

WEL9525R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY]

NAME OF AGENCY OR CONTRACTOR: WELLS ENTERPRISES [BY: W.C.  
WELLS]

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 554 25 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**WARRANTY DEED**

**THIS DEED**, Made this 18th day of May, 1995, between

Wells Enterprises

of the said \*County of Mesa and State of Colorado, grantor(s), and

City of Grand Junction

whose legal address is 250 North 5th Street  
Grand Junction, CO 81501

of the said County of Mesa and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of  
----- ONE and no/100 ----- DOLLARS,

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the said County of Mesa and State of Colorado, described as follows:

A parcel of land situate in the SW 1/4 NW 1/4 of Section 10, T1S, R1W of the Ute Meridian in Mesa County, Colorado and being more specifically described as follows: Beginning at a point which bears N 00°00'00" E 190 feet and S 89°56'00" E 30 feet from the West quarter corner of Section 10, T1S, R1W, of the Ute Meridian, thence S 89°56'00" E 10.00 feet, thence S 00°00'00" W 90.00 feet, thence N 89°56'00" W 10.00 feet, thence N 00°00'00" E 90.00 feet to the point of beginning, containing 0.021 acres, more or less.

also known by street and number as 554 25 Road, Grand Junction, CO 81505

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor(s), for themselves their heirs and personal representatives do hereby covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

none

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF the grantor(s) has executed this deed on the date set forth above.

Wells Enterprises

*W.C. Wells*, Partner

STATE OF COLORADO

County of \_\_\_\_\_

} ss.

The foregoing instrument was acknowledged before me this 18th day of May, 1995, by Wells Enterprises, W. C. Wells, Partner

My commission expires February 21, 1998. Witness my hand and official seal.

*Robetta McCallister*  
Notary Public  
552 25 Road  
Grand Junction, CO 81505

\*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

RECORDER'S STAMP  
BOOK 2146 PAGE 63  
1717739 11:18 AM 05/19/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DBC NO FEE

