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05/19/2005 03:45 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated 17 of May, 2005 between **William R. Jarvis, Jr. & Trust** whose legal address is 2773 D Road, Grand Junction, Colorado 81501, grantor, and **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality, whose legal address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, of the County of Mesa and State of Colorado, grantee:

NO DOCUMENTARY FEE  
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of **TWO THOUSAND NINETY SEVEN AND 00/100 (\$2,097.00)**, 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, 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-12, dated March 8, 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 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 heir her 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 ensembling and delivery of these presents, grantor 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 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, 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.

William R. Jarvis Jr. Trust, Established June 29, 1995

By: William R. Jarvis Jr. Trustee  
WILLIAM R. JARVIS, JR., TRUSTEE

STATE OF COLORADO )  
 )ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 17 day of May, 2005, by William R. Jarvis Jr., as Trustee for the William R. Jarvis Jr. Trust, Established June 29, 1995

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: PATRICIA VALDEZ  
P.O. BOX 480306  
DENVER, CO 80248-0306

RIVERSIDE PARKWAY  
PARCEL F-12

Rev. March 8, 2005  
December 12, 2004  
071514.402.1.0025

PROPERTY DESCRIPTION  
Parcel F-12 Rev

A parcel of land being a portion of a tract of land described in Book 2384 at Page 597, recorded December 10, 1997 in the Mesa County Clerk and Recorder's office, less and except any portion lying within D Road, being in the Northwest Quarter of 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:

BEGINNING at the Northeast corner of said Northwest Quarter of the Northeast Quarter of Section 24 (a 2 3/4" Mesa County brass cap, illegible) whence the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), bears N89°59'29"W a distance of 1311.17 feet;

THENCE S00°01'30"E along the easterly line of said tract of land described in Book 2384 at Page 597, a distance of 30.00 feet;

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 142.00 feet;

THENCE N00°01'31"W along the easterly line of said tract of land described in Book 2384 at Page 597 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 142.00 feet to the POINT OF BEGINNING.

The above described parcel contains 4,260 square feet, (0.098 Acres), more or less.

Currently 2,173 square feet (0.050 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.

*Marla Mellor*  
Prepared by  
Date: 3-08-05  
Marla Mellor McOmber, PLS 24961  
For and on behalf of Carter & Burgess



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.