

LIG84RIV

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: FRED AMD ROXY LIGRANI

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIVER ROAD
INTERCEPTOR SEWER 2526 RIVER ROAD AND 25 1/2 PE-1

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Project No. 211-037098-901168-83104

Location 2526 River Road

Parcel(s) PE-1

BOOK 1519 PAGE 454

PERMANENT EASEMENT

1377482 *Easement* 04:08 PM
DEC 04, 1984 E.SAWYER, CLK&REC MESA CTY, CO

KNOW ALL MEN BY THESE PRESENTS, that Fred and Roxy Ligrani
Colorado, of Mesa County, State of

Colorado, Grantor(s), for and in consideration of the
sum of ONE DOLLAR (\$1.00) and other valuable consideration, in hand paid by
the City of Grand Junction, a municipal corporation,

Grantee(s), receipt of which is hereby acknowledged, have given and granted and
by these presents do hereby give and grant unto the said Grantee(s), their
heirs, successors, and assigns a PERPETUAL EASEMENT on, along, over and across
the following described premises, to wit;

A strip of land for Utility Easement purposes being a portion of the
NW¼, NW¼ of Section 15, Township 1 South, Range 1 West of the Ute Meri-
dian, County of Mesa, State of Colorado, more particularly described
as follows:

A 20 foot easement 10 feet each side of a centerline which is 30 feet
South and parallel to the north property line and runs from east property
line to the west property line of a tract of land owned by the undersigned
which is described in Book 931 and Page 925 as follows: Beginning at a point
on the north right of way line of the Denver & Rio Grande Western Railway,
364 links (240.24 feet) west of the NE corner of NW¼NW¼ of said Section 15;
Thence east 364 links (240.24 feet) to NE corner of NW¼NW¼ of said Section 15;
Thence south 219 links (244.54 feet) to a tract of land owned by E.A. McKinney;
Thence west 210 links (138.6 feet) to said right of way line;
Thence along said right of way to the point of beginning.

The above described easement contains 4382.4 sq. ft. more or less.

~~Roxy the x purpose x of x~~

~~And the Grantor(s) hereby covenant(s) with the Grantee(s) that they have
title to the aforescribed premises; that they have good and lawful right to grant
this Easement; that they will warrant and defend the title and quiet possession
thereof against the lawful claims of all persons whomsoever.~~

Signed this 3^d day of December, 1984.

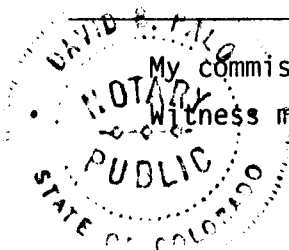
Fred Ligrani
Fred Ligrani

Roxy Ligrani
Roxy Ligrani

STATE OF COLORADO)
County of MESA) ss.

The foregoing instrument was acknowledged before me this 3^d
day of December, 1984, by Fred Ligrani and Roxy Ligrani

My commission expires Sept. 10, 1985.
Witness my hand and official seal.



David R. Hill
Notary Public