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04/08/2005 03:04 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 7 day of April, 2005, between Daniel R. Sterner and Mary Ann Sterner, whose legal address is 2769 D Road, Grand Junction, Colorado 81504 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:

WITNESS, that the grantors, for and in consideration of the sum of ONE THOUSAND SIX HUNDRED SIXTY NINE and 50/100 DOLLARS (\$1,669.50), 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-10 Rev., dated March 8, 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 ensealing 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, 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.


DANIEL R. STERNER

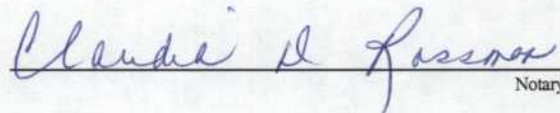

MARY ANN STERNER

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 7 day of April, 2005, by Daniel R. Sterner and Mary Ann Sterner

Witness my hand and official seal.

My commission expires: 10/17/2006


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-10REV

PROPERTY DESCRIPTION
Parcel F-10

A parcel of land being a portion of a tract of land described in Book 2087 at Page 213, Mesa County Clerk and Recorder's office, being in the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible);
THENCE S84°46'46"W a distance of 329.17 feet to the POINT OF BEGINNING;

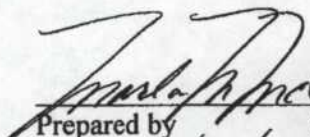
THENCE N89°59'29"W along a line being 30.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of the Northeast Quarter of Section 24 a distance of 163.91 feet;
THENCE N00°02'34"E along the westerly line of said Book 2087 at Page 213, Mesa County Clerk and Recorder's office a distance of 30.00 feet;
THENCE S89°59'29"E along the northerly line of said Northwest Quarter of the Northeast Quarter of Section 24 a distance of 163.90 feet;
THENCE S00°01'13"W along the easterly line of said Book 2087 at Page 213, Mesa County Clerk and Recorder's office a distance of 30.00 feet to the POINT OF BEGINNING.

The above described parcel contains 4,917 square feet, (0.113 Acres), more or less.

EXCEPT that portion currently being used as a roadway containing 2,691 square feet (0.062 Acres) more or less.

Parcel contains a net area of 2,226 square feet (0.051 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: 12/14/2004
Marla Mellor McOmber, S 24961
For and on behalf of Carter Burgess, Inc.

