

TRU06OUR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	JOHN TRUJILLO AND VIRGINIA S TRUJILLO
PURPOSE:	PUBLIC ROADWAY AND UTILITIES FOR RIGHT-OF-WAY PURPOSES (EL POSO STREET IMPROVEMENT DISTRICT)
ADDRESS:	323 W. OURAY AVENUE
PARCEL NO:	2945-151-00-055
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

City of Grand Junction
Mesa County Clerk's Office
1000 North 5th Street
Grand Junction, CO 81501
970.243.4100

2318184 BK 4161 PG 237-238
05/22/2006 09:31 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

This Warranty Deed made this 16 day of MARCH, 2006 by and between **John Trujillo and Virginia S. Trujillo**, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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**, Grantee, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway right-of-way purposes, to wit:

A parcel of land for road right of way purposes, located in the Southwest Quarter of the Northeast Quarter(SW1/4NE1/4) of Section 15, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at the Southwest Corner of that parcel of land as described in Book 764, Page 581, in the records of the Mesa County Clerk, and considering the West line of said parcel described in Book 764, Page 581 to bear N00°18'11"W, with all bearings herein being relative thereto; thence N00°18'11"W, along the West line of said parcel, a distance of 5.89 feet; thence S44°39'45"E, a distance of 8.24 feet to the South line of said parcel; thence S89°41'49"W, along the South line of said parcel, a distance of 5.76 feet, more or less, to the point of beginning.

Containing 16.98 square feet, 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 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 16 day of MARCH, 2006.

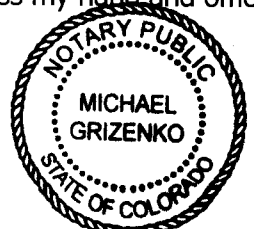
John Trujillo
John Trujillo
Virginia S. Trujillo
Virginia S. Trujillo

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16 day of MARCH, 2006 by John Trujillo and Virginia S. Trujillo.

My commission expires 10/9/2007.

Witness my hand and official seal.



Michael Grizenko
Notary Public

EXHIBIT "A"



MALDONADO ST (50' ROW)

NW COR
BK 764, PG 581

20' ALLEY

NORTH LINE BOOK 764, PG 581

2945-151-00-055
JOHN & VIRGINIA S. TRUJILLO
323 W. OURAY AVENUE
GRAND JUNCTION, CO 81501

(VACANT LAND)
BOOK 764, PAGE 581

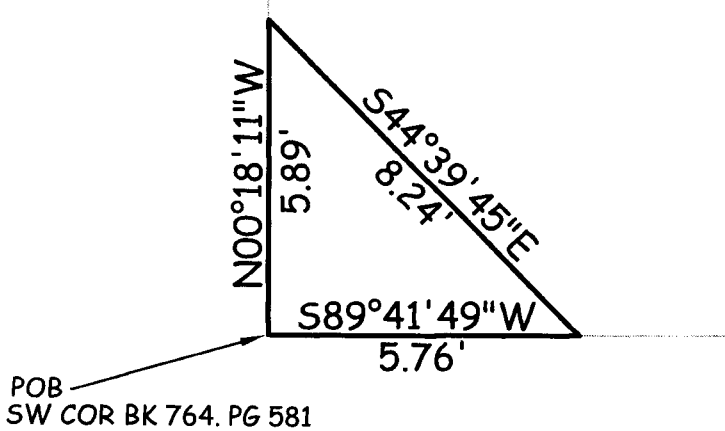
RIGHT OF WAY
AREA = 16.98 SQ. FT.

BASIS OF BEARINGS N00°18'11"W
WEST LINE BK 764, PG 581

SEE DETAIL A

SOUTH LINE BOOK 764, PG 581

W. OURAY AVE. (60' ROW)



DETAIL A

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: MG
DATE: 08-29-2005
SCALE: 1" = 30'
APPR. BY: MG

EL POSO STREET IMPROVEMENT DISTRICT
RIGHT-OF-WAY DESCRIPTION MAP
2945-151-00-055

