

WIG04MEL

TYPE OF RECORD :	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF CONTRACTOR:	WADE A WIGGINS AND DONNA J WIGGINS
SUBJECT / PROJECT:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	517 MELODY LANE
PARCEL:	2943-074-00-040
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

When recorded return to:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2171096 BK 3585 PG 314-316
01/07/2004 04:23 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee NO FEE

WARRANTY DEED

Wade A. Wiggins and Donna J. Wiggins, Joint Tenants, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 Public Roadway and Utilities right-of-way purposes, to wit:

A certain parcel of land lying in the East-half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter (E 1/2 SW 1/4 SE 1/4 SE 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of the E 1/2 SW 1/4 SE 1/4 SE 1/4 of said Section 7, and assuming the East line of the E 1/2 SW 1/4 SE 1/4 SE 1/4 of said Section 7 bears S 00°00'56" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°00'56" E along the East line of the E 1/2 SW 1/4 SE 1/4 SE 1/4 of said Section 7, a distance of 130.00 feet; thence N 89°48'42" W along the South line of the North 130.00 feet of the E 1/2 SW 1/4 SE 1/4 SE 1/4 of said Section 7, a distance of 22.00 feet; thence N 00°00'56" W, along a line 22.00 feet West of and parallel to, the East line of the E 1/2 SW 1/4 SE 1/4 SE 1/4 of said Section 7, a distance of 87.80 feet to a point being the beginning of a 13.50 foot radius curve, concave Southwest, whose long chord bears N 27°23'14" W with a long chord length of 12.41 feet; thence 12.90 feet Northwesterly along the arc of said curve, through a central angle of 54°44'37" to a point being the beginning of a 48.00 foot radius curve, concave Northeast, whose long chord bears N 32°08'28" W with a long chord length of 36.92 feet; thence 37.90 feet Northwesterly along the arc of said curve, through a central angle of 45°14'10", to a point on the North line of the E 1/2 SW 1/4 SE 1/4 SE 1/4 of said Section 7; thence S 89°48'42" E along the North line of the E 1/2 SW 1/4 SE 1/4 SE 1/4 of said Section 7, a distance of 47.34 feet, more or less, to the Point of Beginning.

CONTAINING 3,455 square feet, more or less, 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 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.

Executed and Delivered this 9th day of December, 2003.

Wade A. Wiggins
Wade A. Wiggins

Donna J. Wiggins
Donna J. Wiggins

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 9th day of December, 2003, by and Wade A. Wiggins and Donna J. Wiggins.

My commission expires MY COMMISSION EXPIRES 11/15/2005
Witness my hand and official seal.

Karl Platt
Karl Platt
Notary Public
STATE OF COLORADO

Legal Description Prepared By: Peter T. Krick
Professional Land Surveyor for the City of Grand Junction
250 N. 5th Street, Grand Junction, CO 81501

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