

2245273 BK 3862 PG 699-700
03/25/2005 04:03 PM ✓
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee NO FEE

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 25 day March, 2005, between Elizabeth J. Moos, whose legal address is 652 39 Road, Palisade, Colorado 81526, 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 **NINE HUNDRED SEVENTY ONE AND 00/100 DOLLARS (\$971.00)**, 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:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes as described in Exhibit "A" for Parcel F-1 Rev., dated March 8, 2005, 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 herself and for her 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, its 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.

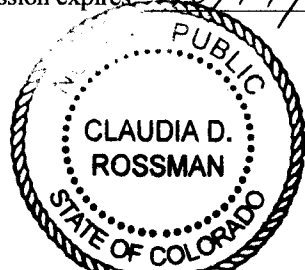
Elizabeth J. Moos
Elizabeth J. Moos

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 25 day of March, 2005, by Elizabeth J. Moos.

Witness my hand and official seal.

My commission expires: 10/17/2006



Claudia D. Rossmann
Notary Public

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

Riverside Parkway Parcel No. F-1Rev.

Carter•Burgess

Rev. March 8, 2005
February 11, 2005
071514.402.1.0025

707 17th Street, Suite 2300
Denver, Colorado 80202-3404
Phone: 303.820.5240
Fax: 303.820.2402
www.c-b.com

PROPERTY DESCRIPTION

Parcel F-1Rev

A parcel of land being a portion of a tract of land described in Book 1156 at Page 626, 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:

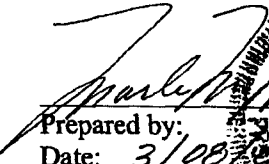
COMMENCING at the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) bears S89°59'29"E a distance of 1311.17 feet; THENCE N89°58'50"W a distance of 33.00 feet to the POINT OF BEGINNING:

THENCE S00°09'23"W a distance of 30.03 feet;
THENCE N89°59'19"W tangent with the following described curve a distance of 112.65 feet;
THENCE along the arc of a curve to the left, having a central angle of 2°09'09", a radius of 625.00 feet, a chord bearing S88°56'07"W a distance of 23.48 feet, and an arc distance of 23.48 feet;
THENCE N00°05'44"E along the westerly line of said tract of land described in Book 1156 at page 626, and non-tangent with the last described curve a distance of 30.44 feet;
THENCE N89°59'58"E along the northerly line of said Section 24 a distance of 136.19 feet to the POINT OF BEGINNING.

The above described parcel contains 4091 square feet, (0.094 Acres) more or less.

Currently 2,810 square feet, (0.065 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: 3/08
Marla Mellor McComb, PLS 24961
For and on behalf of Carter & Burgess, Inc.

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.