

9039912S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: 3090 12TH STREET LLC BY DANIEL LEE ROBERTS,
MANAGING MEMBER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 3090 N. 12TH STREET,
PARCEL NO. 2945-013-00-010, BONITA TO HORIZON

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: PERMANENT

DESTRUCTION DATE: PERMANENT

WARRANTY DEED

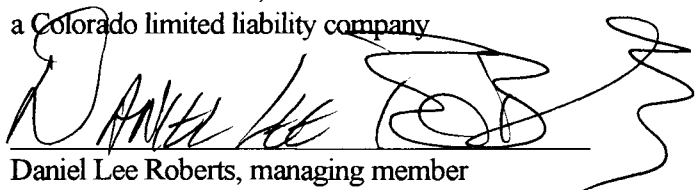
1904695 06/01/99 1036AM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

3090 12th Street LLC, a Colorado limited liability company, Grantor, for and in consideration of the installation, maintenance, and repair of Public Roadway Improvements, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tracts or parcels of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 (SW1/4 NW1/4 SW1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the SW1/4 NW1/4 SW1/4 of said Section 1 to bear N 00°04'41" E with all bearings contained herein being relative thereto; thence S 00°04'41" W along west line SW1/4 NW1/4 SW1/4 of said Section 1 a distance of 593.27 feet;
thence S 89°50'24" E along the North line of the South one acre of said SW1/4 NW1/4 SW1/4 a distance of 37.00 feet to a point on the Easterly right-of-way line of North 12th Street and the True Point of Beginning of the parcel herein described;
thence S 89°50'24" E along the North line of South one acre of said SW1/4 NW1/4 SW1/4 a distance of 4.54 feet;
thence S 56°52'47" E a distance of 18.40 feet;
thence S 89°55'19" E a distance of 8.53 feet;
thence S 00°04'41" W a distance of 52.00 feet;
thence N 89°55'19" W a distance of 5.00 feet;
thence S 31°14'54" W a distance of 22.21 feet;
thence S 00°04'41" W a distance of 26.45 feet;
thence S 05°22'56" W a distance of 129.81 feet;
thence N 00°04'41" E a distance of 236.74 feet to the Point of Beginning;
containing 3,034.73 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 28th day of May, 1999.

3090 12th Street LLC,
a Colorado limited liability company

Daniel Lee Roberts, managing member

State of Colorado)
)ss.
County of Mesa)

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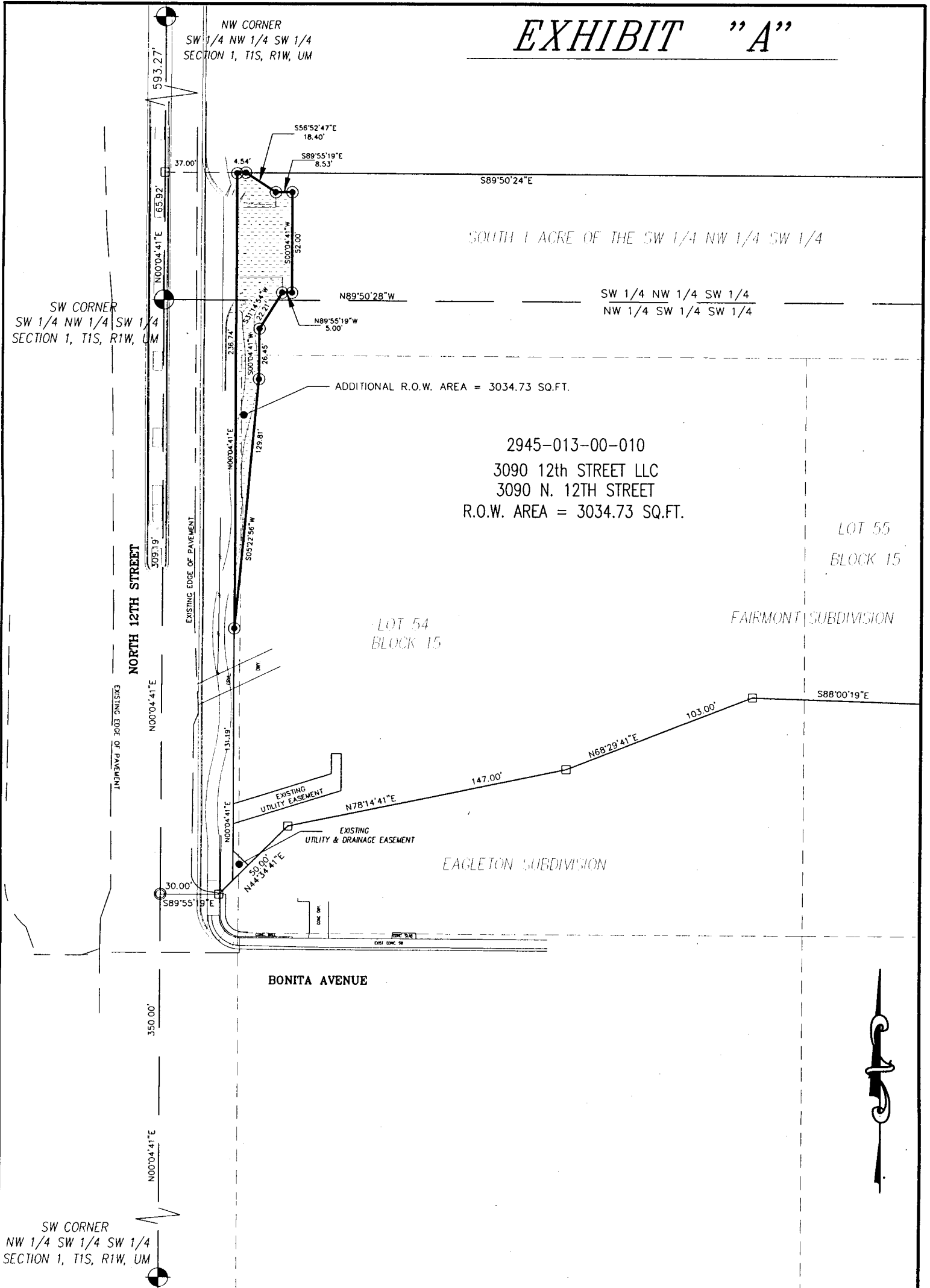
The foregoing instrument was acknowledged before me this 28th day of May, 1999, by Daniel Lee Roberts, managing member of 3090 12th Street LLC, a Colorado limited liability company.

My commission expires 5/11/2002.
Witness my hand and official seal.



Jim Woodmansee
Notary Public

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 4-01-99
 SCALE: 1" = 60'
 APPR. BY: IW
 FILE NO: 12TH13B.DWG

RIGHT-OF-WAY DESCRIPTION MAP

12TH STREET - BONITA TO HORIZON

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION