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03/31/2005 01:16 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated this 31 day March, 2005, between James H. Cardin and Joan A. Cardin, whose legal address is 2841 D. Road, Grand Junction, Colorado, grantors, 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 grantors, for and in consideration of the sum of FIVE THOUSAND EIGHTY-TWO and 00/100 DOLLARS (\$5,082.00), the receipt and sufficiency of which is hereby 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 as described in Exhibit "A" for Parcel F-30 Rev, dated March 16, 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 whatsoever, except all oil, gas and other minerals not owned by grantors.

The grantors 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 grantors have executed this deed on the date set forth above.

James H. Cardin
James H. Cardin

Joan A. Cardin
Joan A. Cardin

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 31 day of March, 2005, by James H. Cardin and Joan A. Cardin.

Witness my hand and official seal.

My commission expires: 10/17/2008



Claudia D. Rossman
Notary Public

WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: PATTY VALDEZ
P.O. Box 480306
DENVER, CO 80248-0306

Riverside Parkway Parcel No. F-30 Rev

PROPERTY DESCRIPTION
Parcel F-30Rev

A parcel of land being a portion of a tract of land described in Book 1697 at Page 605, recorded on June 15, 1988 in the Mesa County Clerk and Recorder's office lying in the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 19 (a 2 1/2" MCSM brass cap #990) whence the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19) bears N89°39'18"W a distance of 2654.48 feet;
THENCE S86°21'21"W a distance of 431.21 feet to the POINT OF BEGINNING;

THENCE N89°39'18"W a distance of 200.06 feet;
THENCE N00°00'00"E along the westerly line of said tract of land described in Book 1697 at Page 605 a distance of 30.00 feet;
THENCE S89°39'18"E along the northerly line of the Northwest Quarter of said Section 19 a distance of 200.00 feet;
THENCE S00°06'38"E along the easterly line of said tract of land described in Book 1697 at Page 605 a distance of 30.00 feet to the POINT OF BEGINNING.

The above described parcel contains 6001 square feet, (0.138 Acres), more or less.

Currently 929 square feet (0. 021 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*
Date: 3/16/05
Marla Mellor McOmber, S. 24961
For and on behalf of Carter Burgess, Inc.

