

AMW99MAL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: AMERICAN FURNITURE WAREHOUSE, CO, A COLORADO CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: MALDONADO STREET - PARCEL NO. 2945-151-00-111 - FOR ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1912335 07/21/99 0315PM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$10.00
DOCUMENTARY FEE \$No FEE

WARRANTY DEED

AMERICAN FURNITURE WAREHOUSE, CO, a Colorado corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

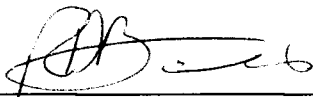
Commencing at the North 1/4 corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the Northwest 1/4 of the Northeast 1/4 (NW 1/4 NE 1/4) of said Section 15 to bear S 00°07'20" E with all bearings contained herein being relative thereto; thence S 00°07'20" E along the west line of the NW 1/4 NE 1/4 of said Section 15 a distance of 690.00 feet; thence leaving the west line of said NW 1/4 NE 1/4, S 89°47'16" E along a line which is parallel with the north line of the NW 1/4 NE 1/4 of said Section 15 a distance of 828.59 feet to the northwest corner of that certain parcel of land described in instrument recorded in Book 2495 at Page 911 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence S 00°07'20" E along the west boundary line of said parcel of land a distance of 632.50 feet to the southwest corner of said parcel of land, said point being situate on the south line of the NW 1/4 NE 1/4 of said Section 15; thence S 89°57'42" E along the south line of the NW 1/4 NE 1/4 of said Section 15 a distance of 30.00 feet; thence leaving the south line of said NW 1/4 NE 1/4, N 00°07'20" W a distance of 632.41 feet to a point on the north boundary line of said parcel of land described in Book 2495 at page 911; thence N 89°47'16" W along said north boundary line a distance of 30.00 feet to the Point of Beginning, containing 18,973.41 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

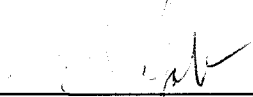
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend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

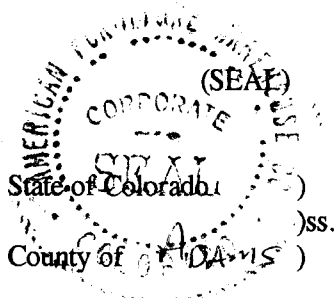
Executed and delivered this 30 day of JUNE, 1999.

Attest:

AMERICAN FURNITURE WAREHOUSE, CO
a Colorado corporation

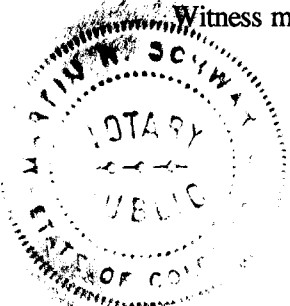

Secretary


President



The foregoing instrument was acknowledged before me this 30 day of JUNE, 1999, by Jake Jabs as President and attested to by RONALD BARNES as Secretary of AMERICAN FURNITURE WAREHOUSE, CO, a Colorado corporation.

My commission expires 8-31-2001.
Witness my hand and official seal.



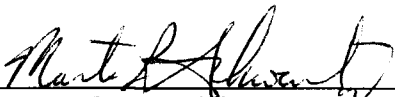
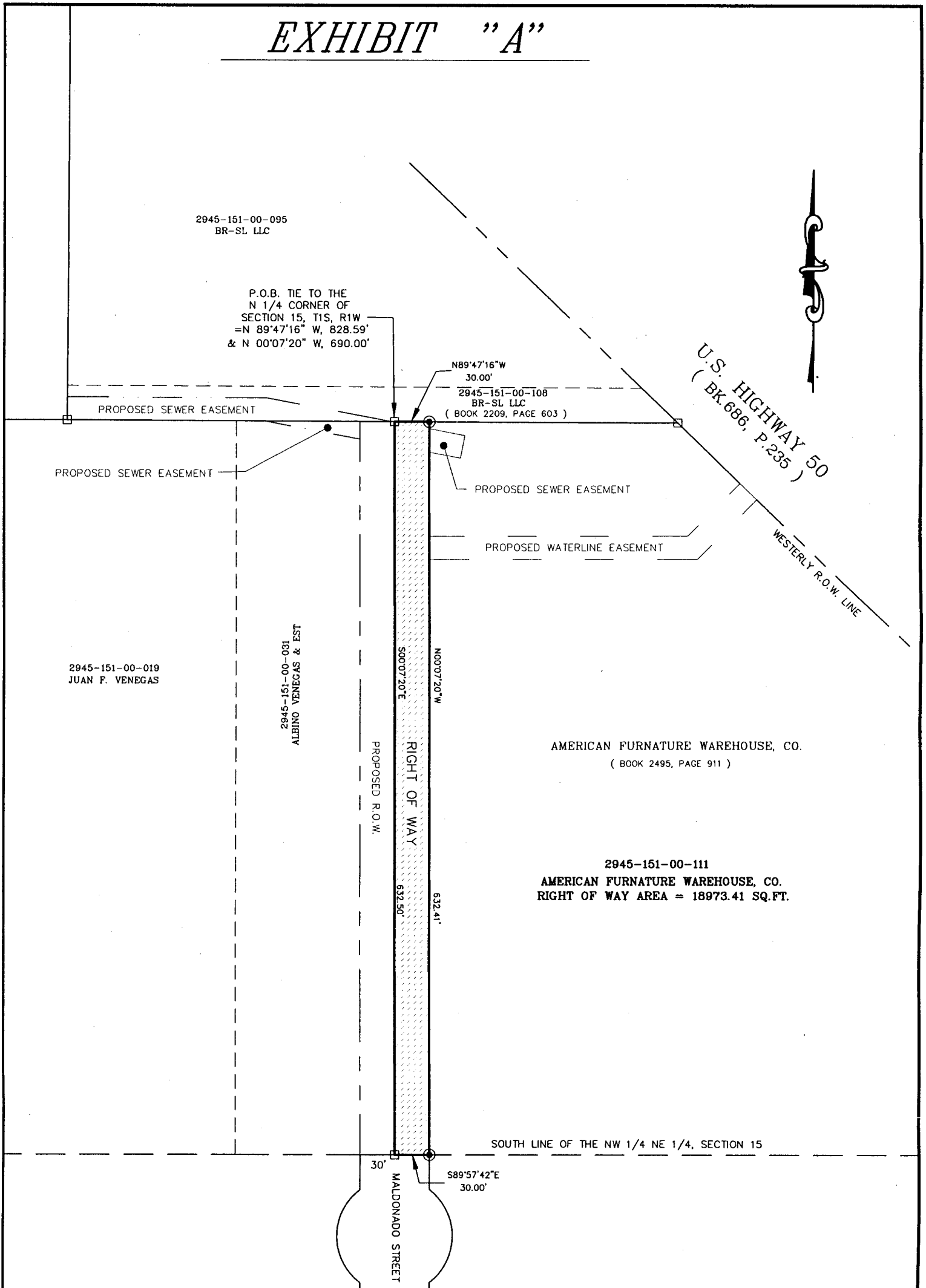

Notary Public

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 6-24-99
 SCALE: 1" = 100'
 APPR. BY: IW
 FILE NO: AMFUR3.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 AMERICAN FURNATURE WAREHOUSE, CO.

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION