

2278576 BK 4006 PG 148-149
10/03/2005 02:59 PM
Janica Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

NO DOCUMENTARY FEE REQUIRED

THIS DEED, dated October 3, 2005 between
VELVA V. CARNES, legal whose address is P.O. Box 3117, Grand Junction,
Colorado 81502-3117, grantor, and THE CITY OF GRAND JUNCTION, a
Colorado home rule municipality, whose legal address is 250 North 5th Street,
Grand Junction, Colorado 81501, grantee:

WITNESS, that the grantor, for and in consideration of the sum of **TWO HUNDRED SEVENTY FIVE THOUSAND and NO/100 DOLLARS (\$275,000.00)**, 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, a tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes situate, lying and being in the City of Grand Junction, County of Mesa, State of Colorado, described as follows:

See Exhibit "A" for Riverside Parkway Roadway and Utilities Right-of-Way Parcel No. B-1 Rev.3 dated February 5, 2005, by Carter-Burgess as described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 and personal representatives, 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, she 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 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.

Velva V. Carnes by Ben E. Carnes
Velva V. Carnes, by Ben E. Carnes, Attorney-in-Fact

STATE OF COLORADO)
)ss.
County of MESA)

The foregoing instrument was acknowledged before me this 3rd day of October, 2005, by **Ben E. Carnes, Attorney-in-Fact for Velva V. Carnes pursuant to Colorado Statutory Power of Attorney for Property dated April 9, 2003, and recorded on July 2, 2004 in Book 3689 at Pages 441-444.**

Witness my hand and official seal.
My commission expires: 5/11/2006

Jim Woodmance
Notary Public



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

Rev. February 5, 2005
Rev. 2 December 14, 2004
Rev. 3 January 6, 2005
071514.402.1.0025

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel B-1 Rev. 3


A parcel of land being a portion of a parcel described in Book 1571 at Page 708, recorded on January 16, 1986 in the Mesa County Clerk & Recorder's Office, lying in the Southeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Colorado being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 9 (a brass cap marked MESA COUNTY SURVEY MARKER in concrete #1607); THENCE N39°55'00"W a distance of 438.37 feet to a point on the southwesterly line of said Book 1571 at Page 708, being the POINT OF BEGINNING;

THENCE N51°14'59"W along said southwesterly line a distance of 63.76 feet;
THENCE N25°14'01"E along the northwesterly line of said Book 1571 at Page 708 a distance of 382.55 feet;
THENCE S61°30'23"E along the northeasterly line of said Book 1571 at Page 708 a distance of 13.08 feet;
THENCE S40°14'12"W a distance of 11.83 feet;
THENCE S28°18'32"W tangent with the following described curve, a distance of 117.60 feet;
THENCE along the arc of a curve to the left, having a central angle of 23°57'11", a radius of 180.00 feet, a chord bearing S16°19'56"W a distance of 74.70 feet, and an arc distance of 75.25 feet;
THENCE S04°21'21"W tangent with the last and following described curve a distance of 29.37 feet;
THENCE along the arc of a curve to the right, having a central angle of 23°15'24", a radius of 220.00 feet, a chord bearing S15°59'03"W a distance of 88.69 feet, and an arc distance of 89.30 feet;
THENCE S27°36'45"W tangent with the last described curve a distance of 46.58 feet;
THENCE S11°08'20"E a distance of 40.41 feet to the POINT OF BEGINNING.

Containing 8126 square feet, (0.187 Acres), more or less.

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: 2/21/05
Marla Meller McOmber, PLS
For and on behalf of Carter & Burgess, Inc.

Carter & Burgess, Inc. Consultants/Engineers, Inc. Carter & Burgess Consultants, Inc. C&B Architects/Engineers, Inc.
K:\071514-Riverside Desc\Parcel B-1 Rev 3.doc C&B Nevada, Inc. Nixon & Laird Architects/Engineers, P.C.