

TTM041ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF PROPERTY OWNER OR GRANTOR: DIDONATO ENTERPRISES LLC
THE TILE MEISTER

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-
OF-WAY PURPOSES

ADDRESS: 611 NORTH 1ST STREET

PARCEL NO: 2945-151-00-037

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION: NONE

DESTRUCTION: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2186545 BK 3628 PG 783-784
04/12/2004 03:51 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

2 PAGE DOCUMENT

WARRANTY DEED

DiDonato Enterprises, LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 Public Roadway and Utilities Right-of-Way purposes, to wit:

A certain parcel of land for right of way purposes lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian and being more particularly described as follows:

The East 40.00 feet of the South 35.00 feet of the following described tract: Beginning at a point 308.71 feet South of the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian; thence West 417.42 feet; thence South 108.71 feet; thence East 417.42 feet; thence North 108.71 feet to the Point of Beginning, in the City of Grand Junction, Mesa County, Colorado.

This description is from the Quit Claim Deed recorded in Book 3609, Page 301, Public Records of Mesa County, Colorado.


CONTAINING 1,400.00 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 Grantor hereby covenanting that it 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.

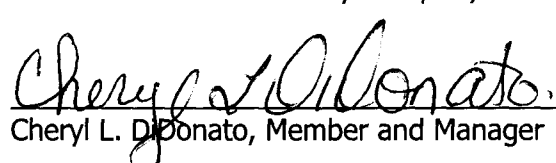
Executed and delivered this 12TH day of APRIL, 2004.

DiDonato Enterprises, LLC,
A Colorado Limited Liability Company

DiDonato Enterprises, LLC,
A Colorado Limited Liability Company



Randall J. DiDonato, Member and Manager

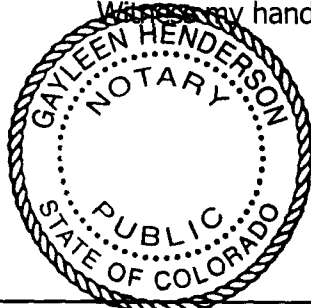


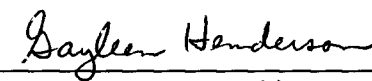
Cheryl L. DiDonato, Member and Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 12th day of April, 2004, by Randall J. DiDonato and Cheryl L. DiDonato, Managing Members of DiDonato Enterprises, LLC, A Colorado Limited Liability Company.

My commission expires 10/29/2005.
Witness my hand and official seal.



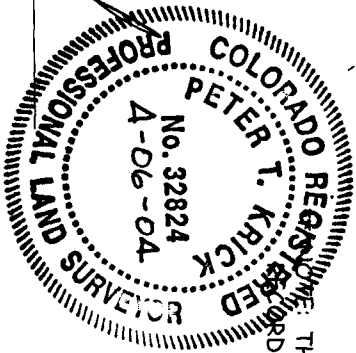


Notary Public

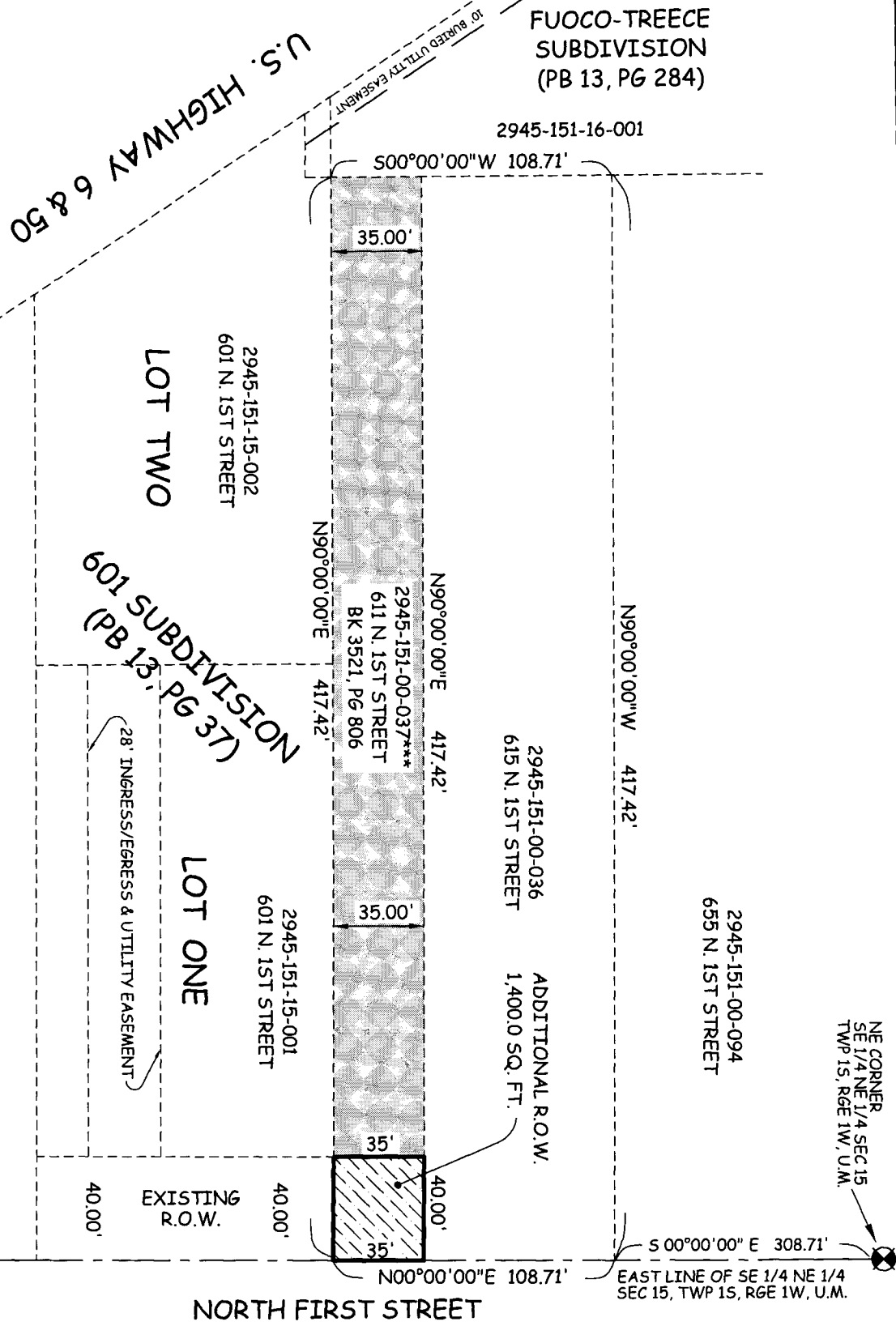
EXHIBIT "A"

PETER T. KRICK, PLS NO. 32824

[Handwritten Signature]



THIS SITE MAY BE SUBJECT TO EASEMENTS OF RECORD RECORDED IN BOOK 588, PAGE 337 AND BOOK 714, PAGE 446



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: P.T.K.
DATE: 04-01-2004
SCALE: 1" = 60'
APPR. BY: TW

611 N. 1ST STREET
RIGHT-OF-WAY DESCRIPTION MAP
2945-151-00-037

CITY OF
Grand junction
COLORADO
serving the community together