

RECEPTION #: 2732572, BK 5756
PG 299 07/31/2015 at 11:59:40 AM, 1
OF 2, R \$15.00 S \$1.00 D \$0.00
EXEMPT
Sheila Reiner, Mesa County, CO
CLERK AND RECORDER

WARRANTY DEED

This Warranty Deed made this 27th day of July, 2015 by and between **LARRY STANLEY MASON, Grantor**, whose mailing address is 420 East Mayfield Drive, Grand Junction, CO 81507, who is the owner of the following real property in Mesa County, Colorado:

A parcel of land located at 555 North Avenue, Grand Junction, Co, as recorded in Book 4607, Page 741, Public records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars, (\$ 10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A certain parcel of land lying in the Northeast Quarter Northwest Quarter (NE 1/4 NW 1/4) of Section 14, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The North 5.00 feet of the East 7.00 feet of Lot 14, TOGETHER WITH, the North 5.00 feet of Lots 15 and 16, ALL in Block 7, Plat of The Town of Grand Junction, as same is recorded in Plat Book 4, Page 7, Public Records of Mesa County, Colorado.

Containing 285 square feet or 0.006 Acres, 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 Grantor hereby covenanting that it 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 27 day of July, 2015.

By: *[Signature]*
Larry Stanley Mason

State of Colorado)

)ss.

County of Mesa)

The foregoing instrument was acknowledged before me this 27th day of July, 2015 by Larry Stanley Mason.

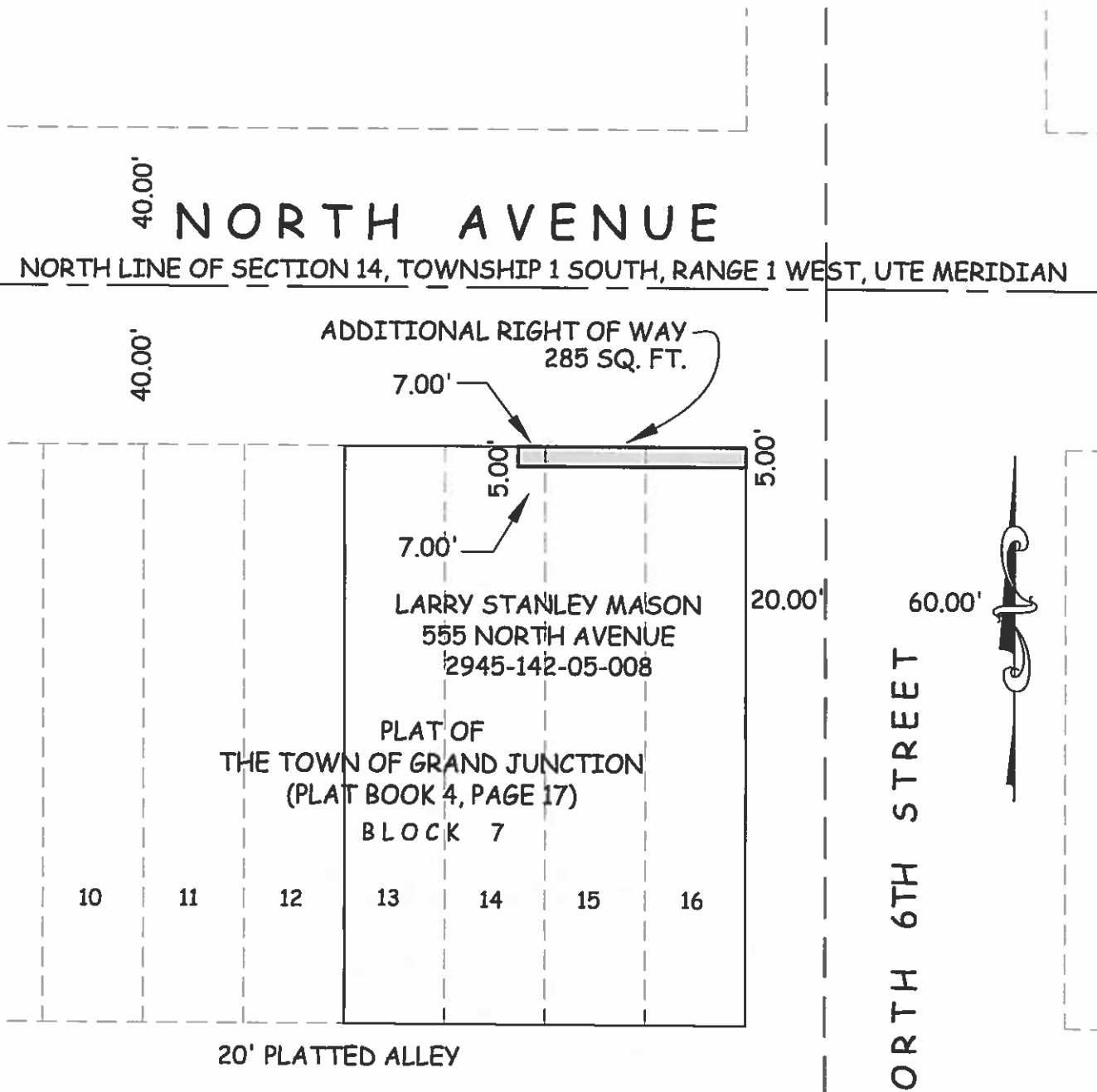
My commission expires October 29, 2017.

Witness my hand and official seal.

GAYLEEN HENDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20014034093
My Commission Expires October 29, 2017

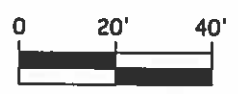
[Signature]
Notary Public

EXHIBIT "A"



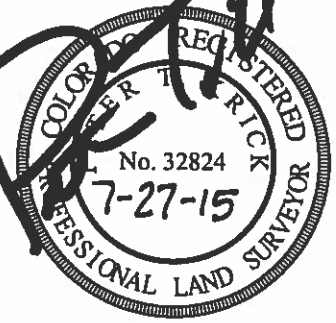
ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN



1 inch = 40 ft.
 Lineal Units = U.S. Survey Foot

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



SHEET 2 OF 2

DRAWN BY: P.T.K.
 DATE: 07-14-2015
 SCALE: 1" = 40'
 APPR. BY: M.G.

NORTH AVE RIGHT OF WAY
 555 NORTH AVENUE
 2945-142-05-008
 LARRY STANLEY MASON
 (BOOK 4607, PG 741)



N:\CADD\PETERK\SURVEYS BY PTK\NORTH AVENUE PARCEL ROW\ADDL ROW