

USR9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JOHN A. USHER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-WAY FOR 24 ROAD,
PATTERSON ROAD NORTH TO CANYON VIEW PARK - PARCEL NO. 2945-042-00-018

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

John A. Usher, Grantor, for and in consideration of the sum of Seven Thousand One Hundred One and 30/100 Dollars (\$7,101.30), 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northwest Corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the Northwest 1/4 of the Northwest 1/4 (NW 1/4 NW 1/4) of said Section 4 to bear N 00°02'14" W with all bearings contained herein being relative thereto; thence S 00°02'14" E along the west line of the NW 1/4 NW 1/4 of said Section 4 a distance of 12.50 feet to a point on the south line of the open, used and historical right-of-way for G Road, said point being the True Point of Beginning; thence S 89°57'36" E along the south line of the open, used and historical right-of-way for G Road a distance of 546.07 feet; thence leaving said right-of-way line, S 86°20'16" W a distance of 162.60 feet; thence N 89°57'36" W a distance of 323.71 feet; thence S 00°02'23" W a distance of 37.00 feet; thence N 89°57'36" W a distance of 59.97 feet to a point on the west line of the NW 1/4 NW 1/4 of said Section 4; thence N 00°02'14" W along the west line of the NW 1/4 NW 1/4 of said Section 4 a distance of 47.50 feet to the Point of Beginning, containing 7,101.30 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 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 4 day of OCTOBER, 1999.

John A. Usher

John A. Usher

State of Ca)
)ss.
County of Santa Clara

The foregoing instrument was acknowledged before me this 4th day of October, 1999, by John A. Usher.

My commission expires 7/26/02.
Witness my hand and official seal.

K. Kelsey

Notary Public

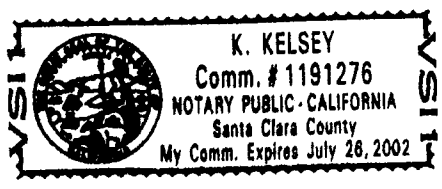
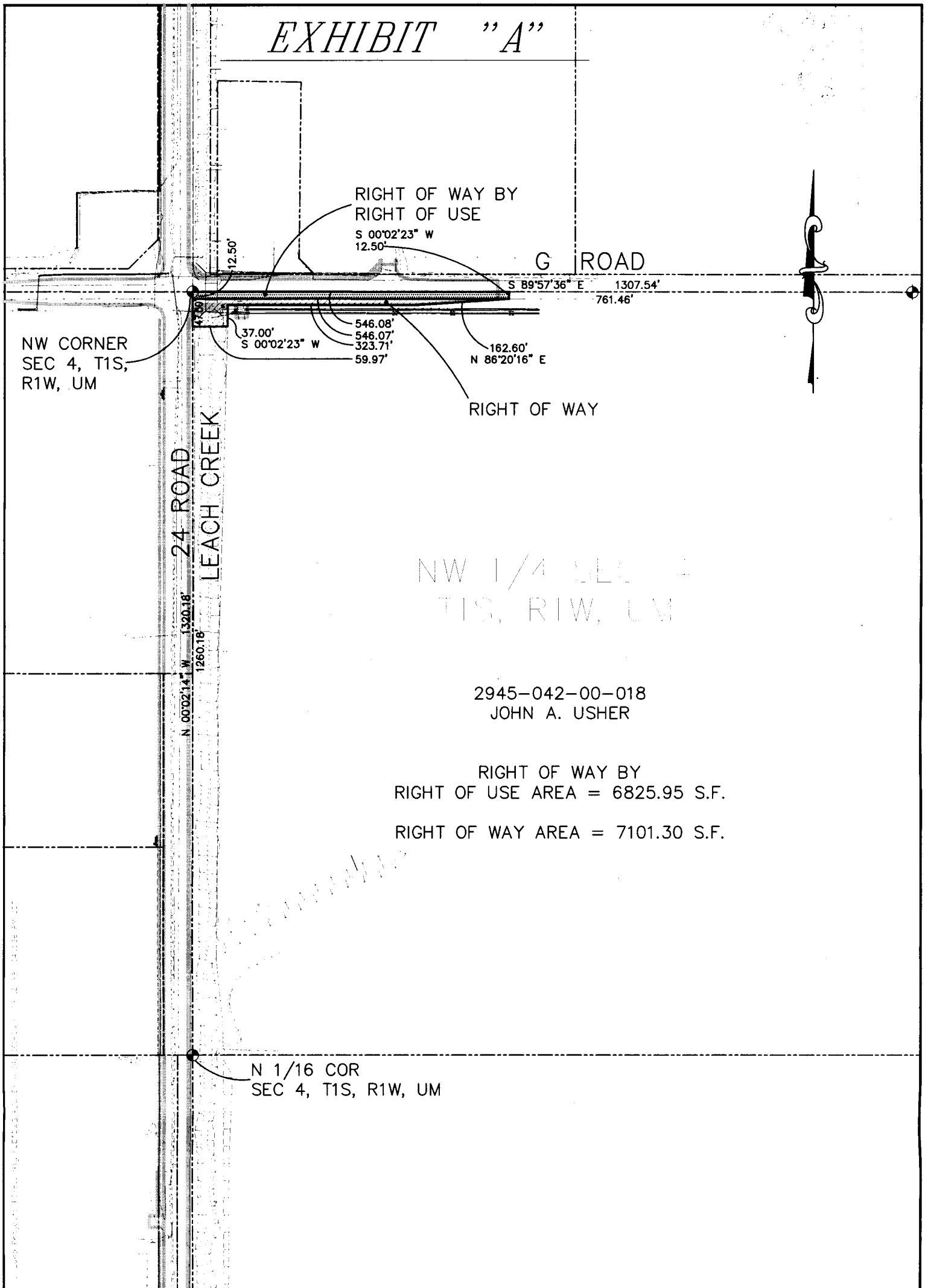


EXHIBIT "A"



2945-042-00-018
JOHN A. USHER

RIGHT OF WAY BY
RIGHT OF USE AREA = 6825.95 S.F.
RIGHT OF WAY AREA = 7101.30 S.F.

N 1/16 COR
SEC 4, T1S, R1W, UM

DRAWN BY: JCS
DATE: 9-22-99
SCALE: 1" = 200'
APPR. BY: TW
FILE NO: 04200018.DWG

RIGHT-OF-WAY DESCRIPTION MAP
24 ROAD PATTERSON ROAD NORTH TO CANYON VIEW PARK

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION