

WARRANTY DEED

Howard D. Henson and Rosemary Henson whose address is 664 29 1/2 Road, Grand Junction, CO 81504, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has 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 real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, situated in the southwest quarter of the northeast quarter of Section 5, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at Mesa County Survey Marker #1569 for the center-north sixteenth corner of said Section 5 whence a brass cap for the center quarter corner of said Section 5 bears South 00°05'07" East, a distance of 1314.87 feet with all bearings herein relative thereto; Thence South 00°05'07" East, a distance of 545.93 feet to the southerly line of that property described in Book 4150 at Page 927; Thence along said southerly line North 89°54'32" East, a distance of 820.11 feet to the Point of Beginning at the intersection of said line and the extended southwesterly line of Babbling Brooke Drive as platted within Brookside Subdivision, Filing Three, a plat recorded in Mesa County at Reception Number 2074116; Thence continuing along said southerly line North 89°54'32" East, a distance of 6.52 feet to the intersection with the northwesterly boundary of said Brookside Subdivision, Filing Three; Thence along said northwesterly boundary South 45°00'27" West, a distance of 4.62 feet to the southwesterly right-of-way of said Babbling Brook Drive; Thence along the extension of said southwesterly right-of-way North 44°57'51" West, a distance of 4.60 feet to the Point of Beginning.

Containing 11 square feet, 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 Grantors hereby covenant that they 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 26th day of August, 2008.

Howard D. Henson
Howard D. Henson

Rosemary Henson
Rosemary Henson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26th day of August, 2008, by Howard D. Henson and Rosemary Henson.

My commission expires: 10-27-2010
Witness my hand and official seal.



Louise Doyal
Notary Public

RECORDER'S NOTE :
THE FOLLOWING PAGE(S)
ARE OVERSIZE

