

USH04GRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

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

NAME OF AGENCY OR CONTRACTOR: JOHN A. USHER

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
2449 G ROAD, 24 1/2 ROAD AND G ROAD

PARCEL #: 2945-042-00-076

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2197741 BK 3678 PG 587-588
06/18/2004 12:47 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

When recorded return to:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

^{J. U.}
^{#7,192} WARRANTY DEED

John A. Usher, Grantor, for and in consideration of the sum of ~~Four~~ ^{SEVEN} Thousand ~~Four Hundred Ninety-Five~~ ^{ONE HUNDRED NINETY-TWO} and 00/100 Dollars (~~\$4,495.00~~), 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 certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of the NW 1/4 of said Section 4, and assuming the North line of the NW 1/4 of said Section 4 bears N 89°56'34" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°56'34" W, along the North line of the NW 1/4 of said Section 4, a distance of 30.00 feet to a point on the West right of way for 24-1/2 Road, as described in Book 849, Page 494, Public Records of Mesa County, Colorado; thence S 00°01'48" W, along the West right of way for said 24-1/2 Road, being a line 30.00 feet West of and parallel to, the East line of the NW 1/4 of said Section 4, a distance of 8.16 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°01'48" W, along the West right of way for said 24-1/2 Road, a distance of 98.47 feet; thence N 89°58'12" W, a distance of 10.00 feet; thence N 00°01'48" E, along a line 10.00 feet West of and parallel to, the West right of way for said 24-1/2 Road, a distance of 40.18 feet; thence N 47°17'26" W, a distance of 60.94 feet; thence N 82°31'25" W, a distance of 116.16 feet; thence N 89°22'51" E, distance of 169.99 feet, more or less, to the Point of Beginning.

CONTAINING 3,596.00 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 he 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 9th day of June, 2004.

John A. Usher
John A. Usher

State of California
County of Santa Clara^{SS.}

The foregoing instrument was acknowledged before me this 9th day of June, 2004, by John A. Usher.

My commission expires 5/10/06.
Witness my hand and official seal.

W. Lay
Notary Public

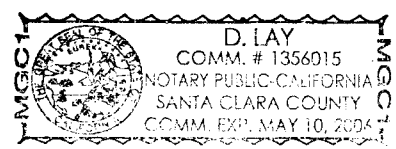
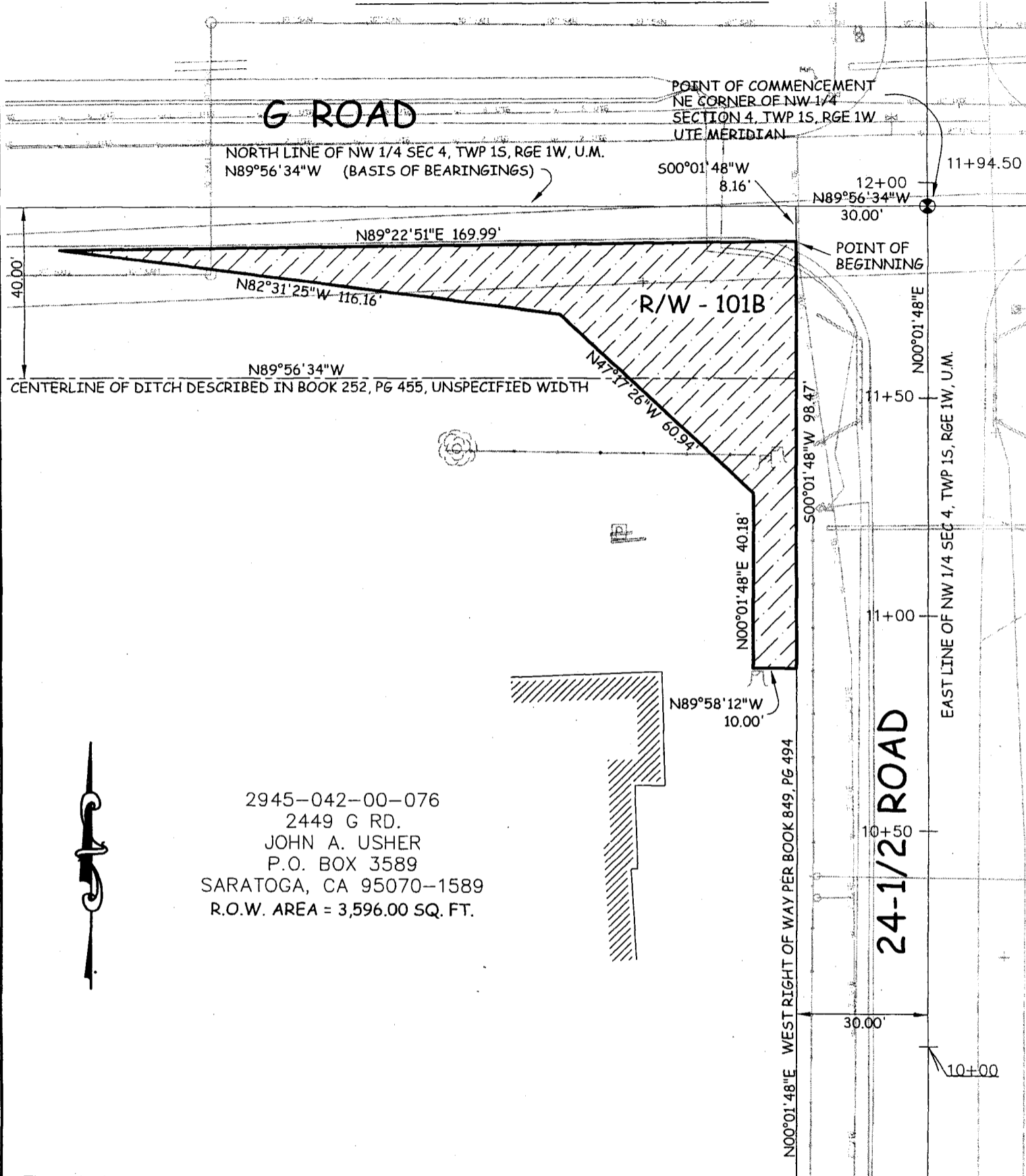


EXHIBIT "A"



2945-042-00-076
 2449 G RD.
 JOHN A. USHER
 P.O. BOX 3589
 SARATOGA, CA 95070-1589
 R.O.W. AREA = 3,596.00 SQ. FT.



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.I.K. DATE: 11-10-2003 SCALE: 1" = 30' APPR. BY: TW	24-1/2 RD AND G ROAD RIGHT-OF-WAY DESCRIPTION MAP 2945-042-00-076	DEPARTMENT OF PUBLIC WORKS REAL ESTATE DIVISION CITY OF GRAND JUNCTION
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