

ZUN01INL

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: ZUNI INVESTMENTS L.L.C, A COLORADO LIMITED LIABILITY CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT 4, SEN-BAR SUBDIVISION, 2501 INLAND AVENUE

PARCEL NO.: 2945-102-01-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Zuni Investments L.L.C, a Colorado Limited Liability Corporation, for and in consideration of the sum of Three Hundred Seventy-Four and 60/100 Dollars (\$374.60), 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:

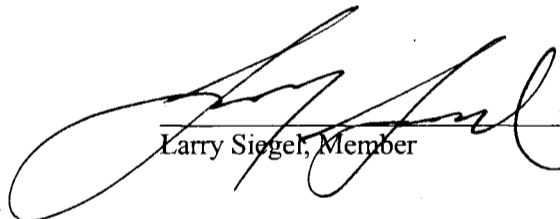
Beginning at the Northwest Corner of Lot 4, Sen-Bar Subdivison, situated in Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 195 in the office of the Mesa County Clerk and Recorder, and considering the west line of said Lot 4 to bear S 00°05'45"E with all bearings contained herein being relative thereto; thence leaving west line of said Lot 4, N 89°54'15"E along the north line of said Lot 4, the same being the south right-of-way line for Inland Avenue as dedicated on said Sen-Bar Subdivision Plat a distance of 12.24 feet; thence leaving said north line of Lot 4 S44°53'34"W a distance of 17.31 feet to a point of the west line of said Lot 4 and the east right-of-way line for 25 Road as dedicated on said Sen-Bar Subdivision Plat; thence N00°05'45"W along said west line of Lot 4 a distance of 12.24 feet to the Point of Beginning;

containing 74.92 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 Grantor hereby covenanting that it 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 30th day of May, 2001.

Zuni Investments L.L.C.
Colorado Limited Liability Corporation

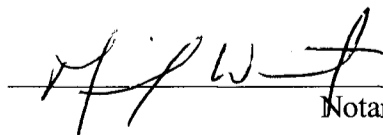

Larry Siegel, Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of May 2001, Zuni Investments, L.L.C., a Colorado Limited Liability Corporation by Larry Siegel, Member.

My commission expires November 18, 2002.

Witness my hand and official seal.


Notary Public

