

WUN95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: LEW E. WUNDERWALD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 533 28 1/4
ROAD, PARCEL NO. 2943-073-27-002 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1712586 08:58 AM 03/27/9
MONIKA TODD CLK&REC MESA COUNTY C
DOC EXEMPT

THIS INDENTURE is made and entered into this 23rd day of March, 1995, by and between LEW E. WUNDERWALD, (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 :

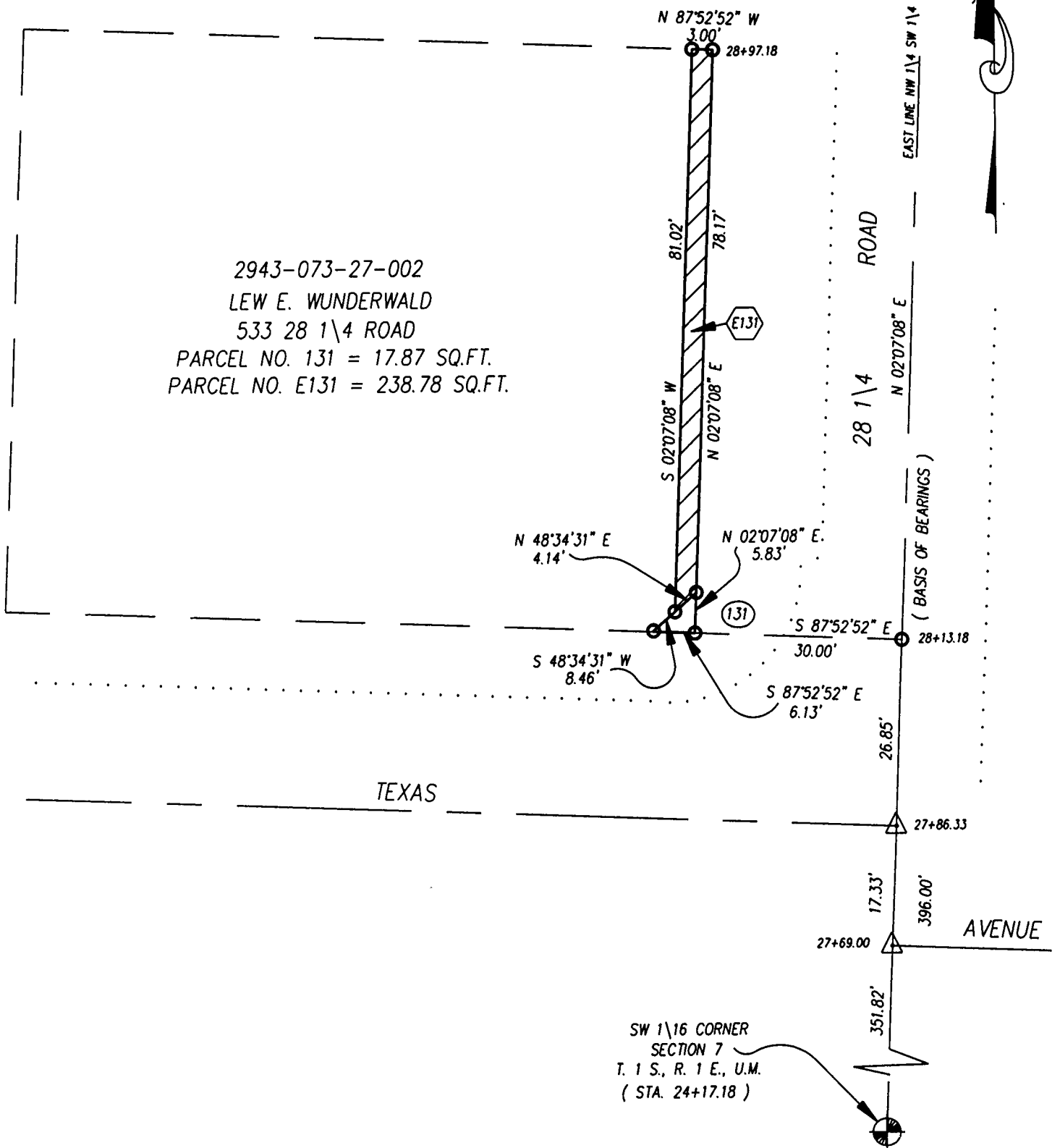
That said Grantor, for and in consideration of the sum of Thirty Five and 74/100 Dollars (\$35.74) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 131 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being a part of Lot Two (2) of Saunders Subdivision situated in the NW $\frac{1}{4}$ 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:

Beginning at the Southeast corner of Lot 2 of said Saunders Subdivision and considering the East line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 to bear N 02°07'08" E with all bearings contained herein being relative thereto;
Thence N 02°07'08" E along the East boundary line of said Lot 2 a distance of 5.83 feet;
Thence S 48°34'31" W a distance of 8.46 feet to a point on the South boundary line of said Lot 2;
Thence S 87°52'52" E along the South boundary line of said Lot 2 a distance of 6.13 feet to the True Point of Beginning, containing 17.87 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 Grantor hereby covenanting that he 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.

EXHIBIT "A"

STA. 28+13.18 TO STA. 28+97.18



DRAWN BY: SRP
 DATE: 01\24\95
 SCALE: 1" = 20'
 APPR. BY: *Am W.*
 FILE NO: ROW131.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