

2130 A2004

2254890 BK 3901 PG 371-372 05/19/2005 03:45 PM Janice Ward CLK%REC Mesa County, CO RecFee \$10.00 SurChy \$1.00 DocFee EXEMPT

NO DOCUMENTARY FEE REQUIRED

WARRANTY DEED

THIS DEED, dated ______ May, 2005, between William R. Jarvis Jr. Trust, Established June 29, 1995 whose legal address is 2771 D Road, 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 TWO THOUSAND SIX HUNDRED TWENTY FIVE AND 00/100's (\$2,625.00), 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-11, dated March 8, 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 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

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.

William R. Jarvis, Jr. Trust Established June 29, 1995

By: Uklliam R. Jarvis Jr Crustee

STATE OF COLORADO

))ss.

COUNTY OF MESA

The foregoing instrument was acknowledged before me this <u>// 7</u> day of May, 2005, by William R. Jarvis, Jr. as Trustee for William R. Jarvis, Jr. Trust Established June 29, 1995.

Witness my hand and official seal.

My commission expires: 10/17/2006

Claudia Do Gessman

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-11

OF COLO



Rev. March 8, 2005 December 13, 2004 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-11 Rev

A parcel of land being a portion of a tract of land described in Book 2384 at Page 595, recorded on December 10, 1997 in the Mesa County Clerk and Recorder's office, being in 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 Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) whence the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), bears N89°59'29"W a distance of 1311.17 feet;

THENCE S78°04'41"W a distance of 145.12 feet to the POINT OF BEGINNING:

THENCE N89°59'29"W along a line being 30.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of the Northeast Quarter of Section 24 a distance of 185.82 feet; THENCE N00°01'13"E along the westerly line of said tract of land described in Book 2384 at Page 595 a distance of 30.00 feet;

THENCE S89°59'29"E along the northerly line of said Northwest Quarter of the Northeast Quarter of Section 24 a distance of 185.79 feet;

THENCE S00°01'31"E along the easterly line of said tract of land described in Book 2384 at Page 595 a distance of 30.00 feet to the POINT OF BEGINNING.

The above described parcel contains 5,574 square feet, (0.128 Acres), more or less.

Currently 2,959 square feet (0.068 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 Me For and on behalf of C

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

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

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Carter & Burgess, Inc.