## TOR99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CHARLES A. TORLINE

STREET ADDRESS/PARCEL NAME/ SUBDIVISION/PROJECT: RIGHT-OF-WAY FOR 27 ½ ROAD - 1910 HAWTHORNE AVE., PARCEL NO. 2945-014-15-003, LOT 3, BLOCK 7, SPRING VALLEY FILING FOUR

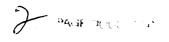
CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

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EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



## WARRANTY DEED

BOOK 2615 PAGE 880 1913562 07/29/99 1223PM Monika Todo Clk&Rec Mesa County Co RecFee \$10.00 Documentary Fee \$Exempt

Charles A. Torline, Grantor, for and in consideration of the sum of Five Hundred Eight-Five and 00/100 Dollars (\$585.00), 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 Roadway and Utilities right-of-way purposes, to wit:

Beginning at a point on the west line of Lot 3, Block 7 of Spring Valley Filing Four, a subdivision situate in the Southeast ¼ 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 11 at Page 208 in the office of the Mesa County Clerk and Recorder, from whence the Northwest Corner of said Lot 3 bears N 00°02'18" E a distance of 86.29 feet, and considering the west line of the Northwest ¼ of the Southeast ¼ of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto;

thence along the southwesterly boundary line of said Lot 3, 39.27 feet along the arc of a curve concave to the northeast, having a radius of 25.00 feet, a central angle of 90°00'00", and a long chord bearing

S 44°57'42" E a distance of 35.36 feet to a point on the south boundary line of said Lot 3 from whence the Southeast Corner of said Lot 3 bears S 89°57'42" E a distance of 90.00 feet;

thence leaving the south boundary line of said Lot 3, N 44°57'42" W a distance of 35.36 feet to the Point of Beginning,

containing 180.0 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 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  $\mathcal{B}^{TH}$  day of  $\sqrt{\frac{1}{2}}$ 

Charles A Torline

State of Colorado

County of Mesa

The foregoing instrument was acknowledged before me this day of _	<u> </u> u	ily,	1999, by
Charles A. Torline.	$\langle \mathcal{T} \rangle$	/	

3.3.01

My commission expires \_\_\_\_\_\_ Witness my hand and official seal.

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The foregoing legal description was prepared by T. Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

