

WOD971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RICHARD O. WOODFIN AND D.  
IRENE WOODFIN, TRUSTEES OF WOODFIN REVOCABLE TRUST

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2402 NORTH  
FIRST STREET ROAD RIGHT OF WAY FOR FIRST STREET BETWEEN  
ORCHARD AVENUE AND PATTERSON ROAD 2945-112-00-061

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## WARRANTY DEED

1796709 0948AM 04/29/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$No FEE

Richard O. Woodfin and D. Irene Woodfin, as Trustees of the Woodfin Revocable Trust, whose address is 2402 North First Street, Grand Junction, Colorado 81501, Grantors, for and in consideration of the sum of Four Hundred Nine and 26/100 Dollars (\$409.26), the receipt and sufficiency of which is hereby acknowledged, hereby 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 two (2) tracts or parcels of land for Roadway and Utilities right-of-way purposes, to wit:

Parcel No. 1:

Commencing at the Northwest Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the NW1/4 NW1/4 of said Section 11 to bear S 00°29'40" E with all bearings contained herein being relative thereto; thence S 00°29'40" E along the West line of said NW1/4 NW1/4 a distance of 922.00 feet; thence N 89°43'19" E a distance of 30.00 feet to a point on the East right-of-way line for North First Street as described in Book 939 at Page 57 in the office of the Mesa County Clerk and Recorder and the **True Point of Beginning**; thence leaving said East right-of-way line, N 89°43'19" E a distance of 3.00 feet; thence S 00°29'41" E a distance of 28.00 feet; thence S 16°38'16" W a distance of 10.20 feet to a point on the aforesaid East right-of-way line for North First Street; thence N 00°29'41" W along said right-of-way line a distance of 37.76 feet to the Point of Beginning, containing 98.58 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference, and also;

Parcel No. 2:

Commencing at the Northwest Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the NW1/4 NW1/4 of said Section 11 to bear S 00°29'40" E with all bearings contained herein being relative thereto; thence S 00°29'40" E along the West line of said NW1/4 NW1/4 a distance of 922.00 feet; thence N 89°43'19" E a distance of 30.00 feet to a point on the East right-of-way line for North First Street as described in Book 939 at Page 57 in the office of the Mesa County Clerk and Recorder; thence S 00°29'41" E along said right-of-way line a distance of 76.92 feet to the **True Point of Beginning**; thence leaving said East right-of-way line, S 18°02'35" E a distance of 9.96 feet; thence S 00°29'41" E a distance of 30.25 feet; thence S 79°58'19" W a distance of 3.05 feet to a point on the aforesaid East right-of-way line for North First Street; thence N 00°29'41" W along said right-of-way line a distance of 40.26 feet to the Point of Beginning, containing 106.05 square feet as described herein and as 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 22 day of April, 1997.

Richard O. Woodfin  
Richard O. Woodfin, Trustee

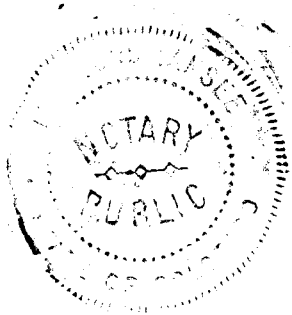
D. Irene Woodfin  
D. Irene Woodfin, Trustee

State of Colorado )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 1997, by Richard O. Woodfin and D. Irene Woodfin, as Trustees of the Woodfin Revocable Trust.

My commission expires 2-28-98.

Witness my hand and official seal.



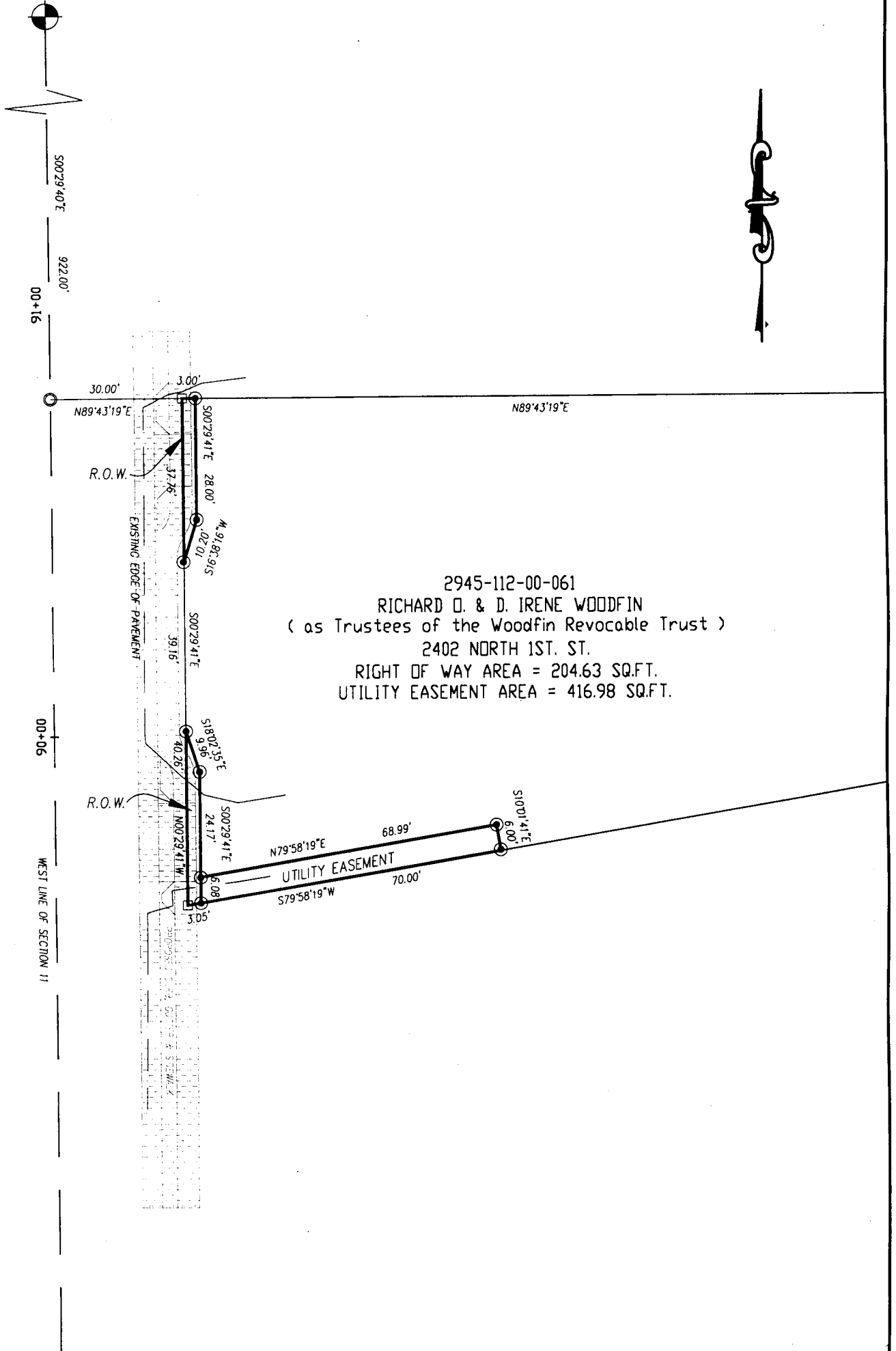
Tim Woodmansee  
Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

# EXHIBIT "A"

NORTHWEST CORNER  
SECTION 11  
T1S, R1W, U.M.

NORTH 1ST STREET



2945-112-00-061  
 RICHARD O. & D. IRENE WOODFIN  
 ( as Trustees of the Woodfin Revocable Trust )  
 2402 NORTH 1ST. ST.  
 RIGHT OF WAY AREA = 204.63 SQ.FT.  
 UTILITY EASEMENT AREA = 416.98 SQ.FT.

DRAWN BY: SRP  
 DATE: 4-21-97  
 SCALE: 1" = 30'  
 APPR. BY: TKH  
 FILE NO: F122.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 NORTH 1ST STREET - ORCHARD AVE. TO PATTERSON AVE.  
 ( 122 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION