

WARRANTY DEED

THIS DEED, dated this 20 day July, 2005, between **TERENCE L. HAMMER and CAMILLA A. HAMMER**, whose legal address 1111 Q Road, Mack, Colorado 81525-9780, 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 **FOUR THOUSAND SEVEN HUNDRED FIFTY and 20/100 DOLLARS (\$4,750.20)**, 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 identified as Parcel A-15 dated February 14, 2005, 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 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 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 grantors 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.

Terence L. Hammer
TERENCE L. HAMMER

Camilla A. Hammer
CAMILLA A. HAMMER

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 20 day of July, 2005, by Terence L. Hammer and Camilla A. Hammer.

Witness my hand and official seal.

My commission expires: 10/17/2006

Claudia D. Rosman
Notary Public



WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: CLAUDIA ROSSMAN
2529 HIGH COUNTRY COURT
GRAND JUNCTION, CO 81501
Riverside Parkway Parcel No. A-15

PROPERTY DESCRIPTION

Parcel A-15


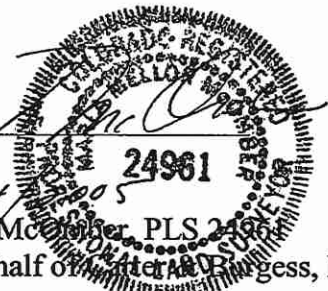
A portion of the parcel of land described in Book 1691 at Page 138, Mesa County Clerk and Recorder's Office, lying in the Northeast Quarter of the Northeast Quarter of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 8 (a found 2-1/2" Aluminum Pipe with 3-1/4" Aluminum Cap "DH SURVEYS INC E1/16 S5 S8 2001 LS 24306"), whence the North Quarter corner of said Section 8 (a found unmarked 2-1/2" Brass Cap) bears N89°57'13"E a distance of 1328.22 feet; THENCE S21°15'42"E a distance of 604.25 feet to the southerly line of said parcel of land described in Book 1691 at Page 138, being the POINT OF BEGINNING:

THENCE S87°23'17"W along the southerly line of said parcel of land described in Book 1691 at Page 138 a distance of 216.25 feet;
THENCE N00°19'39"W along the westerly line of said parcel of land described in Book 1691 at Page 138 a distance of 10.11 feet;
THENCE S89°55'54"E a distance of 216.08 feet to the POINT OF BEGINNING.

Containing 1092 square feet, (0.025 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" 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: 2/14/2005
Marla Mellor McInnes, PLS 24961
For and on behalf of Carter & Burgess, Inc.