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04/27/2005 03:17 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee NO FEE

WARRANTY DEED

THIS DEED, dated this 27 day of April, 2005, between The Don Jensen and Dorothy Jensen Living Trust, whose legal address is 2881 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:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantors, for and in consideration of the sum of FOUR THOUSAND SIXTY FIVE and 00/100 DOLLARS (\$4,065.00), the receipt and sufficiency of which is hereby acknowledged, have 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-47Rev, dated March 08, 2005, and 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 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 grantor, for themselves and for their 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, 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 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.


DON JENSEN, TRUSTEE


DOROTHY JENSEN, TRUSTEE

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27 day of April, 2005, by Don Jensen as Trustee of the Don and Dorothy Jensen living Trust and Dorothy Jensen Trustee for The Don Jensen and Dorothy Jensen Living Trust.

Witness my hand and official seal.

My commission expires: 10/17/2008




Notary Public

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

RIVERSIDE PARKWAY
PARCEL F-47

Rev. March 8, 2005
February 22, 2005
071514.402.1.0025

PROPERTY DESCRIPTION
Parcel F-47 Rev

A parcel of land being a portion of a tract of land described in Book 2860 at Page 787, recorded on June 1, 2001 in the Mesa County Clerk and Recorder's Office lying in the Northeast 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 Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 19 (a 3" MCSM brass cap #1110) whence the Northeast Corner of said Section 19 (a 2 1/2" MCSM brass cap illegible) bears S89°40'49"E a distance of 1319.51 feet;

THENCE S84°29'17"E a distance of 331.50 feet to the POINT OF BEGINNING;

THENCE N00°04'11"E along the westerly line of said tract of land described in Book 2860 at Page 787 a distance of 30.00 feet;

THENCE S89°40'49"E along the northerly line of said Northeast Quarter of Section 19 a distance of 151.98 feet;


THENCE S00°04'11"W along the easterly line of said tract of land described in Book 2860 at Page 787 a distance of 30.00 feet;

THENCE N89°40'49"W a distance of 151.98 feet to the POINT OF BEGINNING.

The above described parcel contains 4559 square feet, (0.105 Acres), more or less.

Currently 505 square feet (0.012 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" Alum. 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: 3-08-05
Marla Mellor McOmber 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.