

TOP99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RICHARD A. TOPE AND MELINDA S. TOPE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-WAY ON 27 ½ ROAD
- 3790 CHRISTENSEN CT, PARCEL NO. 2945-012-68-015, LOT 15, BLOCK 1,
PTARMIGAN RIDGE NORTH

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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1913565 07/29/99 1223PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Richard A. Tope and Melinda S. Tope, Grantors, for and in consideration of the sum of Three Hundred Ninety Three and 75/100 Dollars (\$393.75), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northeast corner of Lot 15, Block 1 of Ptarmigan Ridge North, a subdivision situate in the Northwest 1/4 of Section 1, 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 14 at Pages 231 and 232 in the office of the Mesa County Clerk and Recorder, and considering the east line of the Southeast 1/4 of the Northwest 1/4 of said Section 1 to bear N 00°02'13" E with all bearings contained herein being relative thereto;
thence S 00°02'13" E along the east boundary line of said Lot 15 a distance of 14.46 feet;
thence leaving the east boundary line of said Lot 15, N 45°03'32" W a distance of 20.52 to a point on the north boundary line of said Lot 15;
thence S 89°57'47" E along the north boundary line of said Lot 15 distance of 14.54 feet to the Point of Beginning,
containing 105.0 square feet 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 Grantors hereby covenanting that they 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 20th day of July, 1999.

Richard A. Tope
Richard A. Tope

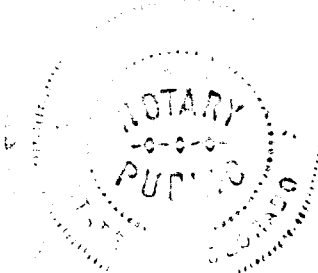
Melinda S. Tope
Melinda S. Tope

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of July, 1999, by Richard A. Tope and Melinda S. Tope.

My commission expires 3 3 01.

Witness my hand and official seal.



Pequillo Quinn
Notary Public

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