

2255471 BK 3903 PG 748-750
05/24/2005 01:29 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 18 day MAY, 2005, between **Darren M. Davidson**, whose legal address PMB 9233, 2139 North 12th Street, Unit 10, Grand Junction, Colorado 81501-2910, grantor, and **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of **FOUR THOUSAND ONE HUNDRED TWENTY NINE and 00/100 DOLLARS (\$4,129.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

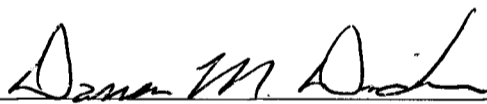
Two (2) tracts or parcels of land for Public Roadway and Utilities Right-of-Way purposes identified as Parcel E-82 dated December 10, 2004, as described in Exhibit "A" attached hereto and incorporated herein by reference and Parcel E-82B Rev dated March 8, 2005, as described in Exhibit "B" attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for himself and for his heirs, successors and assigns, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all oil, gas and other minerals not owned by grantor.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, it's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

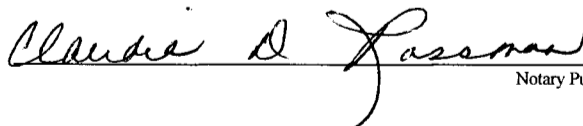

Darren M. Davidson

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18 day of MAY, 2005, by Darren M. Davidson.

Witness my hand and official seal.

My commission expires: 10/17/2006


Notary Public



WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: PATTY VALDEZ
P.O. Box 480306
DENVER, CO 80248-0306

Riverside Parkway
Parcels E-82 & E-82B Rev

PROPERTY DESCRIPTION
Parcel E-82

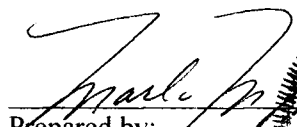
A parcel of land being a portion of a tract of land described in Book 3084 at Page 286, Mesa County Clerk and Recorder's office, being in the Northwest Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:


COMMENCING at the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) bears S89°59'29"E a distance of 1311.17 feet; THENCE S79°48'24"W a distance of 171.95 feet to the POINT OF BEGINNING:

THENCE along the arc of a curve to the left, having a central angle of 15°48'04", a radius of 625.00 feet, a chord bearing of S79°57'30"W a distance of 171.82 feet, and an arc distance of 172.36 feet; THENCE N00°02'00"E non-tangent with the last described curve a distance of 30.50 feet; THENCE S89°58'50"E a distance of 169.17 feet; THENCE S00°05'44"W a distance of 0.49 feet to the POINT OF BEGINNING.

Containing 1941 square feet, (0.045 Acres), more or less.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by: 
Date: 12/10/04
Marla Mellor McOmber, P.S. 24961
For and on behalf of Carter=Burgess



PROPERTY DESCRIPTION
Parcel E-82B Rev

A parcel of land being a portion of a tract of land described in Book 3084 at Page 286, Mesa County Clerk and Recorder's office, being in the Northwest Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

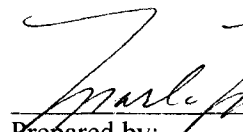
COMMENCING at the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) bears S89°59'29"E a distance of 1311.17 feet; THENCE S79°58'00"W a distance of 171.87 feet to the POINT OF BEGINNING:

THENCE N89°58'50"W a distance of 169.16 feet;
THENCE N00°02'00"E a distance of 29.93 feet;
THENCE S89°59'19"E a distance of 169.19 feet;
THENCE S00°05'44"W a distance of 29.95 feet to the POINT OF BEGINNING.

The above described parcel contains 5065 square feet, (0.116 Acres), more or less.

Currently 3455 square feet (0.079 Acres) more or less, of the above described parcel is being used as a roadway.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.


Prepared by:
Date: 3-8-05
Marla Mellor McOmber, RLS 24961
For and on behalf of Carter & Burgess
