

MUR95CHP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: CONTRACT

NAME OF AGENCY OR CONTRACTOR: DOUGLAS P. MURPHY

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 411 W. CHIPETA  
AVENUE

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

BE IT KNOWN THAT:

1720129 08:53 AM 06/14/95  
MONIKA TODD CLK&REC MESA COUNTY CO

DOUGLAS P. MURPHY, as owner(s) of the real property described herein, all situate in the City of Grand Junction, Mesa County Colorado, and more particularly known and described as 411 W CHIPETA AVE. (as described in Attachment A) do hereby acknowledge and agree that this instrument shall represent our understanding that as a condition of City approval of the attached site plan, that see attachment A are and shall be treated as one parcel for the principal use of a residence and to satisfy setback requirements for any and all structures constructed thereon.

If and when we or our successors in interest build, own or acquire any structure, which has been placed or built on or over the property line between see attachment A, or on or over any portion of said line, or so close thereto that the structure does not meet applicable setbacks and/or bulk requirements then sufficient area from one and/or both lots shall be used to meet any and all required setbacks and bulk requirements as required by the Zoning and Development Code of the City of Grand Junction.

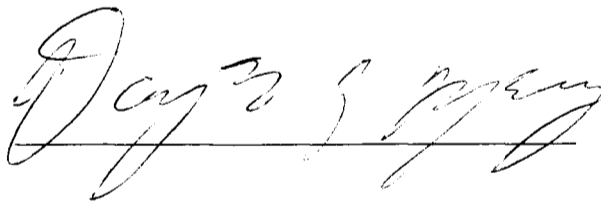
We further understand and agree that see attachment A constitute two parcels but by placement of a use on or sufficiently near the property line that the adjoining and contiguous parcel shall be encumbered by and shall serve as, the necessary area for setback and bulk requirement purposes and either or both lots may be rendered undevelopable for additional uses.

This instrument shall be recorded in the land records of Mesa County and shall be deemed to be a covenant which runs with the land for such time as any or all structure(s) constructed on see attachment A (are) on or over the lot line, or is (are) so close thereto as to not meet applicable setback and bulk requirements for each lot.

This covenant shall be binding upon any and all successors in interest to the above described property and shall not cease except for and accordance with cause stated herein.

Any agreement, representation or waiver is made knowingly and voluntarily with full understanding and complete knowledge of the consequences thereof.

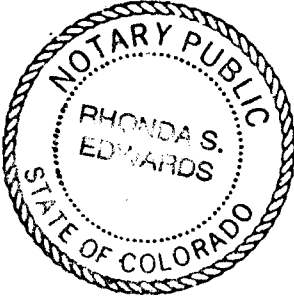
IN WITNESS WHEREOF, WE, have signed, executed and acknowledges this instrument on this 7 day of JUNE 1995.



STATE OF COLORADO  
COUNTY OF MESA

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The foregoing agreement was subscribed and sworn to before me this 7<sup>th</sup> day of June 1995 by Rhonda S. Edwards.



Rhonda S. Edwards  
Notary Public

My commission expires 9-20-97.

WARRANTY DEED

Grantor(s). JOHN G. RICHARDSON DOING BUSINESS AS THE RICHARDSON AGENCY

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whose address is 1825 LAWRENCE STREET STE 112 DENVER, CO, 80202

\*County of DENVER . State of COLORADO

for the consideration of EIGHT THOUSAND and XX/100 DOLLARS

in hand paid, hereby sell(s)

and conveys(s) to DOUGLAS P. MURPHY - IN SEVERALTY

whose legal address is 3733.25 ROAD PALISADE, CO, 81526

\*County of MESA . and State of COLORADO

the following real property in the County of MESA .and State of

Colorado, to wit: Beginning 535 feet North and 235 feet West of Southeast Corner SW 1/4 NE 1/4 of Section 15, Township 1 South, Range 1 West of the Uta Meridian, thence West 25 feet, thence North 125 feet, thence East 25-feet, thence South 125 feet to point of beginning,

AND

Beginning 535 feet North and 260 feet West of Southwest corner SE 1/4 NE 1/4 of Section 15, Township 1 South, Range 1 West of the Uta Meridian, thence West 25 feet, thence North 125 feet, thence East 25 feet, thence South to point of beginning,

ALL IN MESA COUNTY, COLORADO.

also known by street and number as VACANT LAND GRAND JUNCTION, CO 81505

with all its appurtenances, and warrant(s) the title to the same, subject to

1995 taxes due and payable in 1996 and subsequent years; easements; reservations; restrictions; and rights of way of record, if any.

Signed this 5TH day of June , 19 95

JOHN G. RICHARDSON DOING BUSINESS AS THE RICHARDSON AGENCY

State of COLORADO )
)ss.
County of DENVER )