

YOU96282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: ARLOA E. YOUNG

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD,
PARCEL NO. 2943-073-00-198 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

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1746755 0218PM 02/15/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

THIS INDENTURE is made and entered into this 12th day of February, 199~~5~~⁶, by and between ARLOA E. YOUNG, (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 Three Hundred Thirty Six and 15/100 Dollars (\$336.15) 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. 143 of City of Grand Junction 28 1/4 Road Improvement Project for Roadway and Utilities Right-of-Way purposes, situated in the NE 1/4 NW 1/4 SW 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:

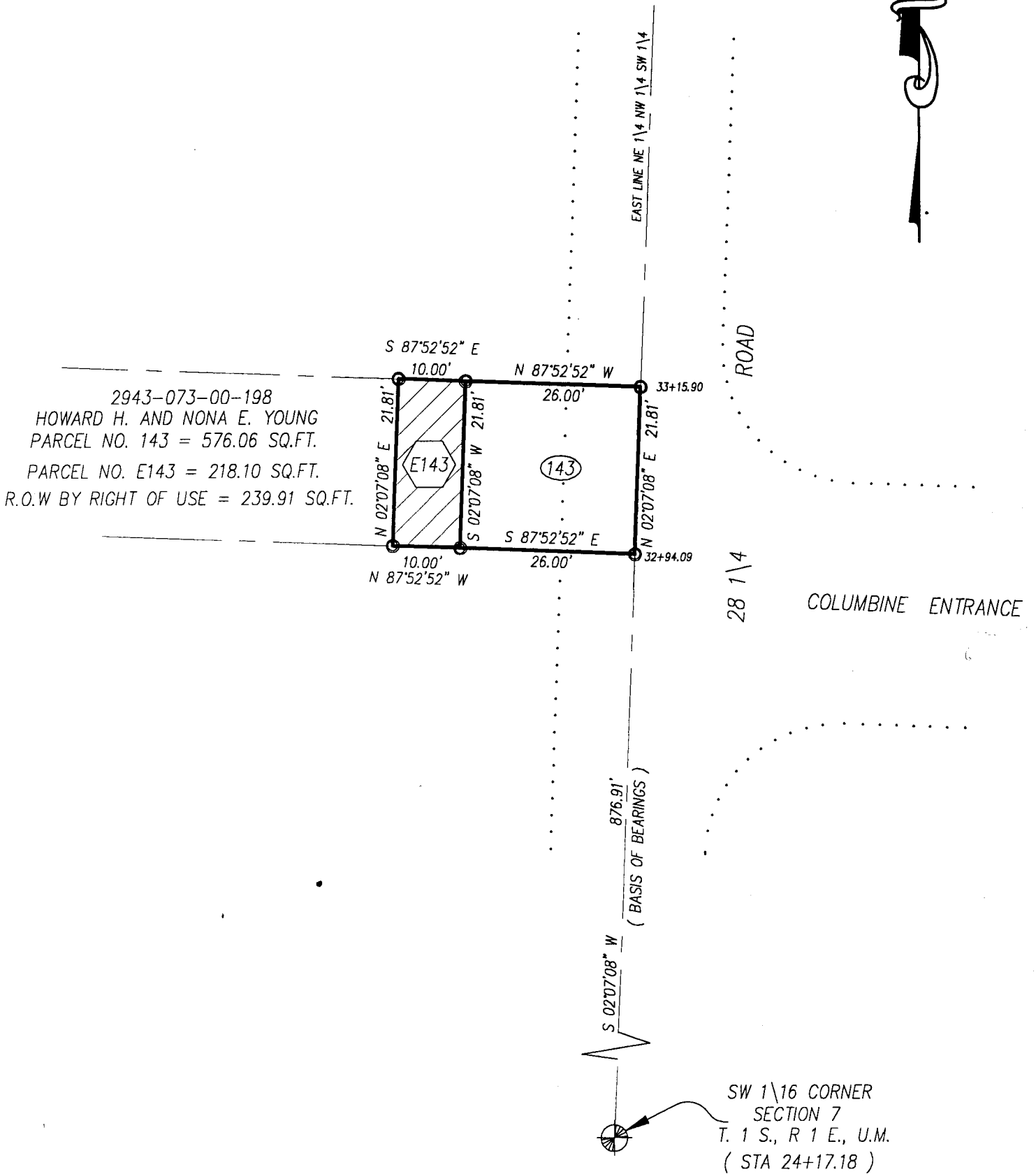
Beginning at a point on the East line of the NE 1/4 NW 1/4 SW 1/4 of said Section 7 from whence the Southeast Corner of the NW 1/4 SW 1/4 of said Section 7 bears S 02°07'08" W a distance of 876.91 feet with all bearings contained herein being relative thereto;
Thence N 02°07'08" E along the East line of the NE 1/4 NW 1/4 SW 1/4 of said Section 7 a distance of 21.81 feet;
Thence N 87°52'52" W a distance of 26.00 feet;
Thence S 02°07'08" W a distance of 21.81 feet;
Thence S 87°52'52" E a distance of 26.00 feet to the True Point of Beginning,

containing 576.06 square feet, of which 239.91 square feet is right-of-way for 28 1/4 Road by right of use, 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 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.

EXHIBIT "A"

STA. 32+94.09 TO STA. 33+15.90



DRAWN BY: SRP
 DATE: 02\17\95
 SCALE: 1" = 20'
 APPR. BY: *Jim W.*
 FILE NO: ROW143.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