

TMB0524R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	<b>DEED (WARRANTY)</b>
NAME OF PROPERTY OWNER OR GRANTOR:	TIMBERLINE BANK, INC.
PURPOSE:	RIGHT-OF-WAY
ADDRESS:	633 24 ROAD
PARCEL NO:	2945-054-00-071
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2279514 BK 4010 PG 239-241  
10/07/2005 10:43 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DocFee EXEMPT

WARRANTY DEED

Timberline Bank, Inc., a Colorado corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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, 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 parcel of land situated in the NE1/4 SE1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of a parcel of land conveyed for roadway purposes in an instrument recorded in Book 1043 at Page 28 of the Mesa County records, which bears South 00°02'00" West a distance of 685.00 feet and North 89°37'00" West a distance of 50.00 feet from the East one-quarter corner (NE Corner SE1/4) of said Section 5;  
Thence South 00°02'00" West, a distance of 305.00 feet to the Southwest corner of said parcel of land;  
Thence North 89°37'00" West, a distance of 58.66 feet;  
Thence North 46°36'30" East, a distance of 18.81 feet;  
Thence North 00°02'00" East, a distance of 277.31 feet;  
Thence North 44°47'30" West, a distance of 19.40 feet;  
Thence North 89°37'00" West, a distance of 151.33 feet;  
Thence North 00°02'00" East, a distance of 1.00 feet to the South right-of-way line of Leland Avenue;

Thence along said South right-of-way line, South 89°37'00" East, a distance of 210.00 feet to the Point of Beginning.

EXCEPT that part described in a warranty deed recorded in Book 2096 at Page 409 of the Mesa County records.


Containing 0.312 acres, more or less as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

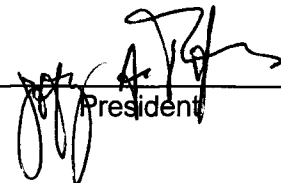
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenants that it will warrant and defend the 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 7<sup>th</sup> day of October, 2005.

Attest:

Timberline Bank, Inc.,  
a Colorado corporation

By  \_\_\_\_\_

By  \_\_\_\_\_  
President

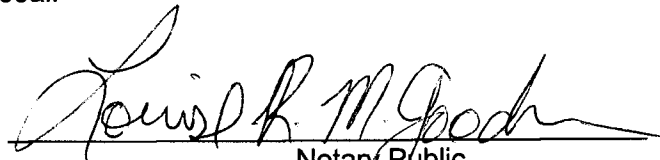
10/3/05  
1:19 PM  
H:\CD\TimberlineWD.doc

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2005, by Jeffrey A. Taets as President and attested to by James L. Pedersen as VP of Timberline Bank, Inc., a Colorado corporation.

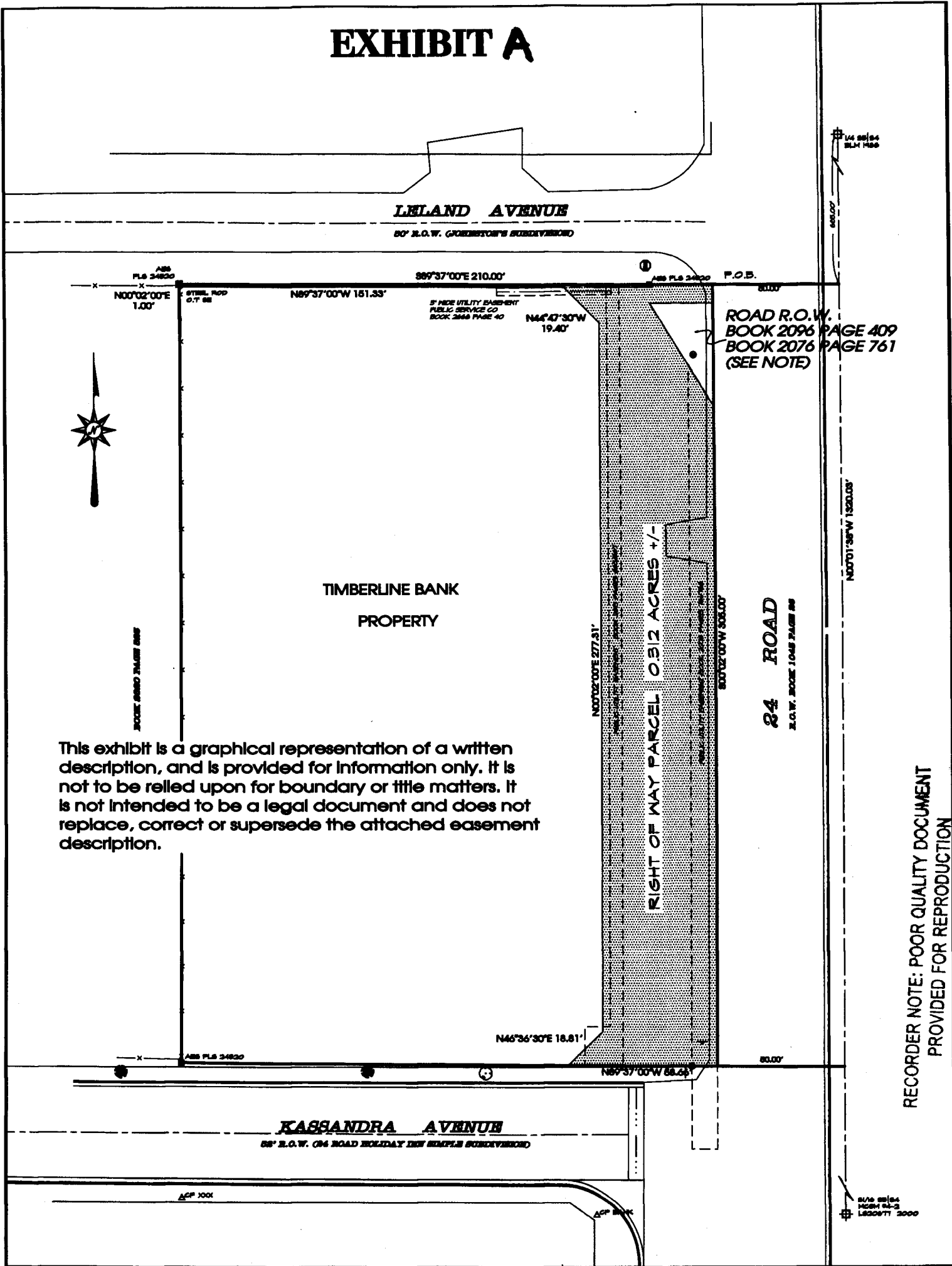
My commission expires: 5-13-09  
Witness my hand and official seal.

  
Notary Public



10/3/05  
1:19 PM  
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# EXHIBIT A



**LELAND AVENUE**

80' R.O.W. GORRETON'S SUBDIVISION

ABS PLS 24820  
N00°02'00"E  
1.00'

88°37'00"E 210.00'

P.O.B.



N89°37'00"W 181.53'

3' NEE UTILITY EASEMENT  
PUBLIC SERVICE CO  
BOOK 2488 PAGE 40

N44°47'30"W  
19.40'

ROAD R.O.W.  
BOOK 2096 PAGE 409  
BOOK 2076 PAGE 761  
(SEE NOTE)

TIMBERLINE BANK  
PROPERTY

BOOK 2488 PAGE 409

N00°02'00"E 277.31'

RIGHT OF WAY PARCEL 0.312 ACRES +/-

S00°02'00"W 305.00'

24 ROAD  
R.O.W. BOOK 1048 PAGE 88

N00°01'36"W 1530.05'

This exhibit is a graphical representation of a written description, and is provided for information only. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.

N46°36'30"E 18.81'

N89°37'00"W 58.26'

**CASSANDRA AVENUE**  
88' R.O.W. 24 ROAD HOLIDAY INN SIMPLE SUBDIVISION

ACP 1001

ACP 1001

8/16 88/94  
MCM 84-2  
L820971 2000

RECORDER NOTE: POOR QUALITY DOCUMENT  
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