APPR. BY: PTK

LENNY P. SULLEY
TO
THE CITY OF GRAND JUNCTION
2945-154-25-007

CITY OF
Grand Junction
COLORADO