

TUR09BWY

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	ROBERT M. AND LANA L. TURROU
PURPOSE:	NO THOUROUGHFARE TRAIL RIGHT OF WAY
ADDRESS:	2517 S BROADWAY
PARCEL NO:	2945-153-00-046
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WARRANTY DEED

This Warranty Deed made this 2nd day of April, 2009 by and between **Robert M. Turrou and Lana L. Turrou, Grantors** 2186 Buffalo Drive, Grand Junction, Colorado 81507, for and in consideration of the sum of Two Thousand Seven Hundred Five and 00/100 Dollars (\$2,705.00), 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, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A certain parcel of land for right of way purposes located in the Southwest Quarter (SW 1/4) of Section 15, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southeast corner of Right of Way, as same as recorded in Book 802, Page 577 of the Mesa County, Colorado public records with the South line of Monument Road Right of Way assumed to bear S38°58'04"W with all other bearings contained herein being relative thereto; thence N19°23'42"W a distance of 29.39 feet along the Easterly line of said Right of Way; thence S64°14'01"E a distance of 34.83 feet to a point on the South line of that certain parcel of land, as same is recorded in Book 1194, Page 961, public records of Mesa County, Colorado; thence S59°50'18"W a distance of 25.00 feet along said South line to the Point of Beginning.

Said parcel combined contains 360.66 sq. ft., 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 covenant 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 2nd day of April, 2009.

Robert M. Turrou
Robert M. Turrou

Lana L. Turrou
Lana L. Turrou

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of April, 2009, by Robert M. Turrou and Lana L. Turrou.

My commission expires 2-9-2013.
Witness my hand and official seal.

Kathy Salda
Notary Public

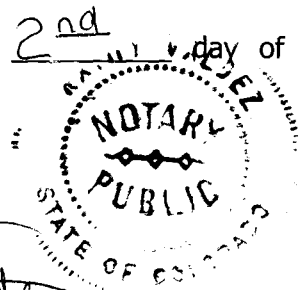
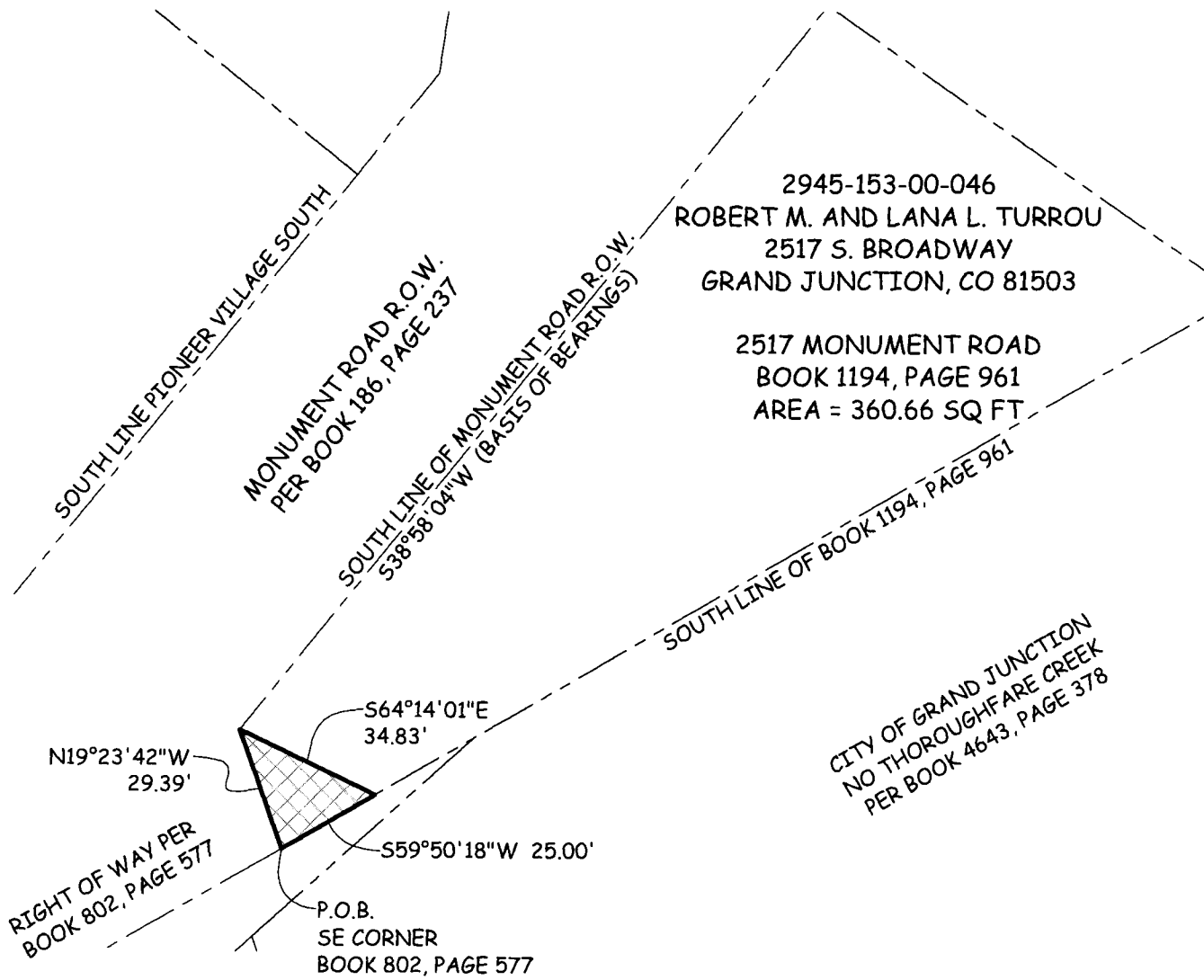


EXHIBIT "A"



ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN

1 inch = 40 ft.

G:\Share\No Thoroughfare.dwg, 3/3/2009 1:02:25 PM

DRAWN BY: <u>JKT</u> DATE: <u>2/25/2009</u> SCALE: <u>1" = 40'</u> APPR. BY: <u>PTK</u>	NO THOROUGHFARE TRAIL RIGHT OF WAY <hr/> 2945-153-00-046	<p style="font-size: 1.2em; font-weight: bold; margin: 0;">CITY OF Grand Junction COLORADO</p>
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CORRECTION DEED

**Re-Recorded to correct Scrivener's error on
Warranty Deed recorded in the Office of the Mesa County Clerk and Recorder
April 2, 2009, Reception No. 2482889 at Book 4825 Page 817**

This Warranty Deed made this 24th day of April, 2009 by and between **Robert M. Turrou and Lana L. Turrou, Grantors** 2186 Buffalo Drive, Grand Junction, Colorado 81507, for and in consideration of the sum of Two Thousand Seven Hundred Five and 00/100 Dollars (\$2,705.00), 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, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A certain parcel of land for right of way purposes located in the Southwest Quarter (SW 1/4) of Section 15, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southwest corner of that certain parcel of land, as same as recorded in Book 1194, Page 961 of the Mesa County, Colorado public records, and considering the South line of Monument Road Right of Way to bear S38°58'04"W with all other bearings contained herein being relative thereto; thence N19°23'42"W, along the Westerly line of said parcel, a distance of 29.39 feet; thence S64°14'01"E a distance of 34.83 feet to a point on the South line of said parcel; thence S59°50'18"W, along said South line, a distance of 25.00 feet to the Point of Beginning.

Said parcel combined contains 360.66 sq. ft., 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 covenant 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 24th day of April, 2009.

Robert M. Turrou
Robert M. Turrou

Lana L. Turrou
Lana L. Turrou

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this April, 2009, by Robert M. Turrou and Lana L. Turrou.

My commission expires 2-9-2013.
Witness my hand and official seal.

Kathy Valdez
Notary Public

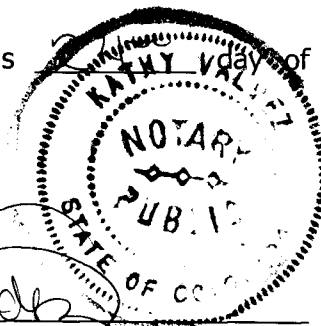
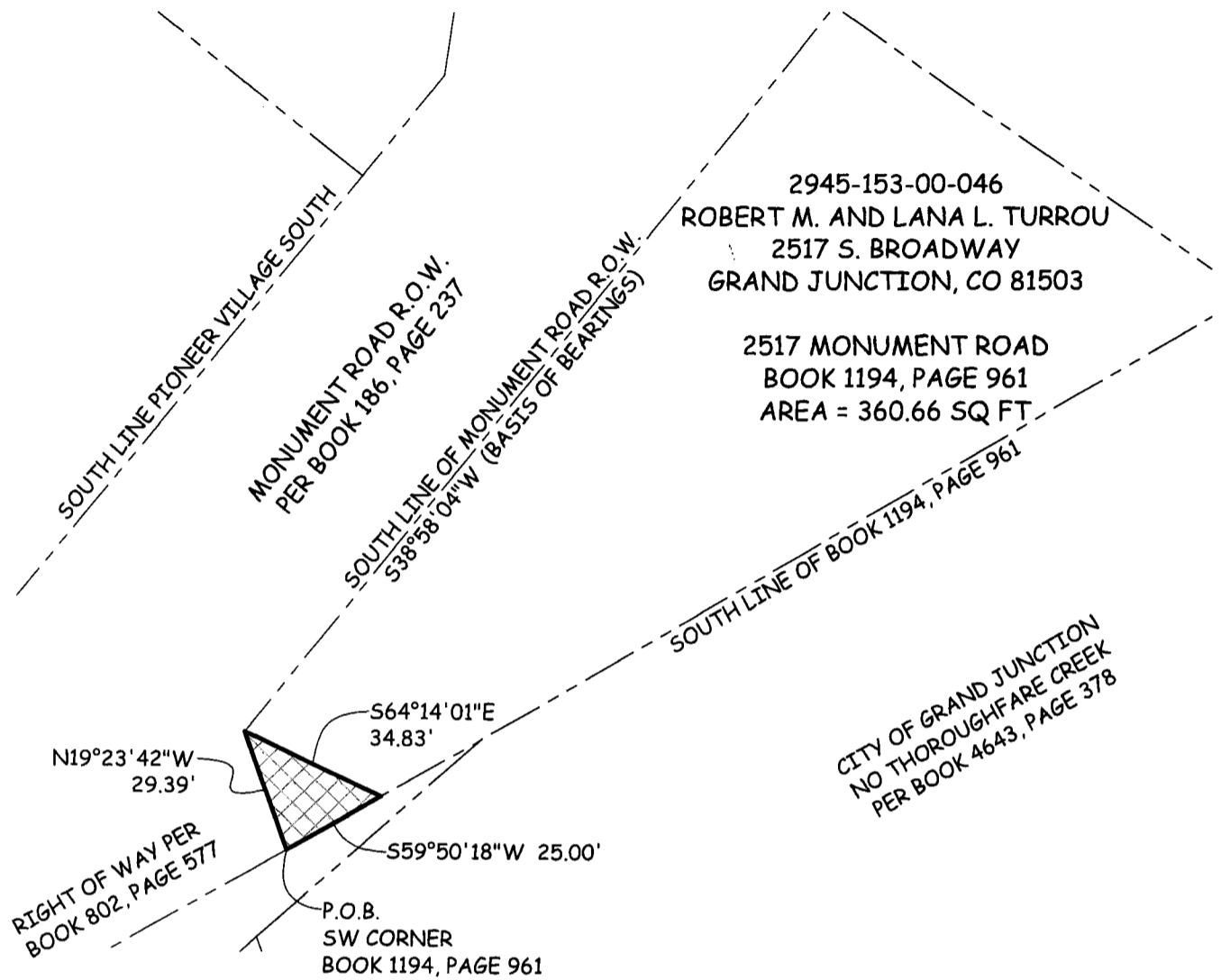


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0 20 40

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