

TRU06VIN

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	JOHN J. TRUJILLO AND VIRGINIA S. TRUJILLO
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES (EL POSO STREET IMPROVEMENT DISTRICT)
ADDRESS:	401 W. CHIPETA AVENUE
TAX PARCEL NO:	2945-151-00-047
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

2318185 BK 4161 PG 239-240
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 J. 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 intersection of the West line of Vine Street with the South line of West Chipeta Avenue, as both are dedicated on the plat of Six and Fifty West Subdivision, Filing Two, as same is recorded in Plat Book 12, Page 101 in the records of the Mesa County Clerk, and considering the South line of West Chipeta Avenue to bear S89°59'48"E, with all bearings herein being relative thereto; thence S00°11'05"E, along the West line of Vine Street, a distance of 6.41 feet; thence N45°14'38"W, a distance of 9.11 feet to the South line of West Chipeta Avenue; thence S89°59'48"E, along the South line of West Chipeta Avenue, a distance of 6.45 feet, more or less, to the point of beginning.

Containing 20.68 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.

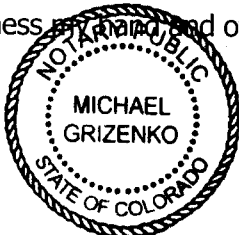
John J. Trujillo
John J. Trujillo
Virginia S. Trujillo
Virginia S. Trujillo

State of Colorado)
)ss.
County of Mesa)

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

My commission expires 10/9/2007.

Witness my hand and official seal.



Michael Grizenko
Notary Public

EXHIBIT "A"
W. CHIPETA AVE. (25' ROW)
 (PER PLAT SIX AND FIFTY WEST SUBDIVISION, FILING 2
 PLAT BOOK 12, PAGE 101)



BASIS OF BEARINGS S89°59'48"E
 SOUTH LN W. CHIPETA AVE.

SEE DETAIL A

APPARENT NORTH LN BK 1019, PG 354

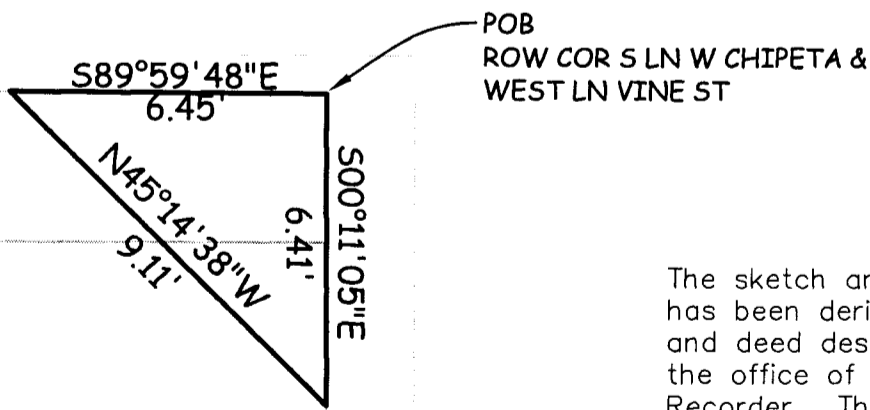
2945-151-00-047
 JOHN J. & VIRGINIA S. TRUJILLO
 323 W. OURAY AVENUE
 GRAND JUNCTION, CO 81501

401 W. CHIPETA AVENUE
 BOOK 1019 PAGE 354

RIGHT OF WAY
 AREA = 20.68 SQ. FT.

EAST LN BOOK 1019 PG 354
 WEST LN VINE ST

VINE STREET (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: 02-06-2006
 SCALE: 1" = 20'
 APPR. BY: PTK

EL POSO STREET IMPROVEMENT DISTRICT
 RIGHT-OF-WAY DESCRIPTION MAP
 2945-151-00-047

