

YNG02IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF AGENCY OR CONTRACTOR: FLOY E. YOUNG

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 348 INDEPENDENT AVENUE

PARCEL NO.: 2945-104-00-072

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Book 3077 Page 923  
2056007 05/14/02 1043AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

Floy E. Young, Grantor, for and in consideration of the sum of One Hundred Eighty-Seven and 50/100 Dollars (\$187.50), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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:

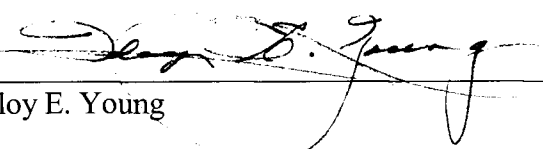
A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter (NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>) of said Section 10, and considering the South line of the NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> of said Section 10 to bear N 89°56'21" W with all bearings contained herein being relative thereto; thence N 89°56'21" W, along the said South line of the NE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>, a distance of 1043.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line, N 89°56'21" W a distance of 75.00 feet; thence N 00°03'39" E a distance of 1.00 foot; thence S 89°56'21" E a distance of 75.00 feet; thence S 00°03'39" W a distance of 1.00 foot; more or less, to the POINT OF BEGINNING.

Containing 75.00 square feet (0.0017 Acres), more or less, 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 Grantor hereby covenanting that she 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.


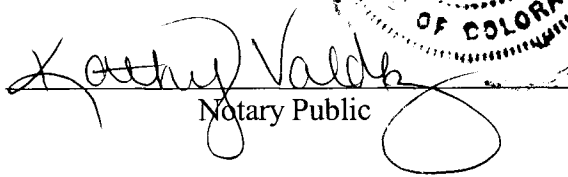
Executed and delivered this 15 day of May, 2002.

  
Floy E. Young

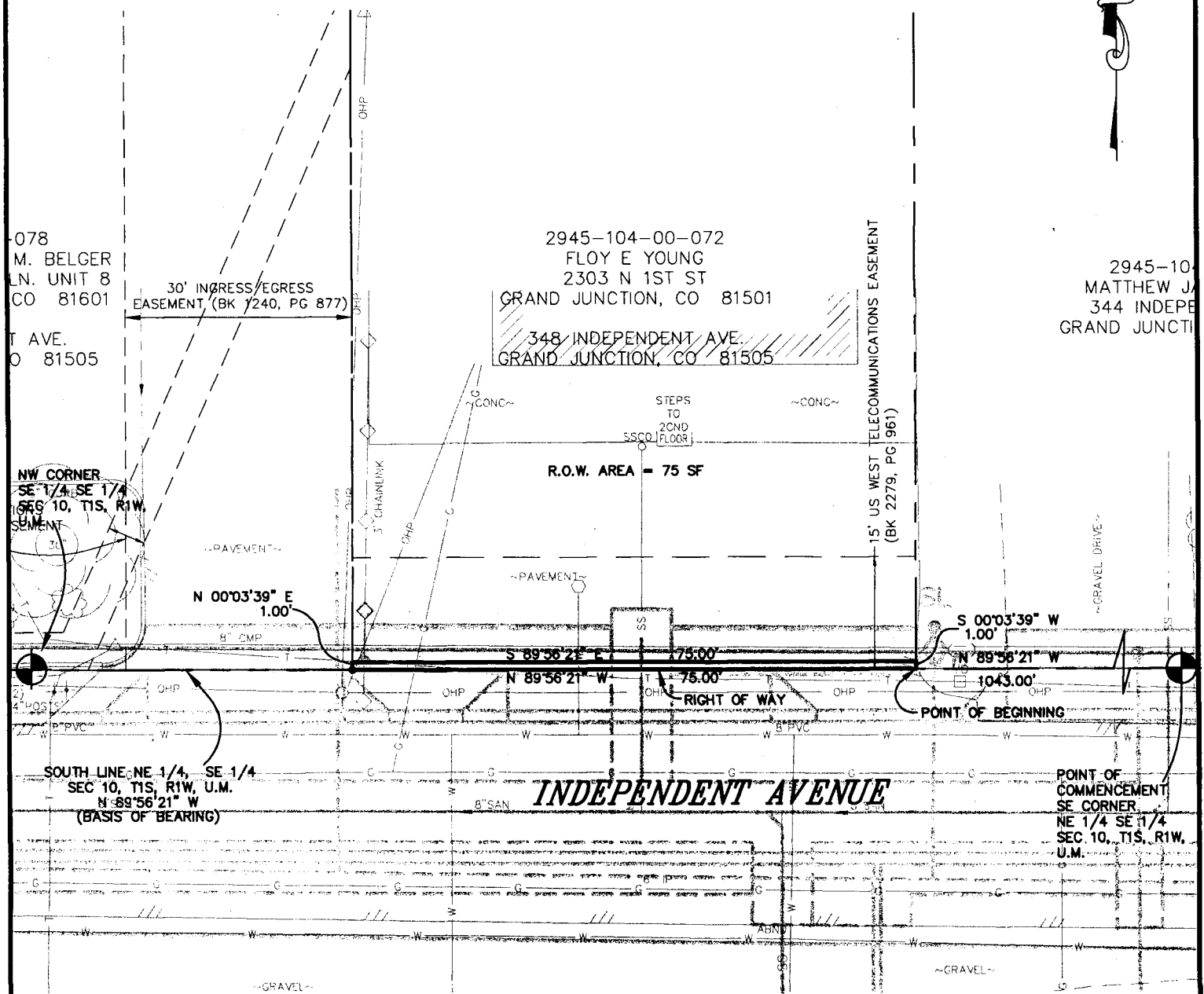
State of Colorado )  
                          )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 13 day of May, 2002, by Floy E. Young.

My commission expires 4-21-04.  
Witness my hand and official seal.

  
  
Kathy Valdez  
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 means for establishing or verifying property boundary lines.

RECORDER NOTE: POOR QUALITY DOCUMENT  
 PROVIDED FOR REPRODUCTION

DRAWN BY: JCS  
 DATE: 10-10-2001  
 SCALE: 1" = 20'  
 APPR. BY: JW  
 FILE NO. ROW.DWG

**INDEPENDENT AVENUE  
 RIGHT-OF-WAY DESCRIPTION MAP**

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