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

WARRANTY DEED

THIS DEED, dated this 29 day of 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 ONE THOUSAND SIX and 00/100 DOLLARS (\$1,006.00), 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 G-37B Rev, as described in Exhibit "A", dated March 8, 2005, attached hereto and incorporated herein by reference.

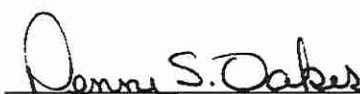
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either 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

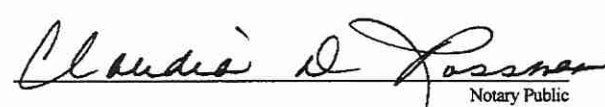

Penny S. Oakes

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


Notary Public

WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: CLAUDIA ROSSMAN
P.O. 2529 HIGH COUNTRY CT.
GRAND JUNCTION, CO 81501

RIVERSIDE PARKWAY
PARCEL G-37B

Carter-Burgess

707 17th Street, Suite 2300
 Denver, Colorado 80202-3404
 Phone: 303.820.5240
 Fax: 303.820.2402
 www.c-b.com

February 20, 2005
 071514.402.1.0025

PROPERTY DESCRIPTION**Parcel G-37B**



A portion of the Mesa County Ditch parcel described in Book 12 at Page 420, Mesa County Clerk and Recorder's Office on June 1, 1887, lying in the Southwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, being more particularly described as follows:

COMMENCING at the Northeast Corner of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, (a #6 rebar with 2 1/2" illegible Aluminum cap), whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 19, (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet; THENCE N07°47'22"E a distance of 333.49 feet to the southerly line of a parcel of land described in Book 3657 at Page 78, Mesa County Clerk and Recorder's Office being the POINT OF BEGINNING;

THENCE S89°58'42"W along the southerly line of said parcel of land described in Book 3657 at Page 78 a distance of 5.20 feet;
 THENCE N00°00'00"W along the westerly line of said Mesa County Ditch Company parcel described in Book 12 at Page 420 a distance of 165.20 feet;
 THENCE N89°58'42"E along the northerly line of said parcel of land described in Book 3657 at Page 78 a distance of 4.55 feet;
 THENCE S00°13'33"E a distance of 165.20 feet to the POINT OF BEGINNING.

Containing 805 square feet (0.018 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: 2/25/05
 Maria Mellor McOmber
 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. Nixon & Laird Architects/Engineers, P.C.

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Mesa County Ditch Parcel Excepted from F-71
 Ditch not excepted in Title