

AUG 10 1977

RECORDED AT 11:54 O'Clock

A

RECEPTION NO.

1139193

EARL SAWYER, RECORDER

BOOK 1115

PAGE 696

State Documentary Fee

Date AUG 10 1977

Exempt

WARRANTY DEED

ELTON L. CROW and LEILA H. CROW, husband and wife, of the County of Mesa, State of Colorado, for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid, hereby sell and convey to CITY OF GRAND JUNCTION, a Colorado Municipal Corporation, and COUNTY OF MESA in the State of Colorado, whose address is Grand Junction, Colorado, the following real property in the County of Mesa, and State of Colorado, to-wit:

All that part of the Southeast Quarter of the Northwest Quarter lying South of the right of way of the Rio Grande Western Railway (Now the Denver and Rio Grande Western Railroad), except the West 16 feet thereof.

The West Half of the Northeast Quarter of the Southwest Quarter, Except the West 16 feet thereof; the Northeast Quarter of the Northeast Quarter of the Southwest Quarter; and all that part of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter lying North of the South line of the drain ditch.

Beginning at a point on the South line of the County Road North 53°43' West 3044 feet from a point whence the Southeast corner of said Section 36 bears South 1137 feet, thence South 10°18' West 782 feet, thence South 2°48' West 180 feet, more or less to the South line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 36, thence West along the South line of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter 42 feet, more or less to the Southwest corner thereof, thence North along the West line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter and along the West line of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section 36, 1080 feet, more or less to the South line of the County road, thence along the South line of the County Road, South 53°43' East 235 feet, more or less to the point of beginning;

All in Section 36, Township 1 North, Range 2 West of the Ute Meridian,

TOGETHER WITH any and all water, water rights, ditch and ditch rights belonging thereto or used in connection therewith including by way of example but not by way of limitation 77 shares of the capital stock of the Grand Valley Irrigation Company,

with all its appurtenances, and warrant the title to the same except as to that portion of the above described property which lies South of the North meander line of the East channel of the Colorado River as shown on Government Land Office Survey of September 11, 1923, of the meander of the right bank of the Colorado River and survey of island in Sections 35 and 36, Township 1 North, Range 2 West of the Ute Meridian which portion of said property is conveyed by Quit Claim Deed only and without warranty of title.

The following described parcels of property are also conveyed by Quit Claim Deed only and without warranty of title, to-wit:

Parcel 1: A strip of land off the west side of the SE¼NW¼ and NE¼SW¼ Section 36, Township 1 North, Range 2 West, Ute Meridian, beginning at the point where the Rio Grande Western Railroad right of way cuts the west line of the SE¼NW¼ of said Section 36, thence East 16 feet thence South to the Grand River, now the Colorado River, thence West 16 feet to the West line of NE¼SW¼ of Section 36, thence North to place of beginning.

Parcel 2: A strip of land thirty-three feet wide off the east side of the W $\frac{1}{2}$ NW $\frac{1}{4}$, and the East side of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 1 North, Range 2 West, Ute Meridian, extending from the point where the said East line of the said W $\frac{1}{2}$ NW $\frac{1}{4}$ cuts the North line of right of way of the D & RGW R.R. thence South to the Grand River (now Colorado River).

All of the above described property is conveyed subject to all easements and road rights of way of record and subject also to the 1977 real property taxes due and payable in 1978, together with all 1978 water assessments and all subsequent real property taxes and water assessments.

Signed this 9th day of August, 1977.

Elton L. Crow
 Elton L. Crow
Leila H. Crow
 Leila H. Crow
 Husband and Wife

NOTARY PUBLIC
 STATE OF COLORADO,
 COUNTY OF MESA.
)
) ss.

The foregoing instrument was acknowledged before me this 9th day of August, 1977, by Elton L. Crow and Leila H. Crow, husband and wife.

My commission expires: ^{My Commission expires Jan. 13, 1981}

Witness my hand and official seal.
Earl Warner
 Notary Public

2697-363-00-941
PARCEL NUMBER

12204
T.A.C.

WATER!

ACRES!

50.29

GRAND JUNCTION CITY OF
MESA COUNTY OF

LOCATION:

57.06

GRAND JCT CO 81501

SE4NW4 + SW4NE4 S OF RR + W2NW4SE4 S OF RR + N OF WASH
+ SW4 N OF R + WASH SEC 36 1N 2W EXC BEG INTERS OF CO
RD W1 E LI NW4NW4SE4 SEC 36 N 53DEG43' W 582FT S 10
DEG18' W 782FT S 2DEG48' W 330FT TO WASH N 60DEG43'
E TO E LI NW4NW4SE4 N TO BEG + EXC THAT PT OF LOT
1 IN NW4SW4 SEC 36 N + E OF R

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS

2697-363-00-027
PARCEL NUMBER

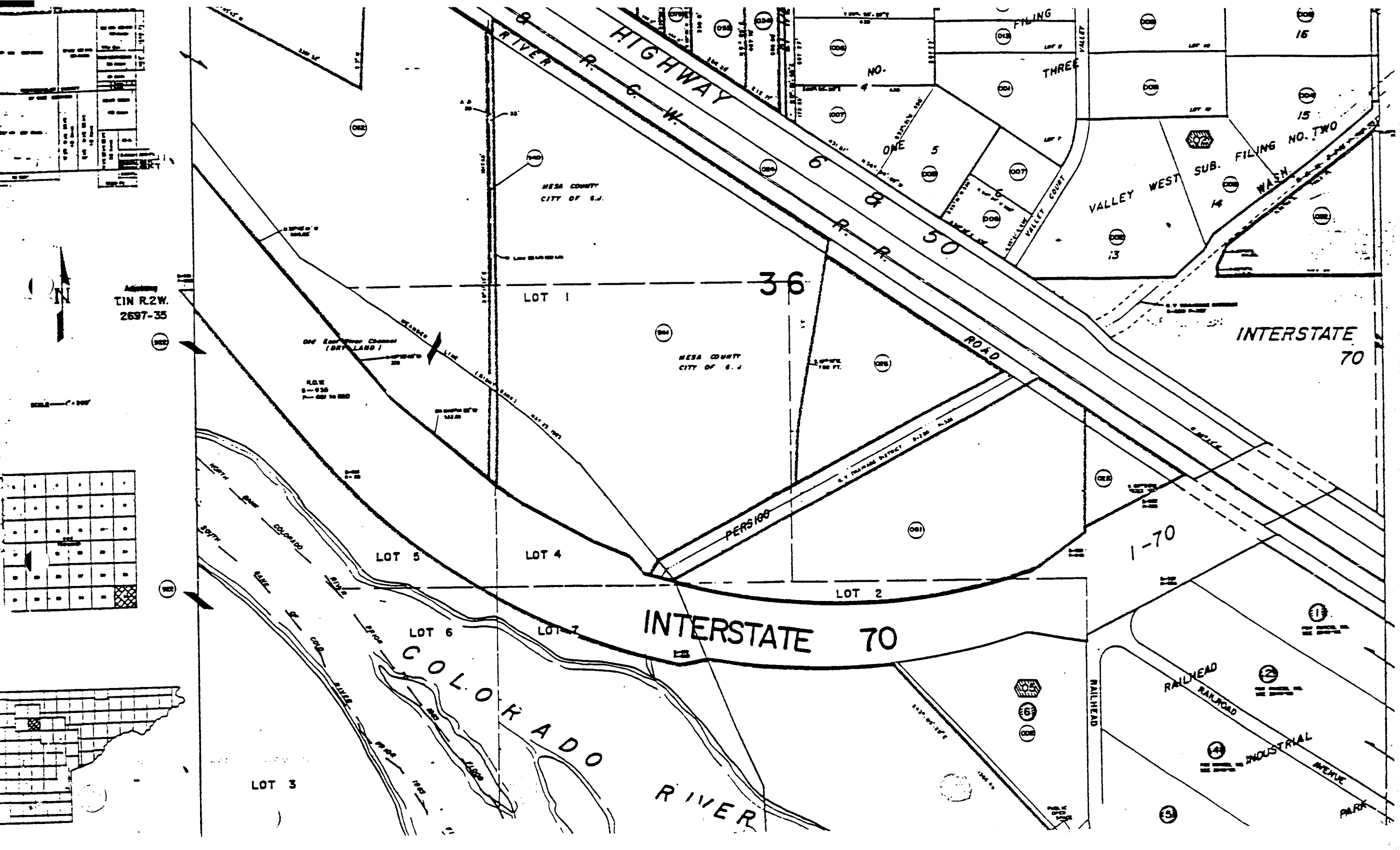
12204
12200
T.A.C.

50.29

BEAVER S L & H M
11.4.2 2005 River Bend
RT 2 2145 RIVER RD
GR JCT COLO 81501

SE4NW4 & SW4NE4 S OF RR & W2NW4SE4 S OF RR & N OF WASH
& SW4 N OF R & WASH SEC 36 1N 2W EXC BEG INTERS OF CO
RD W1 E LI NW4NW4SE4 SEC 36 N 53DEG43MIN W 582FT S
10DEG18MIN W 782FT S 2DEG48MIN W 330FT TO WASH N
60DEG43MIN E TO E LI NW4NW4SE4 N TO BEG & EXC THAT PT
OF LOT 1 IN NW4SW4 SEC 36 N & E OF R

GRANTEE	BOOK	PAGE	DATE	KIND OF INSTRUMENT	REMARKS
SAME	990	897	6/11/73	QCD	NO FEE
ELTON & LEILA CROW, McMILLEN, DOUGLAS A. & JUDITH L.	998	790-91	9/5/73	WD	\$50,000.00
CROW, ELTON & LEILA	1023	829	11/25/74	WD	NO FEE
To EXEMPT	1115	896 & 897	11/10/77	WD	
NEW PARCEL NO.					
2697-363-00-941 City of G.J. & WASH Co. 50.29 ACRES					



HIGHWAY 6 W

VALLEY WEST SUB.

INTERSTATE 70

INTERSTATE 70

COLORADO RIVER

LOT 1

LOT 5

LOT 4

LOT 2

LOT 6

LOT 7

LOT 3

Adding
T1N R2W.
2697-35

MEGA COUNTY
CITY OF S.J.

MEGA COUNTY
CITY OF S.J.

FILING

THREE

ONE

5

TWO

SIX

FOUR

FILING NO. TWO

WASH.

VALLEY WEST

13

14

15

16

36

PERS 100

1-70

RAILROAD

RAILROAD

INDUSTRIAL AVENUE

PARK



SCALE

