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09/29/2005 12:24 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
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WARRANTY DEED

THIS DEED, dated this 29 day September, 2005, between **WESLEY D. OAKES and PENNY S. OAKES**, whose legal address is 408 29 Road, Grand Junction, Colorado 81504, 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 **THREE THOUSAND ONE HUNDRED FORTY and 00/100 DOLLARS (\$3,140.00)**, 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 known as Parcel F-71 Rev, as described in Exhibit "A", dated March 8, 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 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 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, 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.

Wesley D. Oakes
Wesley D. Oakes

Penny S. Oakes
Penny S. Oakes

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 29 day of September, 2005, by Wesley D. Oakes and Penny S. Oakes.

Witness my hand and official seal.

My commission expires: 10/17/2006

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 F-71

Rev. March 8, 2005
February 24, 2005
071514.402.1.0025

PROPERTY DESCRIPTION
Parcel F-71 Rev

A parcel of land being a portion of a tract of land described in Book 3657 at Page 78, recorded May 19, 2004 in the Mesa County Clerk and Recorder's Office, Except that part in the Mesa County Ditch parcel described in Book 12 at Page 420 lying in the Southwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:


COMMENCING at the Southwest Corner of said Section 17 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;
THENCE N06°54'10"E a distance of 332.83 feet to the southerly line of said tract of land described in Book 3657 at Page 78, being the POINT OF BEGINNING;

THENCE S89°58'42"W along said southerly line a distance of 41.30 feet;
THENCE N00°13'33"W along the westerly line of said Southwest Quarter of Section 17 a distance of 165.20 feet;
THENCE N89°58'42"E along the northerly line of said tract of land described in Book 3657 at Page 78 a distance of 41.95 feet;
THENCE S00°00'00"E along the westerly line of the Mesa County Ditch parcel described in Book 12 at Page 420 a distance of 165.20 feet to the POINT OF BEGINNING.

Above described parcel contains 6877 square feet (0.158 Acres), more or less.

Currently 1869 square feet (0.043 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: 3/2/05 24961
Marla Mellor, PLS 24961
For and on behalf of 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.