

VER9616S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: MARK A. VERNA AND JOHN VERNA

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1431 N. 16TH  
STREET, NE CORNER LOT 9, FOX SUBDIVISION, SECTION 12. FOR  
RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**WARRANTY DEED**

1773837 1056AN 10/09/96  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC FEE \$ EXEMPT

BOOK 2270 PAGE 40

THIS INDENTURE is made and entered into this 19<sup>th</sup> day of August, 1996, by and between Mark A. Verna and John Verna (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

WITNESSETH:

That said Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents grant, sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the NE Corner of Lot 9, Fox Subdivision, located in NW $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 12, Township 1 South, Range 1 West of the Ute Meridian, thence S00°00'00"E a distance of 125.00 feet to the True Point of Beginning, thence S00°00'00"E a distance of 61.44 feet thence S90°00'00"W a distance of 2.00 feet, thence N00°00'00"W a distance of 61.44 feet, thence S90°00'00"E a distance of 2.00 feet to the Point of Beginning.

The above described parcel of land contains 122.88 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 thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

Mark A. Verna

Mark A. Verna

\_\_\_\_\_

John Verna

STATE OF COLORADO )

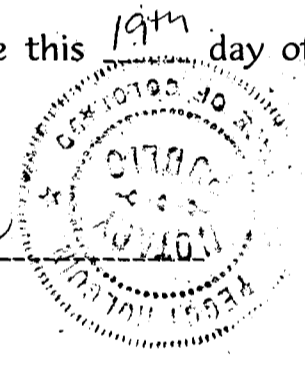
) ss.

COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of August, 1996, by Mark A. Verna.

Regina Helgeun

Notary Public



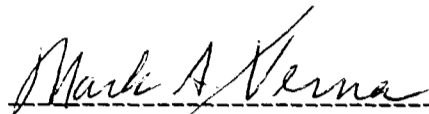
My commission expires:

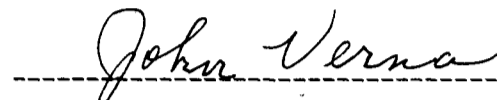
3-3-97

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting 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.

BOOK 1270 PAGE 542

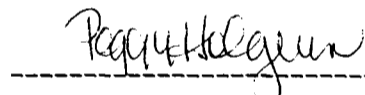
IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

  
 -----  
 Mark A. Verna

  
 -----  
 John Verna

STATE OF COLORADO )  
   ) ss.  
 COUNTY OF MESA         )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of August, 1996, by Mark A. Verna.

  
 -----  
 Notary Public

My commission expires:  
3-3-97

STATE OF COLORADO )

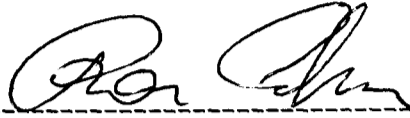
) ss.

Book 2770 Page 543

COUNTY OF ~~MESA~~ )

Jefferson

The foregoing instrument was acknowledged before me this 23 day of Sept., 1996, by John Verna.



Notary Public

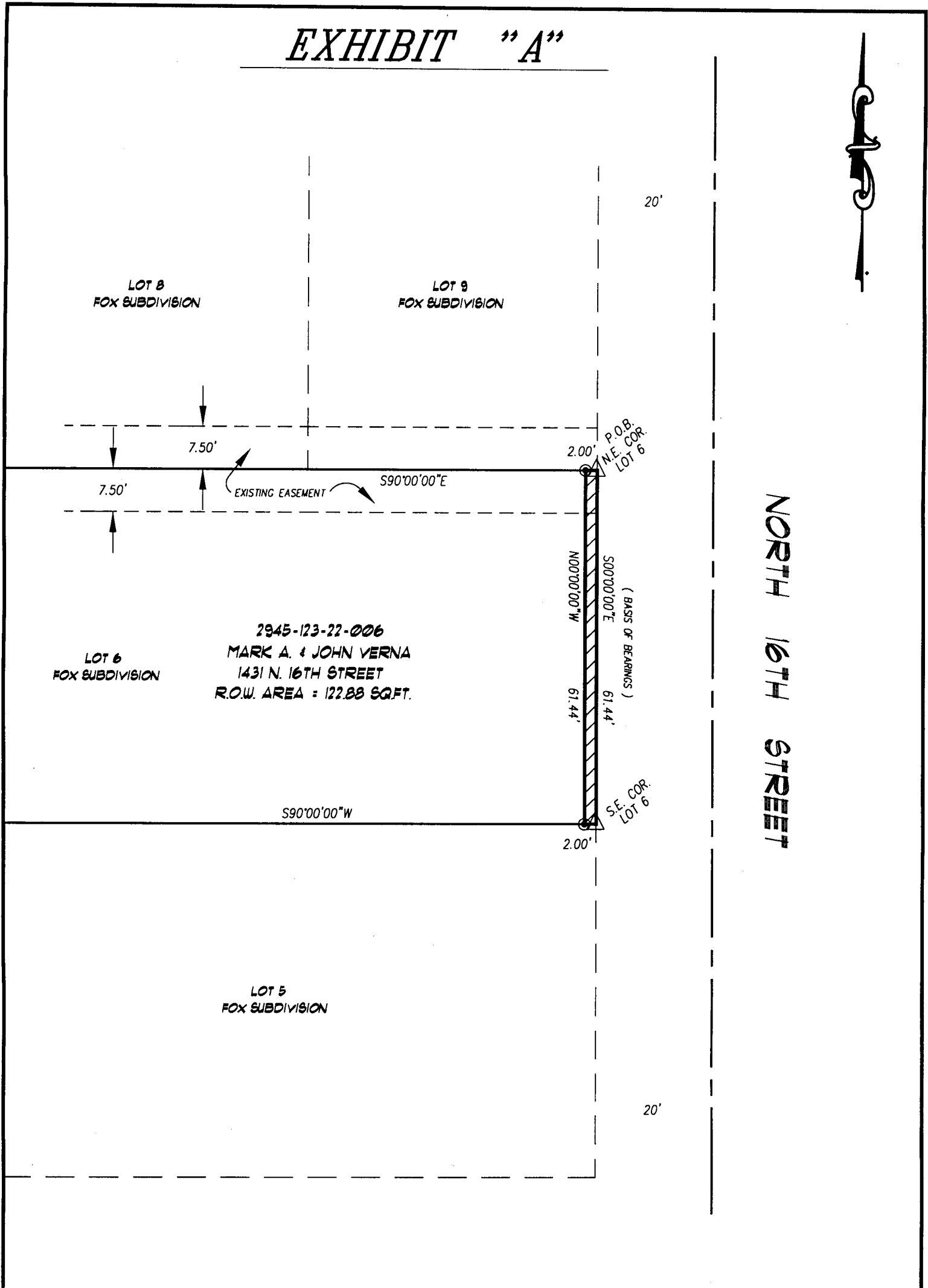
My commission expires:

MY COMMISSION EXPIRES SEPT. 1, 1997



The foregoing legal description was prepared by P. Holquin, 250 North 5th Street, Grand Junction, Colorado 81501.

# EXHIBIT "A"



DRAWN BY: SRP  
 DATE: 06-19-96  
 SCALE: 1" = 20'  
 APPR. BY: PH  
 FILE NO: 16THELM2.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**

NORTH 16TH ST. & ELM AVENUE

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