RECEPTION #: 2565062, BK 5132 PG 360 03/04/2011 at 04:42:18 PM, 1 OF 2, R \$15.00 S \$1.00 D \$0.00 Sheila Reiner, Mesa County, CO CLERK AND RECORDER

WARRANTY DEED

This Warranty Deed made this 3rd day of march, 2011 by and between Linda M. Manchester, Grantor, whose address is 2698 Lanai Court, Grand Junction, Colorado 81506, 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, Grantee, a Colorado home rule municipality, 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 parcel of land being situate in the Southwest Quarter of the Southwest Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

The South 10.00 feet of the following described property:

Lot 1, EXCEPT the North 10 feet thereof in Block 5, Shafroth-Rogers Subdivision in the City of Grand Junction, Colorado, and the following described tract adjoining to the West.

Beginning at the Southwest corner of said lot 1 in Block 5, the basis of bearing being N89°51'25"W along the center of North Avenue between the two found City Monuments.

Thence N89°51'25"W a distance of 75.05 feet,

Thence N00°11'40"W a distance of 350.22 feet,

Thence S89°49'45"E a distance of 75.44 feet,

Thence S00°07'50"E a distance of 350.18 feet to the Point of Beginning, being situated in the SW¼ SW¼ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado.

Containing 1,018 square feet or 0.0234 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 Granter 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 3rd day of March, 2011.

By: Larry C. Manchester, agent

State of Colorado

)ss.

County of Mesa

The foregoing instrument was acknowledged before me this <u>3rd</u> day of <u>March</u>, 2011 by Larry C. Manchester, agent by Power of Attorney, recorded in Book 5116, Page 698, Mesa County Public Records

My commission expires 10/29/20/3.

Witness my hand and official seal.

Hayleen Henderson Notary Public

SHEET 1 OF 2

