

WIN04255

TYPE OF RECORD: PERMANENT

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

NAME OF CONTRACTOR: LOUIS A WINGO FAMILY TRUST

SUBJECT/PROJECT: A CERTAIN PARCEL OF LAND FOR THE RIGHT OF  
WAY PURPOSES LOCATED 25.5 ROAD, FOR THE USE OF PUBLIC  
ROADWAY AND UTILITIES, LOT 5, MINERVA PARK

TAX PARCEL#: 2945-102-16-024

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2 PAGE DOCUMENT

2183794 BK 3615 PG 225-32  
03/24/2004 01:27 PM  
Janice Ward CLM&REC Mesa County- CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**WARRANTY DEED**

The Louis A. Wingo Family Trust dated October 7, 1991, Grantor, for and in consideration of the sum of Four Hundred Fifty-Six and 00/100 Dollars (\$456.00) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 for right of way purposes lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being a portion of Lot 5, Minerva Park, as same is recorded in Plat Book 11, Page 317, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 5, Minerva Park, and assuming the East line of said Lot 5 bears S 00°03'31" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'31" W along the East line of said Lot 5, a distance of 152.30 feet to the POINT OF BEGINNING, being the beginning of a 20.00 foot radius curve, concave Northwest, whose long chord bears S 45°01'00" W and with a long chord length of 28.26 feet; thence 31.39 feet Southwesterly along the arc of said curve, through a central angle of 89°54'56" to a point on the South line of said Lot 5; thence N 45°01'00" E a distance of 28.26 feet, more or less, to the Point of Beginning.


CONTAINING 114.0 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 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 22 day of March, 2004.

The Louis A. Wingo Family Trust  
dated October 7, 1991  
By:


Louis A. Wingo Trustee  
Louis A. Wingo, Trustee  
California  
State of Colorado )  
San Diego ) ss.  
County of Mesa )

Norma J. Wingo Trustee  
Norma J. Wingo, Trustee  


The foregoing instrument was acknowledged before me this 22nd day of March, 2004, by The Louis A. Wingo Family Trust dated October 7, 1991, Louis A. Wingo and Norma J. Wingo, Trustees.

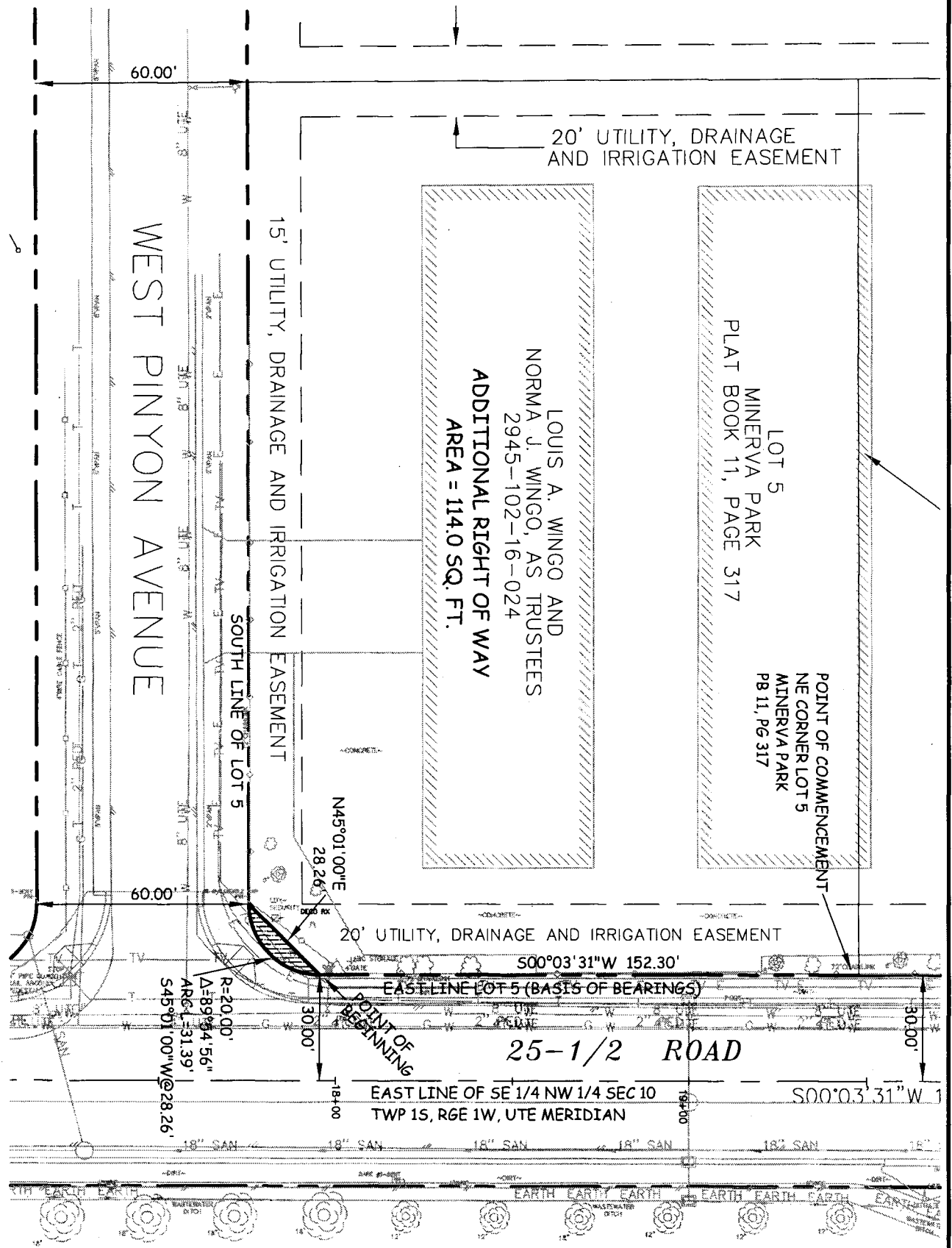
My commission expires 9/9/07  
Witness my hand and official seal.

Michelle H. Dunlap  
Notary Public

  
MICHELLE H. DUNLAP  
Comm. # 1438461  
NOTARY PUBLIC - CALIFORNIA  
San Diego County  
My Comm. Expires Sept. 9, 2007

RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION

# EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: P.T.K.  
 DATE: 12-24-2003  
 SCALE: 1" = 40'  
 APPR. BY: TW

25.5 ROAD  
 ADDITIONAL RIGHT OF WAY

WINGO  
 2945-102-16-024

CITY OF  
**grand junction**  
 COLORADO

serving the community together