

2253042 BK 3894 PG 679-680 05/11/2005 11:00 AM Janice Ward CLK&REC Mesa County, CO RecFee \$10.00 SurChy \$1.00 DocFee EXEMPT

PARCEL F-60 REV.

WARRANTY DEED

THIS DEED, dated this	NO DOCUMENTARY FEE REQUIRED
WITNESS, that the grantors, for and in consideration of the sum of TWO T. THIRTY THREE and 00/100 DOLLARS (\$2,333.00), the receipt and	

acknowledged, have granted, bargained, sold and conveyed, and by these presents do 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 Parcel F-60 Rev., as described in Exhibit "A", dated March 8, 2005, 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 grantors, 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, grantors are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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 grantors 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.

Rob Balmer		Jana L. Balmer aka Jana Balmer Jana Balmer
STATE OF COLORADO)	
COUNTY OF MESA)ss.)	
The foregoing instrur Rob Balmer and Jana L. Balm	nent was acknowledge er aka Jana Balmer.	ed before me this 9 day of May, 2005, by
Witness my hand and official se	eal.	
My commission expires: 10	117 /2000	De la companya de la
WHEN RECORDED RETURN TO:	S CHUON O	Claudio d Rossmu Notary Public
H.C. PECK & ASSOCIATES, INC. ATTN: LACHELLE HARRIS P.O. Box 480306	Arrive .	RIVERSIDE PARKWAY

DENVER, CO 80248-0306

Carter*Burgess

Rev. March 8, 2005 February 24, 2005 071514.402.1.0025

707 17th Street Suite 2300 Denver, Colorado 80202-3404 Phone: 303 820 5240 Fax. 303 820 2402 www.c-b.com

PROPERTY DESCRIPTION Parcel F-60 Rev

A parcel of land being a portion of a tract of land described in Book 1710 at Page 751, recorded September 22, 1988 in the Mesa County Clerk and Recorder's Office lying in the Southwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 17 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet; THENCE N89°58'42"E a distance of 448.00 feet to the POINT OF BEGINNING;

THENCE N00°01'18"W along the westerly line of said tract of land described in Book 1710 at Page 751 a distance of 34.24 feet;

THENCE S83°16'45"E a distance of 149.54 feet;

THENCE S00°01'18"E a distance of 16.68 feet;

THENCE S89°58'42"W along the southerly line of said Southwest Quarter of Section 17 a distance of 148.50 feet to the POINT OF BEGINNING.

Above described parcel contains 3781 square feet (0.087 Acres), more or less.

Currently 1458 square feet (0.033 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.

nass Prepared by 書名

Date: 3-0 Marla Mellor N

For and on behalf

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Cansultants, Inc.

Burgess, Inc.

C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.

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