

TOM96F25

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY]

NAME OF AGENCY OR CONTRACTOR: TOMICHI INVESTMENTS, A
COLORADO PARTNERSHIP, GREGG L. CRANSTON AND JAY S. FELLHAUER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: F 1/4 ROAD ,
SECTION 4 RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Grantor(s), Tomichi Investments, a Colorado general partnership, Gregg L. Cranston and Jay S. Fellhauer

200
Book 2201 PAGE 200
1-19-96
1743032 1211PM 01/19/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$No FEE

whose address is c/o 1401 N. 1st Street, Grand Junction

*County of Mesa, State of

Colorado, for the consideration of
Ten dollars and other consideration
dollars, in hand paid, hereby sell(s)

and convey(s) to City of Grand Junction

whose legal address is 205 North 5th Street, Grand Junction, CO 81501

County of Mesa, and State of CO

the following real property in the County of Mesa, and State of

Colorado, to wit: for Road and Right of way purposes

Commencing at the S 1/16th corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian, that when aligned with the S 1/4 corner of said Section 4 is recorded as bearing N00°01'06" W in Book 1591 at page 464 in the Mesa County Clerk and Recorder's Office and all bearings contained herein to be relative thereto; thence N00°01'06" W 26.00 feet; thence N89°47'19" E 30.00 feet to the point of beginning also being the East right-of-way line of 24 1/2 Road; thence N89°47'19" E 299.83 feet; thence S00°00'56" E 26.00 feet to the North line of the SW 1/4 SE 1/4 of said Section 4; thence along said North line N89°47'19" E 990.13 feet, to the SE 1/16th corner of said Section 4, thence S00°00'23" W 26.00 feet; thence S89°47'19" W 1289.95 feet to the East right-of-way line of 24 1/2 Road; thence N00°01'06" W 52.00 feet to the Point of Beginning.

also known by street and number as: vacant land, Grand Junction CO

assessor's schedule or parcel number:

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1996 and all subsequent years, easements, rights of ways and restrictions of record.

**PROPERTY LINE ADJUSTMENT
APPROVED BY CITY COMMUNITY
DEVELOPMENT DEPARTMENT
DATED: 1-18-96
SIGNATURE: *[Signature]***

Signed this 16 day of January 19 96

Tomichi Investments, a Colorado general partnership

by: *[Signature]*

[Signature]
Gregg L. Cranston

[Signature]
Jay S. Fellhauer

STATE OF COLORADO, }
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 16th day of January, 19 96, by Denver G. Cherry, partner of Tomichi Investments, a Colorado general partnership and Gregg L. Cranston and Jay S. Fellhauer.

My commission expires

**SONYA K. TRICKEL
NOTARY PUBLIC
STATE OF COLORADO**
My Commission Expires 7-27-99

Witness my hand and official seal.

[Signature]
Notary Public

*If in Denver, insert "City and".
Cecil Caster 755 Rood Avenue, Grand Junction CO 81501
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)