

WRD95PTA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LEONARD D. WARDLOW AND RUBY  
WARDLOW

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1515 PTARMIGAN  
COURT SOUTH RIGHT OF WAY FOR PTMARMIGAN COURT SOUTH IN  
PTARMIGAN RIDGE SUBDIVISION FILING 2 2945-012-52-003

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

THIS INDENTURE is made and entered into this 26 day of April, 1995, by and between LEONARD D. WARDLOW and RUBY M. WARDLOW, (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

W I T N E S S E T H :

That said Grantors, for and in consideration of the installation, maintenance and repair of street improvements by the Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tracts or parcels of land for Roadway and Utilities Right-of-Way purposes, being a part of Lot Three (3), Block Two (2), Ptarmigan Ridge Filing No. Two, and that portion of vacated Ptarmigan Court South as described in Book-2032 at Page-509 in the office of the Mesa County Clerk and Recorder, situated in the NW $\frac{1}{4}$  of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Parcel No. 1: Beginning at the Northwest Corner of Lot 3, Block 2 of Ptarmigan Ridge Filing No. Two, with all bearings contained herein being relative to the recorded plat thereof; Thence S 00°00'00" W along the Western boundary of said Lot 3 a distance of 7.63 feet; Thence 12.37 feet along the arc of a non-tangent curve to the left having a radius of 31.00 feet, a central angle of 22°51'47", and a long chord bearing N 51°46'23" E a distance of 12.29 feet to a point on the Northern boundary of said Lot 3; Thence N 89°49'54" W along the Northern boundary of said Lot 3 a distance of 9.65 feet to the True Point of Beginning, containing 41.90 square feet as described herein and depicted on the attached Exhibit "A".

Parcel No. 2: Commencing at the Northwest Corner of Lot 3, Block 2 of Ptarmigan Ridge Filing No. Two, with all bearings contained herein being relative to the recorded plat thereof; thence S 89°49'54" E along the Northern boundary of said Lot 3 a distance of 15.96 feet; thence N 00°10'06" E a distance of 12.18 feet to the True Point of Beginning; Thence N 00°10'06" E a distance of 7.82 feet; Thence S 89°49'54" E a distance of 1.00 feet; Thence 7.91 feet along the arc of a non-tangent curve to the right having a radius of 31.00 feet, a central angle of 14°37'14", and a long chord bearing S 07°28'43" W a distance of 7.89 feet to the True Point of Beginning, containing 7.89 square feet as described herein and depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

Leonard D. Wardlow      Ruby M. Wardlow  
Leonard D. Wardlow                          Ruby M. Wardlow

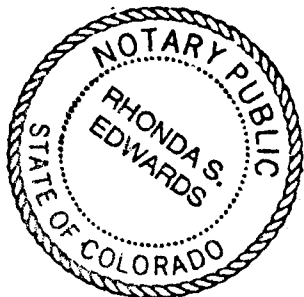
STATE OF COLORADO    )  
  ) ss.  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 1995, by Leonard D. Wardlow and Ruby M. Wardlow.

Witness my hand and official seal.

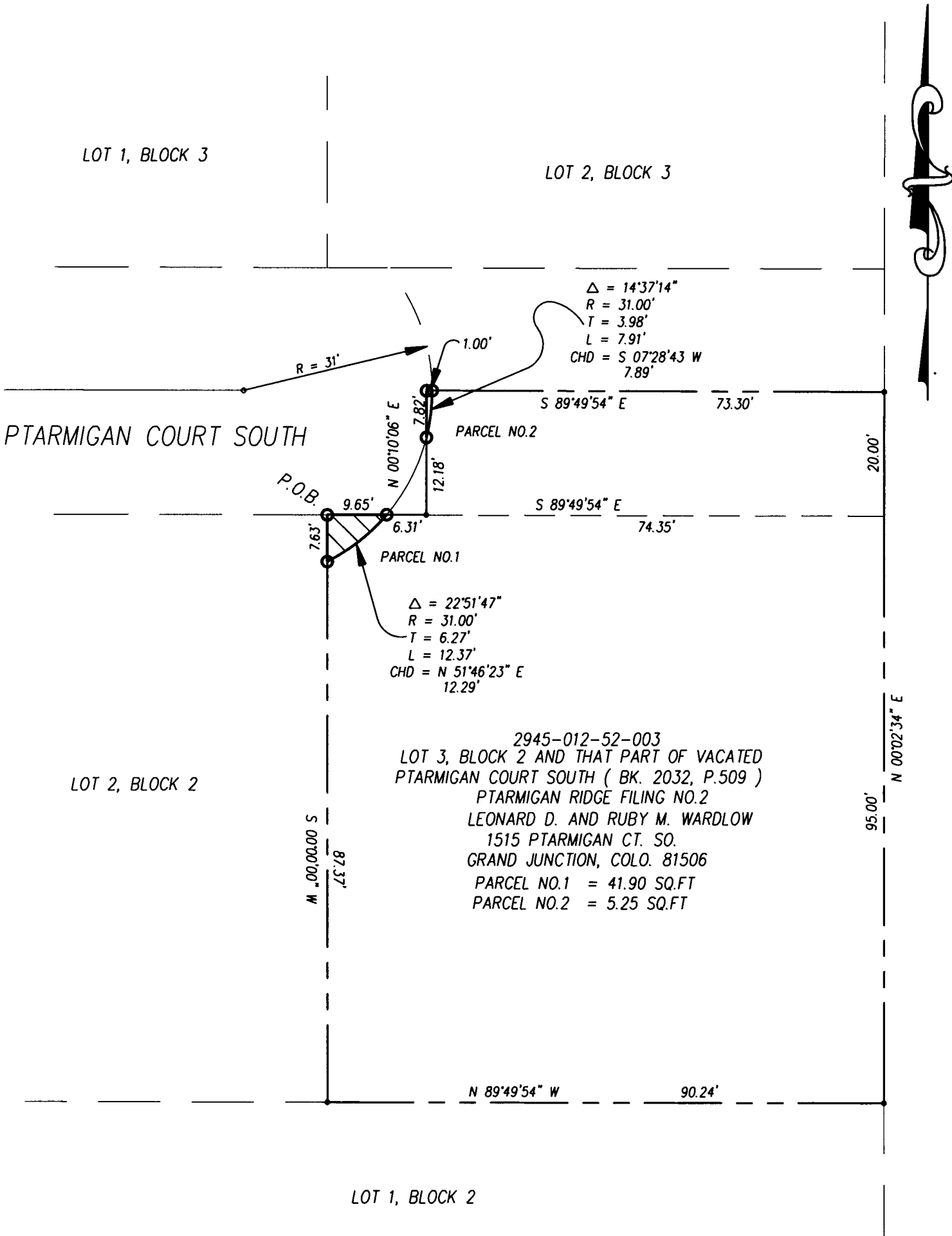
Rhonda S. Edwards  
Notary Public

My commission expires:  
9-20-97



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

# EXHIBIT "A"



2945-012-52-003  
 LOT 3, BLOCK 2 AND THAT PART OF VACATED  
 PTARMIGAN COURT SOUTH ( BK. 2032, P.509 )  
 PTARMIGAN RIDGE FILING NO.2  
 LEONARD D. AND RUBY M. WARDLOW  
 1515 PTARMIGAN CT. SO.  
 GRAND JUNCTION, COLO. 81506  
 PARCEL NO.1 = 41.90 SQ.FT  
 PARCEL NO.2 = 5.25 SQ.FT

DRAWN BY: SRP  
 DATE: 04-04-95  
 SCALE: 1" = 20'  
 APPR. BY: \_\_\_\_\_  
 FILE NO: L3B2.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**  
 PTARMIGAN COURT SOUTH

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION