

2279998 BK 4012 PG 790-791
10/11/2005 01:42 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated 6th of October 2005, between Carl A. Cox and Noreen E. Cox whose legal address is 2803 Perry Drive, Grand Junction, Colorado 81501, 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:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of TWO THOUSAND EIGHT HUNDRED FORTY NINE 70/100 (\$2,849.70), 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, TWO (2) tracts or parcels of land for Public Roadway and Utilities Right-of-Way Purposes, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

See Exhibit "A" And Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 grantorS, for themselves and for their heirs, successors and assigns, do covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensealing 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 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.

The grantors 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.

By: [Signature]
Carl A. Cox

[Signature]
Noreen E. Cox

STATE OF Colorado)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 6 day of October, 2005, by Carl A. Cox and Noreen E. Cox

Witness my hand and official seal.

My commission expires: 10/17/2006



[Signature]
Notary Public

WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: CLAUDIA ROSSMAN
2529 HIGH COUNTRY CT.
GRAND JUNCTION, CO 81501

RIVERSIDE PARKWAY
PARCEL F-69

December 12, 2004
071514.402.1.0025

PROPERTY DESCRIPTION
Parcel No. F-22 Rev


A parcel of land being a portion of a tract of land described in Book 3106 at Page 104, recorded on July 1, 2002 in the Mesa County Clerk and Recorder's office lying in the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19);
THENCE S63°48'24"E a distance of 68.81 feet to the POINT OF BEGINNING;

THENCE S45°43'14"W a distance of 20.34 feet;
THENCE S00°13'46"E a distance of 75.17 feet;
THENCE N89°25'42"W along the southerly line of said tract of land described in Book 3106 at Page 104 a distance of 17.00 feet;
THENCE N00°13'46"W along the easterly line of said tract of land described in Book 3106 at Page 104 a distance of 89.39 feet;
THENCE S89°39'18"E along a line being 30.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of Section 19 a distance of 31.62 feet to the POINT OF BEGINNING.

Containing 1,625 square feet, (0.037 Acres), more or less.

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: 12/14/04
Marla Mellor Member, PLS 24961
For and on behalf of Carter & Burgess, Inc.

