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04/05/2005 03:19 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated this 5 day April, 2005, between RENA LEE BARGER, whose legal address P.O. Box 4901, Grand Junction, Colorado 81502, 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 SEVEN HUNDRED THIRTY ONE and 00/100 DOLLARS (\$2,731.00), 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 known as Riverside Parkway Parcel No. F-21Rev2, dated March 8, 2005, as described in Exhibit "A" 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 heir 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 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 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.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, it's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

Rena Lee Barger
RENA LEE BARGER

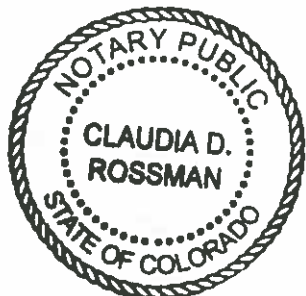
STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5 day of April, 2005, by Rena Lee Barger.

Witness my hand and official seal.

My commission expires: 10/17/2006

Claudia D. Rossman
Notary Public



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

RIVERSIDE PARKWAY
PARCEL F-21 REV 2

Rev. March 8, 2005
November 15, 2004
071514.402.1.0025

PROPERTY DESCRIPTION
Parcel No. F-21 Rev 2


A parcel of land being a portion of a tract of land described in Book 2152 at Page 472, Mesa County Clerk and Recorder's office lying in the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:


BEGINNING at the Northeast Corner of said Section 24 (a 2 1/2" MCSM brass cap stamped S13/S18/S23/S19), whence the East Sixteenth corner of said Section 24 (a found aluminum cap stamped "E1/16 S13/S24") bears N89°59'05"W a distance of 1310.86 feet (Basis of Bearing – assumed);
THENCE S.00°13'36"E., along the easterly line of said Northeast Quarter of Section 24 a distance of 30.00 feet;
THENCE N.89°59'05"W., a distance of 230.97 feet;
THENCE N.00°10'43"W., a distance of 30.00 feet;
THENCE S.89°59'05"E., along the northerly line of said Northeast Quarter of Section 24 a distance of 230.94 feet to the POINT OF BEGINNING.

The above described parcel contains 6,929 square feet (0.159 Acres), more or less.

Currently 4,206 square feet, (0.097 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 M. Chamber, 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.