

THO8424S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CLETUS A. THOMPSON AND RUTH  
M. THOMPSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2408  
GUNNISON AVE. 24TH AND GUNNISON N.E. CORNER, 24TH STREET FOR  
UTILITY PURPOSES BEING A PORTION OF LOT 10 OF BLOCK 11 OF  
MESA GARDENS SUBDIVISION.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CLETUS A. THOMPSON and  
RUTH M. THOMPSON

1368345 SSC EXEMPT 03:50 PM  
AUG 02, 1984 E. SAWYER:CLK&REC MESA CTY, CO  
BOOK 1504 PAGE 664

whose address is 2408 Gunnison Avenue, 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 N. 5th St., Grand Junction, CO 81501 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 10 of Block 11 of Mesa Gardens Subdivision as  
more particularly described in the attached Exhibit A,

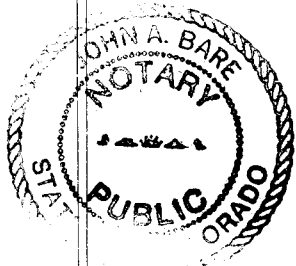
also known as street and number 2408 Gunnison Avenue, Grand Junction,  
Colorado 81501

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

Signed this 30<sup>th</sup> day of July, 19 84

*Cletus A. Thompson*  
Cletus A. Thompson

*Ruth M. Thompson*  
Ruth M. Thompson



STATE OF COLORADO,  
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 30<sup>th</sup>  
day of July, 19 84, by Cletus A. Thompson and  
Ruth M. Thompson

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

*John A. Bare*  
John A. Bare Notary Public

address of Notary Public: 2184 Lassen Court  
Grand Junction, Colorado 81503



EXHIBIT A

A parcel of land for road right of way and utility purposes being a portion of Lot 10 of Block 11 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 Gunnison 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 Ouray Avenue and 24th Street as the basis of bearings;  
thence North along the centerline of 24th Street 30 feet;  
thence East 25 feet to the true point of beginning, said true point of beginning being the intersection of the North right of way line of Gunnison Avenue and the East right of way line of 24th Street;  
thence East along the North right of way line of Gunnison Avenue 4.96 feet;  
thence Northwesterly 13.32 feet along the arc of a curve deflecting to the right, said curve having a radius of 17 feet, a central angle of 44<sup>o</sup> 54' 03", and a chord which bears North 22<sup>o</sup> 27' 02" West 12.98 feet to a point on the East right of way line of 24th Street;  
thence South along the East right of way line of 24th Street 12 feet to the true point of beginning;

said parcel contains 18.52 square feet, more or less.