

WRI95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: VERDA M. WRIGHT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD,
PARCEL NO. 2943-073-00-130 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1726284 03:04 PM 08/14/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made and entered into this 10th day of August, 1995, by and between VERDA M. WRIGHT (hereinafter referred to as "Grantor") 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 Grantor, for and in consideration of the sum of Fifteen Thousand Ninety Five and 00/100 Dollars (\$15,095.00) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 101 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being a part of the South 2 acres of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Commencing at the Mesa County Brass Cap for the Southeast Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, and considering the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ to bear N 02°05'00" E with all bearings contained herein being relative thereto; thence N 02°05'00" E along said East line a distance of 40.00 feet to the True Point of Beginning;
 Thence N 02°05'00" E along the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ distance of 224.75 feet;
 Thence N 87°55'38" W along the North line of the South 2 acres of said E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 23.00 feet;
 Thence S 02°05'00" W a distance of 7.75 feet;
 Thence S 87°55'38" E a distance of 1.00 feet;
 Thence S 02°05'00" W a distance of 25.50 feet;
 Thence N 87°55'38" W a distance of 1.00 feet;
 Thence S 02°05'00" W a distance of 1.50 feet;
 Thence S 03°50'41" W a distance of 130.06 feet;
 Thence S 02°25'50" W a distance of 39.61 feet;
 Thence S 47°02'13" W a distance of 28.82 feet to a point on the North right-of-way line for North Avenue (Book-779 Page-135);
 Thence S 87°55'38" E a distance of 47.60 feet to the True Point of Beginning, containing 5,860.75 square feet (0.135+- acres), of which 3,041.75 square feet (0.070+- acres) is right-of-way for 28 $\frac{1}{4}$ Road by right of use 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 thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that she will warrant and defend the title and quiet possession 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.

Verda M. Wright
Verda M. Wright

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

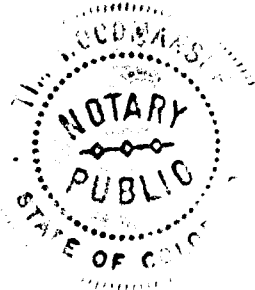
The foregoing instrument was acknowledged before me this 10th day of August, 1995, by Verda M. Wright.

Witness my hand and official seal.

Tim Woodmansee
Notary Public

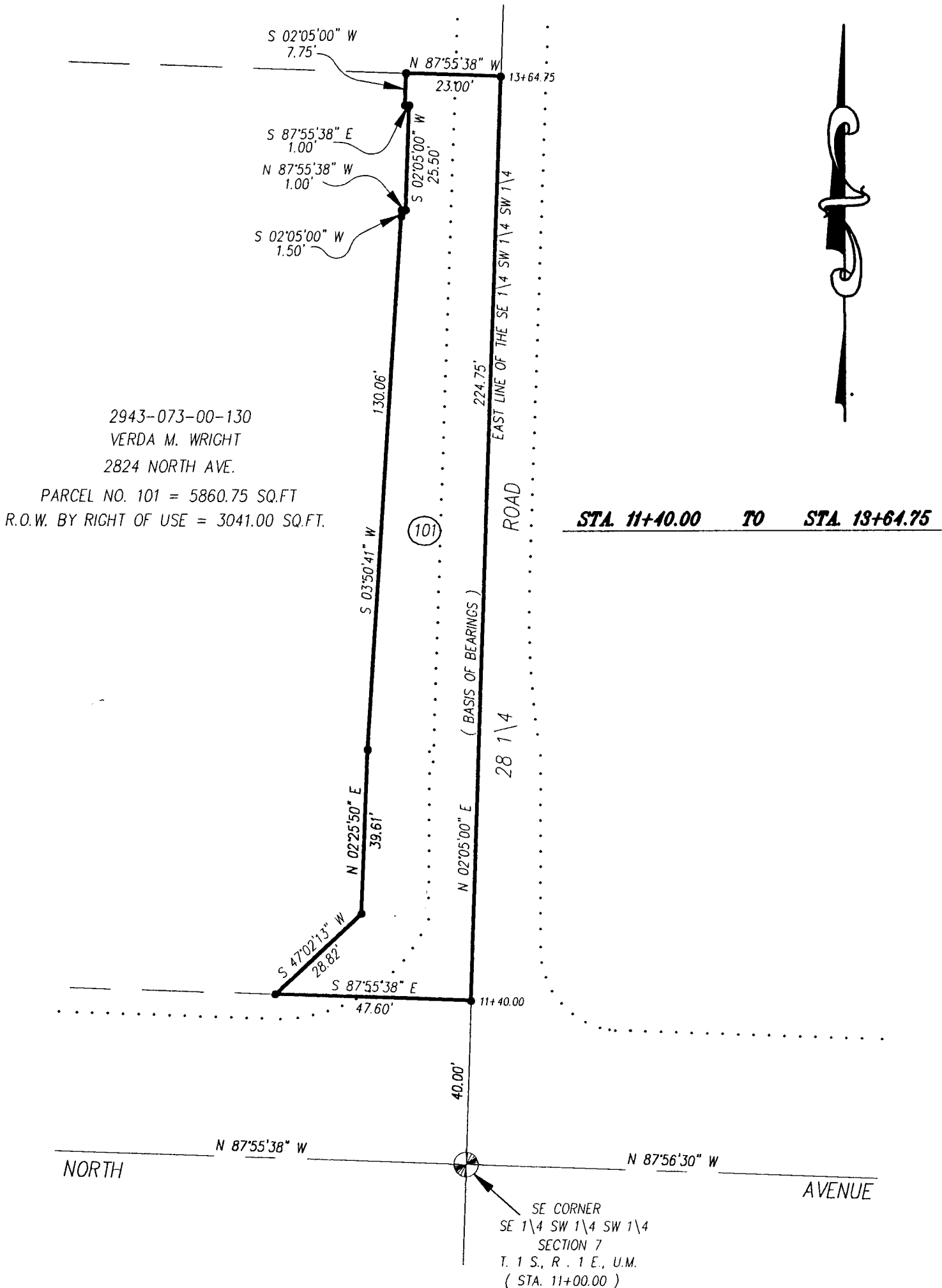
My commission expires:

2/28/98



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

EXHIBIT "A"



2943-073-00-130
 VERDA M. WRIGHT
 2824 NORTH AVE.
 PARCEL NO. 101 = 5860.75 SQ.FT
 R.O.W. BY RIGHT OF USE = 3041.00 SQ.FT.

STA. 11+40.00 TO STA. 13+64.75

DRAWN BY: SRP
 DATE: 01\12\95
 SCALE: 1" = 30'
 APPR. BY: Jim W.
 FILE NO: RQW1Q1.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION