

DOD02IDP

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: DWAYNE DODD

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 975 AND 930  
INDEPENDENT AVENUE, GRAND JUNCTION

CITY DEPARTMENT: PUBLIC WORKS

PARCEL NO: 2945-103-00-064

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 3035 Page 114

2043986 03/05/02 0329PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$EXEMPT

**WARRANTY DEED**

Dwayne Dodd, Grantor, for and in consideration of the sum of Twenty-One Thousand Ninety-Five and 99/100 Dollars (\$21,095.99), 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 Southwest Quarter (NE ¼ SW ¼) 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 Northeast Corner of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section 10, and considering the South line of the NE ¼ SW ¼ of said Section 10 to bear S 89°58'53" W with all bearings contained herein being relative thereto; thence S 89°58'53" W, along the said South line of the NE ¼ SW ¼, a distance of 30.00 feet; thence N 00°03'27" E a distance of 29.12 feet to a point on the Northerly line of the open, used and historic right-of-way for Independent Avenue, said point being the TRUE POINT OF BEGINNING; thence along the Northerly line of the open, used and historic right-of-way for Independent Avenue the following four (4) courses:

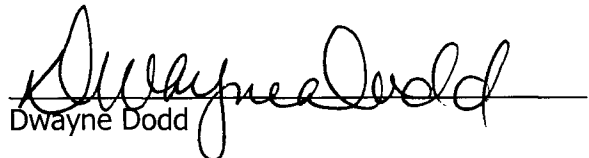
- 1. S 61°03'24" W a distance of 23.00 feet;
- 2. S 83°05'21" W a distance of 50.00 feet;
- 3. S 89°58'53" W a distance of 180.00 feet;
- 4. N 75°44'42" W a distance of 49.00 feet;

thence leaving said right of way line, N 00°03'27" E a distance of 4.42 feet; thence N 89°58'53" E a distance of 277.01 feet; thence N 45°00'02" E a distance of 28.66 feet to a point on the West right-of-way line for 25 ½ Road as described by instrument recorded in Book 721 at Page 372 in the office of the Mesa County Clerk and Recorder; thence S 00°03'27" W along the West right-of-way line for 25 ½ Road as aforesaid a distance of 19.63 feet, more or less, to the POINT OF BEGINNING.

Containing 4441.26 square feet (0.102 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 covenants 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.

Executed and delivered this 18<sup>th</sup> day of February, 2002.

  
Dwayne Dodd

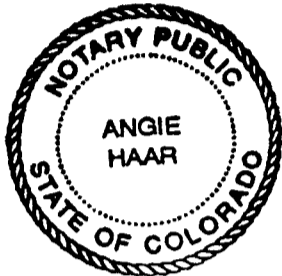
State of Colorado )  
                          )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 18 day of February, 2002, by Dwayne Dodd.

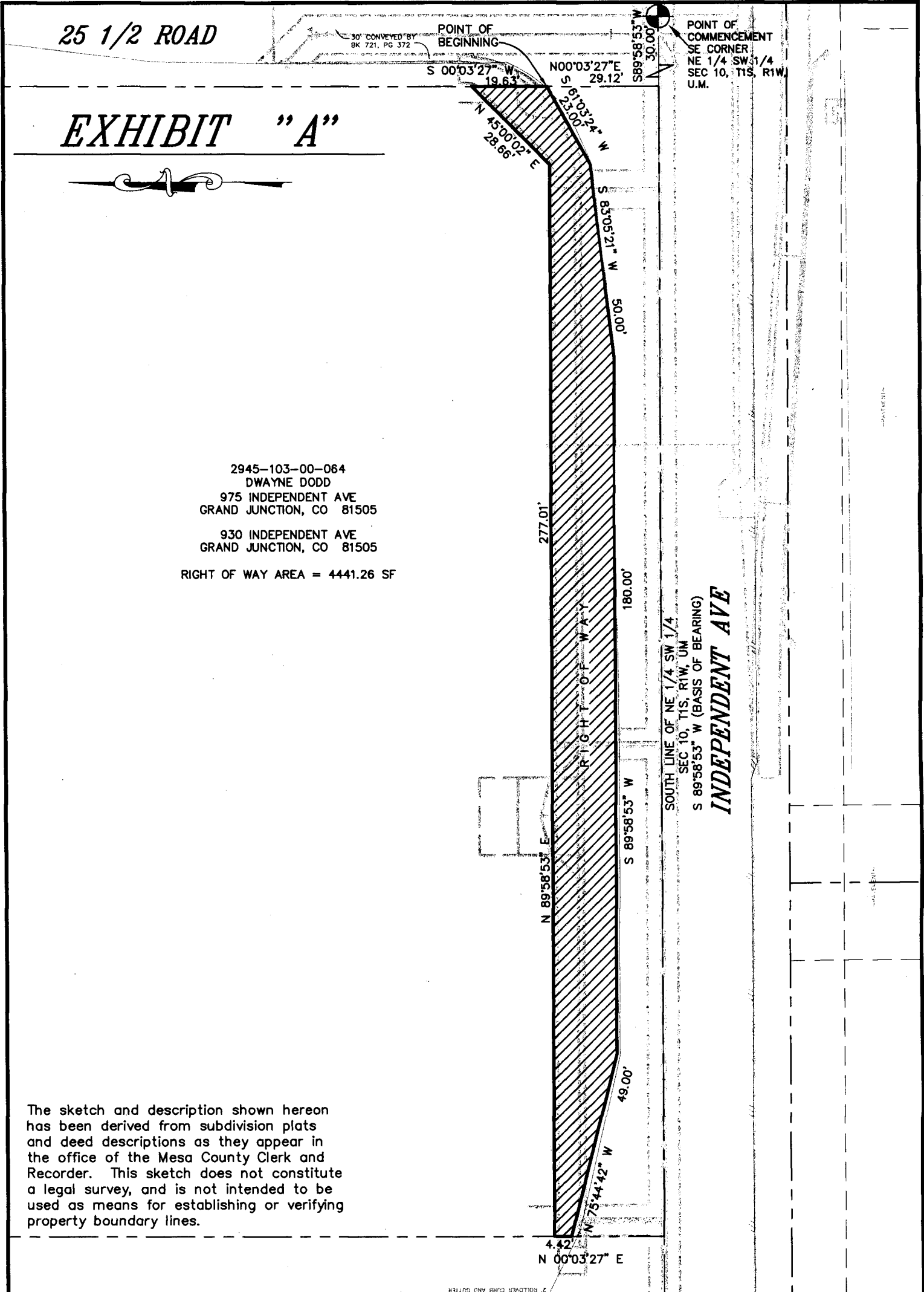
My commission expires \_\_\_\_\_.

Witness my hand and official seal.

Angie Haar  
Notary Public



My Commission Expires 05/21/2003



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.

DRAWN BY: JCS  
 DATE: 10-10-2001  
 SCALE: 1" = 30'  
 APPR. BY: TW  
 FILE NO. ROW.DWG

INDEPENDENT AVENUE  
 RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION