

WRT02TEX

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RICHARD E. WRIGHT AND DAWN
A. WRIGHT

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
2896 TEXAS AVENUE - LOT 1 OF CANNON SUBDIVISION

PARCEL NO.: 2943-074-03-003

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2 PAGE DOCUMENT
WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

BOOK 3153 PAGE 442
2076083 09/13/02 1027AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Richard E. Wright and Dawn A. Wright, as Joint Tenants, Grantors, for and in consideration of the sum of Seven Hundred Ninety-Nine and 20/100 Dollars (\$799.20), 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:

A tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes, situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Beginning at the Southeast Corner of Lot 1 of Cannon Subdivision, situate in the SE ¼ of said Section 7 as recorded in Plat Book 7 at Page 42 in the office of the Mesa County Clerk and Recorder, and considering East line of the SE ¼ of said Section 7 to bear S 00°03'21" E with all bearings contained herein being relative thereto;
thence N 89°49'04" W along the South boundary line of said Lot 1 a distance of 23.26 feet;
thence leaving the south boundary line of said Lot 1, N 45°30'57" E a distance of 32.59 feet to a point on the east boundary line of said Lot 1;
thence S 00°03'21" E along the East boundary line of said Lot 1 a distance of 22.91 feet to the Point of Beginning,

containing 266.40 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 whomsoever.

Executed and delivered this 11th day of September, 2002.

Richard E. Wright
Richard E. Wright

Dawn A. Wright
Dawn A. Wright

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of September, 2002, by Richard E. Wright and Dawn A. Wright, as Joint Tenants.

My commission expires 3-3-05.
Witness my hand and official seal.

Robyn Holquin
Notary Public

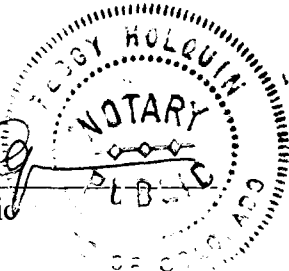
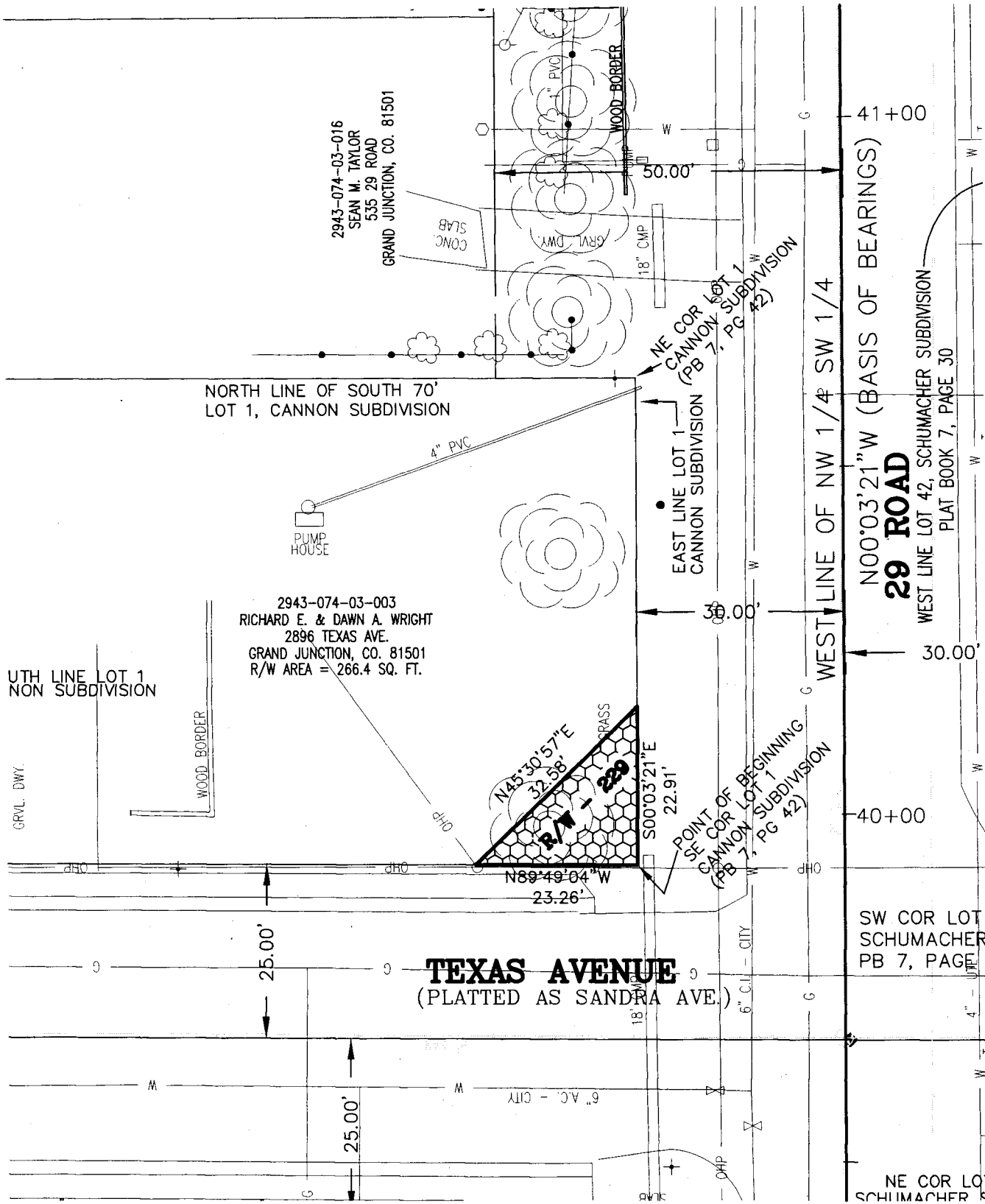


EXHIBIT "A"



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.

REVISED: 5-31-2002
 REVISED: 3-24-2002
 REVISED: 3-04-2002
 REVISED: 2-27-2002

DRAWN BY: P.I.K.
 DATE: 10-23-2001
 SCALE: 1" = 20'
 APPR. BY: IW
 FILE NO: 1036DWG

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-03-003

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION