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09/13/2005 04:44 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
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WARRANTY DEED

THIS DEED, dated this 13 day September, 2005, between P. LESLIE JARNAGIN, now known as P. LESLIE FEUERBORN, whose legal address is 2906 D Road, Grand Junction, Colorado 81504, 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 EIGHT THOUSAND FOUR HUNDRED TWENTY SIX and 00/100 DOLLARS (\$8,426.00), 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 F-59 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 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 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, 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.

P. Leslie Feuerborn
P. Leslie Jarnagin, now known as P. Leslie Feuerborn

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 13 day of September, 2005, by P. Leslie Jarnagin, now known as P. Leslie Feuerborn.

My commission expires: 10/17/2006
Witness my hand and official seal.



Claudia D. Rossman
Notary Public

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

RIVERSIDE PARKWAY
PARCEL F-59 REV

Rev. March 8, 2005
February 24, 2005
071514.402.1.0025**EXHIBIT "A"****PROPERTY DESCRIPTION****Parcel F-59 Rev**

A parcel of land being a portion of a tract of land described in Book 1916 at Page 215, recorded August 5, 1992 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 N81°24'12"E a distance of 252.83 feet to the westerly line of said tract of land described in Book 1916 at Page 215 a, being the POINT OF BEGINNING;

THENCE S89°01'18"E a distance of 198.03 feet;
THENCE S00°01'18"E along the easterly line of said tract of land described in Book 1916 at Page 215 a distance of 34.24 feet;
THENCE S89°58'42"W along the southerly line of said Southwest Quarter of Section 17 a distance of 198.00 feet;
THENCE N00°01'18"W along the westerly line of said tract of land described in Book 1916 at Page 215 a distance of 37.70 feet to the POINT OF BEGINNING.

Above described parcel contains 7122 square feet (0.163 Acres), more or less.

Currently 1862 square feet (0.043 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: 3/09/05
Marla Mellor Member, PLS 24320
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.