

UTE0125R

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: UTE WATER CONSERVANCY DISTRICT

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 560 25 ROAD,  
GRAND JUNCTION

PARCEL NO.: 2945-102-00-948

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2

WARRANTY DEED

1995781 05/11/01 0412PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

Ute Water Conservancy District, Grantor, for and in consideration of the sum of Four Hundred Twenty-One and 20/100 Dollars (\$421.20), the receipt and sufficiency of which is hereby acknowledged, has 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, 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:

Commencing at the West ¼ Corner of Section 10, 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 SW¼ NW ¼ of said Section 10 to bear N 00°05'45"W with all bearings contained herein being relative thereto; thence N 00°05'45"W along the West line of said Section 10 a distance of 400.00 feet; thence leaving the west line of said Section 10, N89°54'15"E a distance of 30.00 to a point common to the east right-of-way line for 25 Road as described by instrument recorded in Book 864 at Page 18, in the office of the Mesa County Clerk and Recorder, and the north right-of-way line for West Pinyon Avenue as described by instrument recorded in Book 909 at page 647, in the office of the Mesa County Clerk and Recorder, and the True Point of Beginning;  
thence N00°05'45"W along said east right-of-way a distance of 12.98 feet;  
thence leaving said east right-of-way for 25 Road S45°06'26"E a distance of 18.36 feet to a point on said north right-of-way line for West Pinyon Avenue;  
thence S 89°54'15"W along said north right-of-way line of West Pinyon Avenue a distance of 12.98 feet to the True Point of Beginning;

containing 84.24 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 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 9<sup>th</sup> day of MAY, 2001.

Ute Water Conservancy District by:

Dorothy D. Haskin  
President

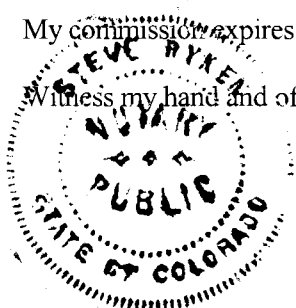
ATTEST: Santo Bertuzzi  
Secretary

State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of MAY, 2001, Ute Water Conservancy District by Dorothy D. Haskin, President, attested to by Santo Bertuzzi as Secretary.

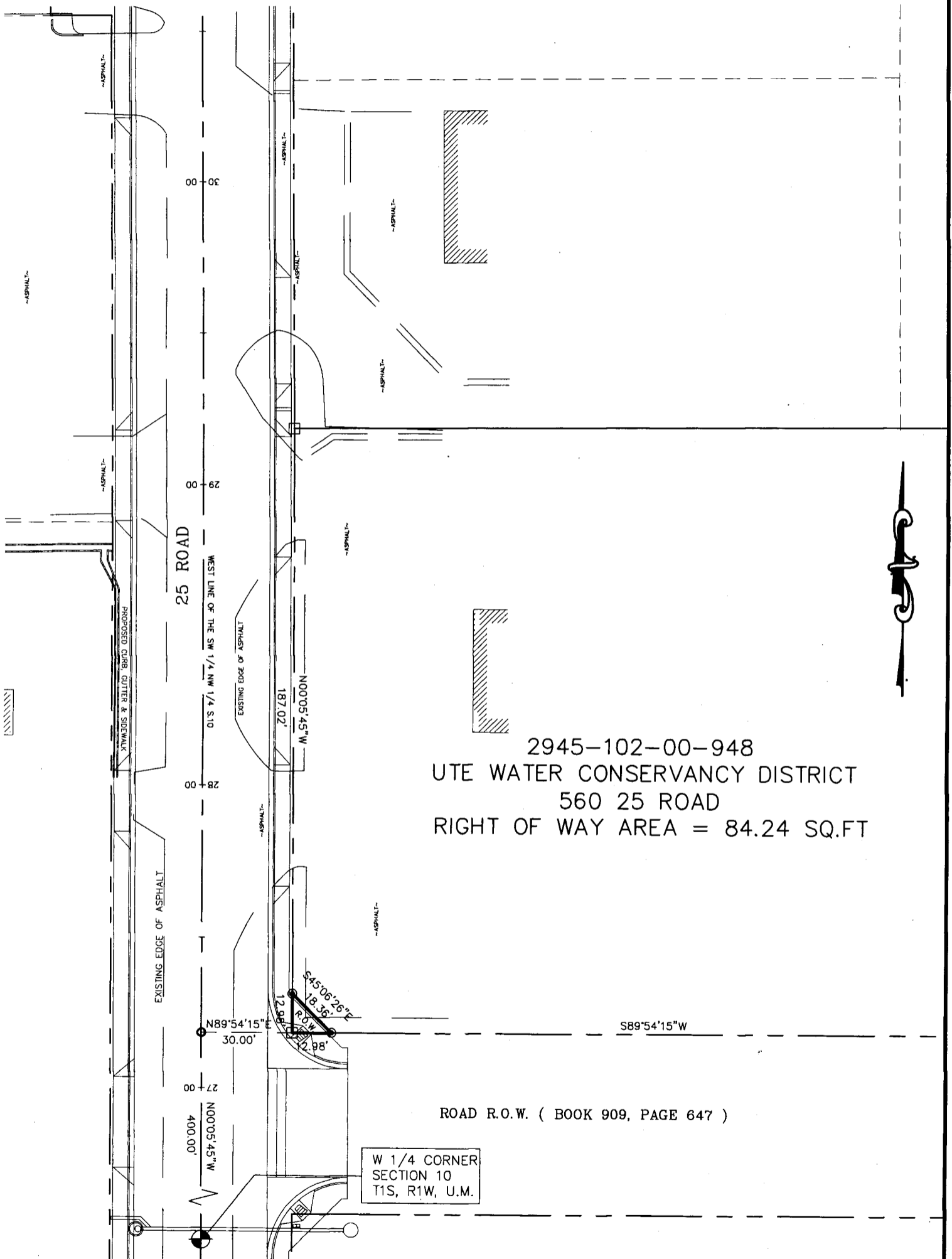
My commission expires 03-21-2004

Witness my hand and official seal.



Steve Ryker  
Notary Public

# EXHIBIT "A"



2945-102-00-948  
 UTE WATER CONSERVANCY DISTRICT  
 560 25 ROAD  
 RIGHT OF WAY AREA = 84.24 SQ.FT

ROAD R.O.W. ( BOOK 909, PAGE 647 )

W 1/4 CORNER  
 SECTION 10  
 T1S, R1W, U.M.

DRAWN BY: SRP  
 DATE: 2-20-2001  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: 25ROAD23.DWG

RIGHT-OF-WAY DESCRIPTION MAP

25 ROAD

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION