WCD9927R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: WILLIAM L. AND CATHARINE S. DAVIS, TRUSTEES OF

THE BILL AND KIT DAVIS LIVING TRUST

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 652 27 ½ ROAD, PATTERSON

ROAD TO G ROAD, PARCEL NO. 2945-011-45-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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BOOK 2580 FAGE 347 1899782 04/28/99 0159PM MONIKA TODD CLKEREC MESA COUNTY CO RECFEE \$10.00 SURCHG \$1.00 DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

William L. Davis, Jr., and Catharine S. Davis, Trustees of The Bill and Kit Davis Living Trust dated July 25, 1997, Grantors, for and in consideration of the sum of Nine Hundred Thirty Five and 22/100 Dollars (\$935.22), the receipt and sufficiency of which is hereby acknowledged, have 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 Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Southwest Corner of Lot 1 of St. Matthews Episcopal Church Subdivision, situate in the Southwest ¼ of the Northeast ¼ (SW ¼ NE ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 397 in the office of the Mesa County Clerk and Recorder, and considering the West line of the SW ¼ NE ¼ of said Section 1 to bear N 00°02'13" E with all bearings contained herein being relative thereto;

thence along a line which is common with the East right-of-way for 27 ½ Road and the West boundary line of said Lot 1, N 00°02'13" E a distance of 65.43 feet to a point on the Northerly boundary line of said Lot 1;

thence N 50°15'47" E along the Northerly boundary line of said Lot 1 a distance of 10.41 feet; thence leaving said Northerly boundary line, S 00°02'13" W a distance of 72.10 feet to a point on the South boundary line of said Lot 1;

thence N 89°51'29" W along the South boundary line of said Lot 1 a distance of 8.00 feet to the Point of Beginning.

containing 550.13 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 Granters 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.

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Executed and delivered this 2/st day of APRIL , 1999.

Milliam L. Davis, Jr., Trustee Catharine S. Davis, Trustee Catharine S. Davis, Trustee Catharine S. Davis, Trustee The foregoing instrument was acknowledged before me this 2/st day of APRIL , 1999, by William L. Davis, Jr., and Catharine S. Davis, Trustees of The Bill and Kit Davis Living Trust dated July 25, 1997.

My commission expires 3 3 0 1

Witness my hand and official seal.

