

ZAG0125R

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: MICHAEL G. ZAGRZEBSKI AND CHRISTINE M. HAHN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 695 25 ROAD, GRAND JUNCTION, PARCEL #2945-041-00-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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WARRANTY DEED

Michael G. Zagrzebski and Christine M. Hahn, Grantors, for and in consideration of the sum of Ten Thousand One Hundred Fifty-Three and 02/100 Dollars (\$10,153.02), 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:

Commencing at the Northeast Corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the north line of the Northeast 1/4 of said Section 4 to bear N 89°58'04" W with all bearings contained herein being relative thereto; thence N 89°58'04" W along the north line of the Northeast 1/4 of said Section 4 a distance of 22.11 feet to the True Point of Beginning:

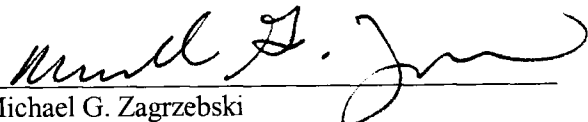
thence continuing along the north line of the Northeast 1/4 of said Section 4, N 89°58'04" W a distance of 217.90 feet;  
thence leaving north line of said Section 4, S 84°05'31" E a distance of 172.17 feet;  
thence S 44°58'04" E a distance of 54.79 feet;  
thence S 00°02'21" W a distance of 30.63 feet;  
thence S 09°01'46" E a distance of 107.59 feet;  
thence N 00°10'44" W a distance of 92.90 feet to a point on the west line of the open, used and historic right-of-way for 25 Road;  
thence along the west line of the open, used and historic right-of-way for 25 Road the following three (3) courses;

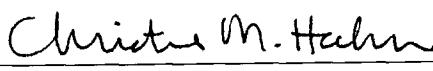
- 1. N 02°42'50" W a distance of 47.33 feet;
- 2. N 00°17'29" E a distance of 46.43 feet;
- 3. N 45°00'00" W a distance of 9.39 feet to the True Point of Beginning,

containing 5,076.51 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 15 day of Oct, 2001.

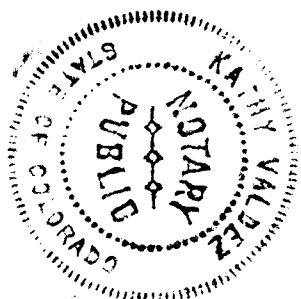
  
Michael G. Zagrzebski

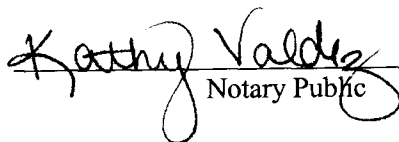
  
Christine M. Hahn

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 15 day of Oct, 2001, by Michael G. Zagrzebski and Christine M. Hahn.

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



  
Kathy Valdez  
Notary Public

