

WLS01F5R

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY FOR F 1/2 ROAD STREET IMPROVEMENTS

NAME OF PROPERTY OWNER OR GRANTOR: O'SHANE WILSON AND MARY LOU WILSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2524 F 1/2 ROAD, GRAND JUNCTION, CO

PARCEL NO.: 2945-032-00-118

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2 PLACED DOCUMENT

SPECIAL WARRANTY DEED

O'Shane Wilson and Mary Lou Wilson, Grantors, for and in consideration of the sum of Four Thousand Two Hundred Fifty and 88/100 Dollars (\$4,250.88), 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:

Commencing at the Southwest Corner of the Southeast 1/4 of the Northwest 1/4 (SE 1/4 NW 1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the SE 1/4 NW 1/4 of said Section 3 to bear due EAST with all bearings contained herein being relative thereto; thence N 00°02'09" E along the west line of the SE 1/4 NW 1/4 of said Section 3 a distance of 11.26 feet to a point on the north line of the open, used and historical right-of-way for F 1/2 Road, said point being the True Point of Beginning; thence along the north line of the open, used and historical right-of-way for F 1/2 Road the following two (2) courses:

- 1. N 89°34'04" E a distance of 80.97 feet;
- 2. N 89°45'20" E a distance of 35.05 feet;

thence leaving the north line of the open, used and historical right-of-way for F 1/2 Road, N 00°02'16" E a distance of 17.98 feet; thence due WEST a distance of 116.02 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 3; thence S 00°02'09" W along the west line of the SE 1/4 NW 1/4 of said Section 3 a distance of 18.74 feet to the True Point of Beginning,

containing 2,125.44 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 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 claiming by, through or under Grantors.

Executed and delivered this 21 day of March, 2001.

O'Shane Wilson
O'Shane Wilson

Mary Lou Wilson
Mary Lou Wilson

State of Colorado)
)ss.
County of Mesa)

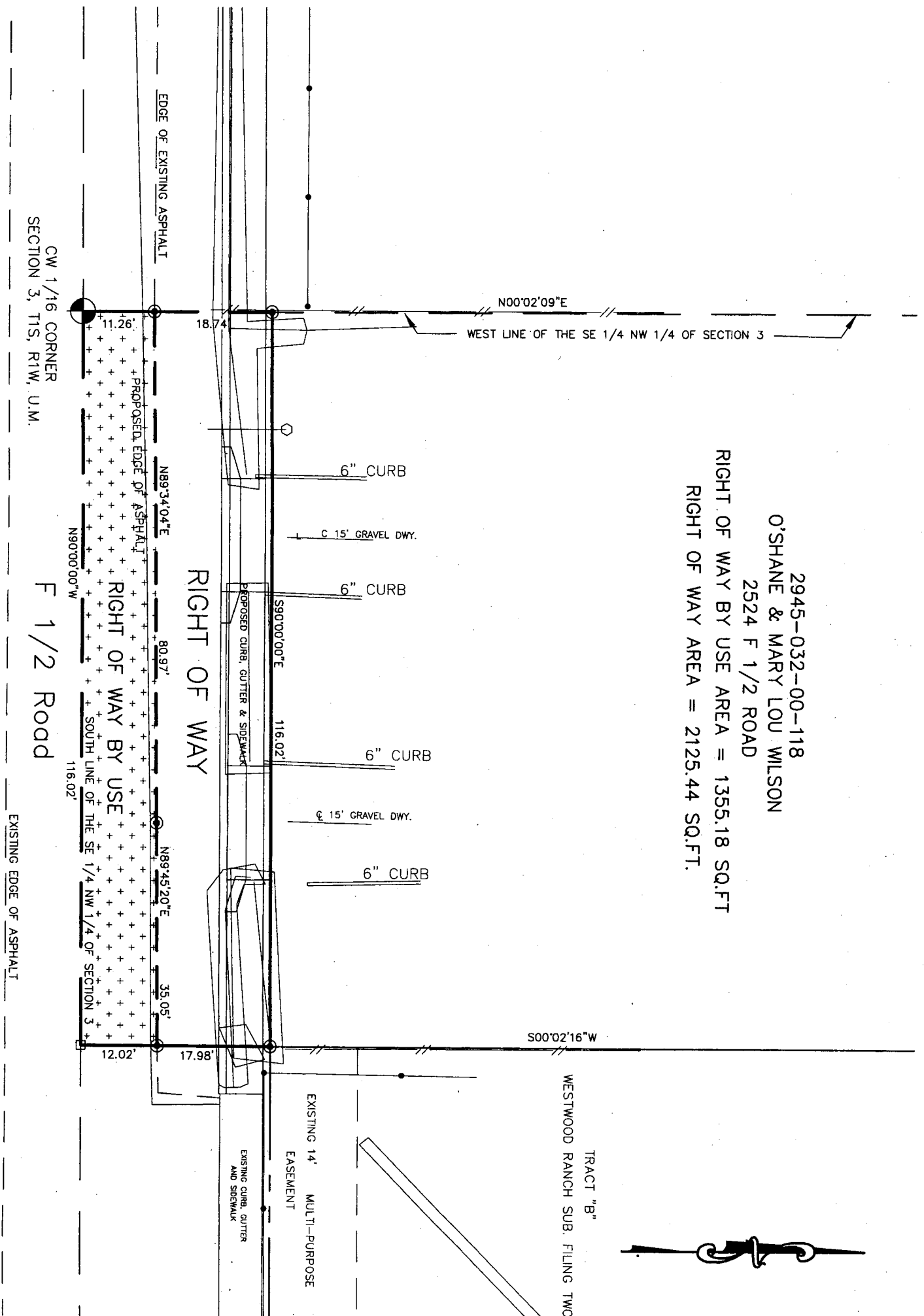
The foregoing instrument was acknowledged before me this 21 day of March, 2001, by O'Shane Wilson and Mary Lou Wilson.

My commission expires 4-21-04.
Witness my hand and official seal.



Kathy Valdez
Notary Public

EXHIBIT "A"



2945-032-00-118
 O'SHANE & MARY LOU WILSON
 2524 F 1/2 ROAD
 RIGHT OF WAY BY USE AREA = 1355.18 SQ.FT
 RIGHT OF WAY AREA = 2125.44 SQ.FT.



DRAWN BY: SRP
 DATE: 02-12-01
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO: F-5ROAD.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 F 1/2 ROAD STREET IMPROVEMENTS

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION