

2119A2004

2254885 BK 3901 PG 353-354
05/19/2005 03:44 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee NO FEE

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated 17 May, 2005 between Betty Lou Jarvis, as to an undivided 42.32% interest and William R. Jarvis, Jr. Trust Established June 29, 1995 as to an undivided 9.09% interest and William Robert Jarvis Family Testamentary Trust as to an undivided 48.59% interest, whose legal address is 2491 S. Broadway, 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:

WITNESS, that the grantor, for and in consideration of the sum of ONE THOUSAND TWO HUNDRED TWENTY ONE AND 60/100's (\$1,221.60), 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, three (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:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Riverside Parkway Parcel No. F-14, dated December 14, 2004, 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 ensembling 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.

Betty Lou Jarvis
BETTY LOU JARVIS, 42.32% INTEREST

William R. Jarvis Jr. trustee
WILLIAM R. JARVIS JR., TRUSTEE FOR
WILLIAM R. JARVIS JR. TRUST ESTABLISHED JUNE 29, 1995, 9.09% INTEREST

William R. Jarvis Jr. trustee
WILLIAM R. JARVIS, JR. TRUSTEE FOR
WILLIAM ROBERT JARVIS FAMILY TESTAMENTARY TRUST, 48.59% INTEREST

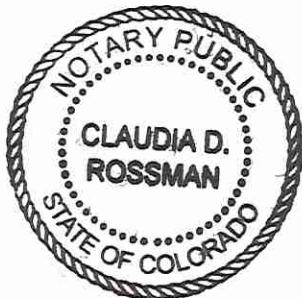
STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17 day of May, 2005, by Betty Lou Jarvis and William R. Jarvis, Jr. as Trustee for William R. Jarvis, Jr. Trust Established June 29, 1995 and William R. Jarvis Jr. for William Robert Jarvis Family Testamentary Trust.

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: PATRICIA VALDEZ
P.O. BOX 480306
DENVER, CO 80248-0306

RIVERSIDE PARKWAY
PARCEL F-14

Rev. March 8, 2005
December 12, 2004
071514.402.1.0025

PROPERTY DESCRIPTION
Parcel F-14 Rev

A parcel of land being a portion of a tract of land described in Book 1121 at Page 165, recorded on September 26, 1977, in the Mesa County Clerk and Recorder's office, being in the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:


COMMENCING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible);
THENCE S79°36'42"E a distance of 166.62 feet to the POINT OF BEGINNING:

THENCE N00°03'03"W along the westerly line of said tract of land described in Book 1121 at Page 165, a distance of 30.00 feet;
THENCE S89°59'05"E along the northerly line of said Northeast Quarter of the Northeast Quarter of Section 24 a distance of 163.86 feet;
THENCE S00°04'35"E along the easterly line of said tract of land described in Book 1121 at Page 165, a distance of 30.00 feet;
THENCE N89°59'05"W along a line being 30.00 feet southerly of and parallel to the northerly line of said Northeast Quarter of the Northeast Quarter of Section 24 a distance of 163.87 feet to the POINT OF BEGINNING.

The above described parcel contains 4,916 square feet, (0.113 Acres), more or less.

Currently 3,052 square feet (0.070 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 *Marla Mellor McOfficer*
Date: *3-08-05*
Marla Mellor McOfficer, 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.