

TYR0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF AGENCY OR CONTRACTOR: BEVERLY A. TAYLOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 539  
29 ROAD

PARCEL #: 2943-074-00-080

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

BOOK 3171 PAGE 476

2080057 10/07/02 1227PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$5.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Beverly Ann Taylor, Grantor, for and in consideration of the sum of Four Thousand One Hundred Fifty and 00/100 Dollars (\$4,150.00), 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 Public Roadway and Utilities Right-of-Way purposes, to wit:

A tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes, situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the East ¼ Corner of said Section 7, and considering the east line of the SE ¼ of said Section 7 to bear S 00°03'21" E with all bearings contained herein being relative thereto; thence S 00°03'21"E along the east line of the SE ¼ of said Section 7 a distance of 527.69 feet; thence leaving the east line of the SE ¼ of said Section 7, N89°49'04"W a distance of 14.84 feet to a point on the west line of the open, used and historical right-of-way for 29 Road, said point being the True Point of Beginning;

thence S 00°07'19" W along the west line of the open, used and historical right-of-way for 29 Road a distance of 131.00 feet;  
thence leaving said right-of-way line, N 89°49'04" W a distance of 14.75 feet;  
thence N 00°03'21" W a distance of 131.00 feet;  
thence S 89°49'04" E a distance of 15.16 feet to the Point of Beginning,

containing 1,956.10 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 she 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 3<sup>rd</sup> day of Oct., 2002.

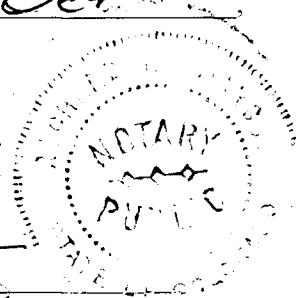
*Beverly Ann Taylor*  
Beverly Ann Taylor

State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of Oct., 2002, by Beverly Ann Taylor.

My commission expires 1-15-05.  
Witness my hand and official seal.

*[Signature]*  
Notary Public



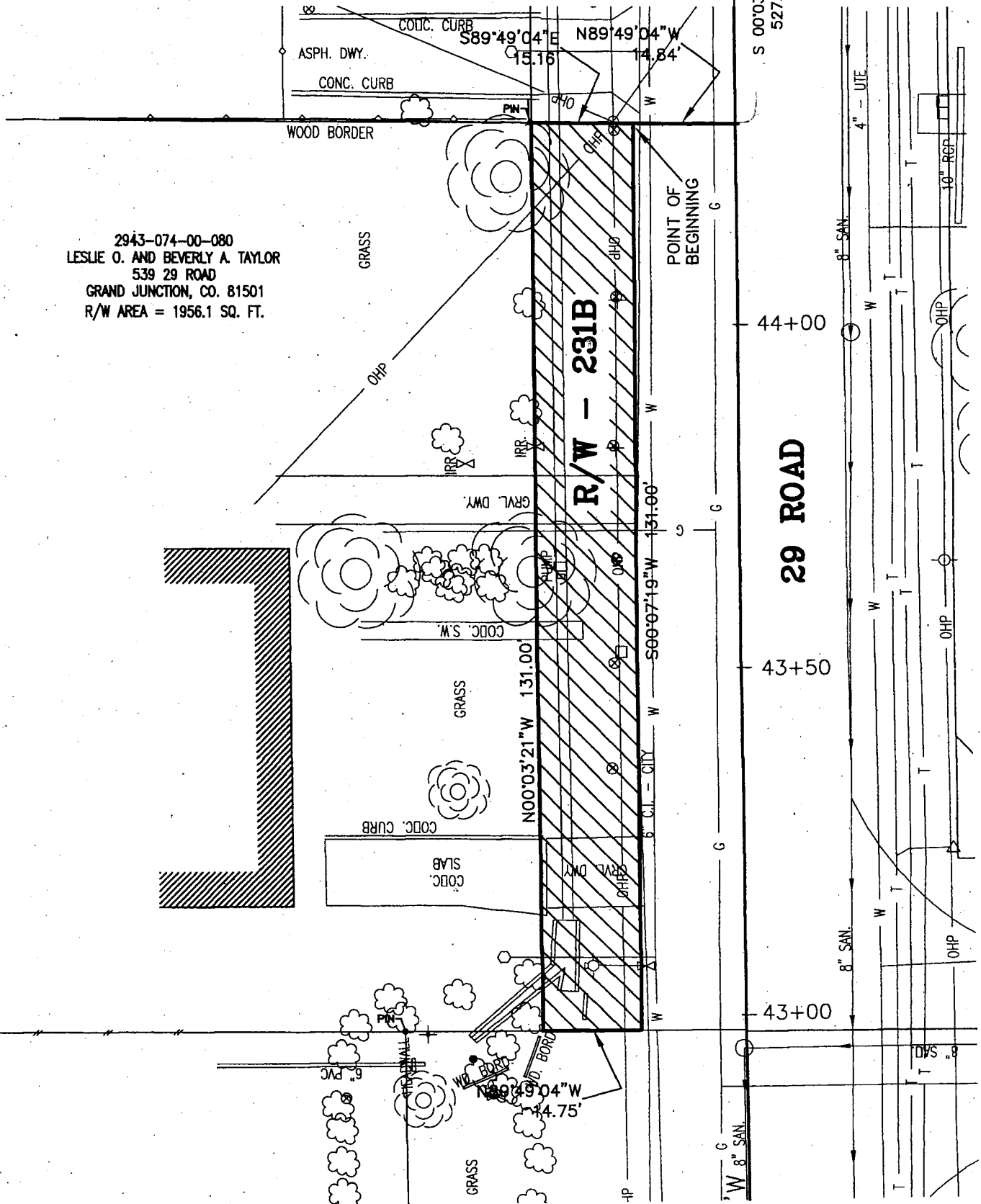
BOOK 3271 PAGE 421  
2102910 02/11/03 0206PM  
JANICE WARD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

# EXHIBIT "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.

EAST 1/4 CORNER  
SEC 7, TWP 1S, RGE 1E  
UTE MERIDIAN

EAST LINE SE 1/4  
SEC 7, TWP 1S, RGE 1E  
UTE MERIDIAN



2943-074-00-080  
LESLIE O. AND BEVERLY A. TAYLOR  
539 29 ROAD  
GRAND JUNCTION, CO. 81501  
R/W AREA = 1956.1 SQ. FT.

REVISED: 2-27-2002

DRAWN BY: P.I.K.  
DATE: 10-02-2001  
SCALE: 1" = 20'  
APPR. BY: TW  
FILE NO: 1016DWG

29 ROAD  
RIGHT-OF-WAY DESCRIPTION MAP  
2943-074-00-080

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION