

BEL88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JOANNE BELL

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON  
ROAD RIGHT OF WAY 1ST AND 7TH STREET, 205 WILLOWBROOK ROAD,  
PARCEL NO. 2945-023-03-007 LOT 4 BLOCK 1 WILLOWBROOK  
SUBDIVISION REPLAT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made this 8<sup>th</sup> day of April, 19 88,  
between Joanne Bell

**BOOK 1687 PAGE 896**

County of Mesa, State of Colorado, grantor(s), and

The City of Grand Junction,  
a municipal corporation

whose legal address is 250 North 5th Street  
Grand Junction,

1482511 DOC EXEMPT 01:21 PM  
APR 12 1988 E.SAWYER,CLK&REC MESA CTY,CO

of the County of Mesa, State of Colorado, grantee(s):

**WITNESSETH**, That the grantor(s), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration ~~DOLLARS~~, 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(s), its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Mesa, State of Colorado, described as follows:

See attached Exhibit A and hereby made a part of,  
Parcels RW-4 and PE-4.

~~also known by street and number as:~~ For Roadway, Utilities and Irrigation Right-of-Way Purposes.

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and 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(s), 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(s), its heirs and assigns forever. The grantor(s), for her self, her heirs and personal representatives or successors, do es covenant and agree that she shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).  
IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Joanne Bell  
\_\_\_\_\_  
Joanne Bell

STATE OF COLORADO

County of Mesa

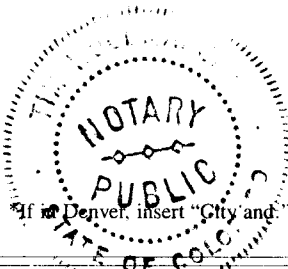
} ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 19 88,  
by JOANNE BELL

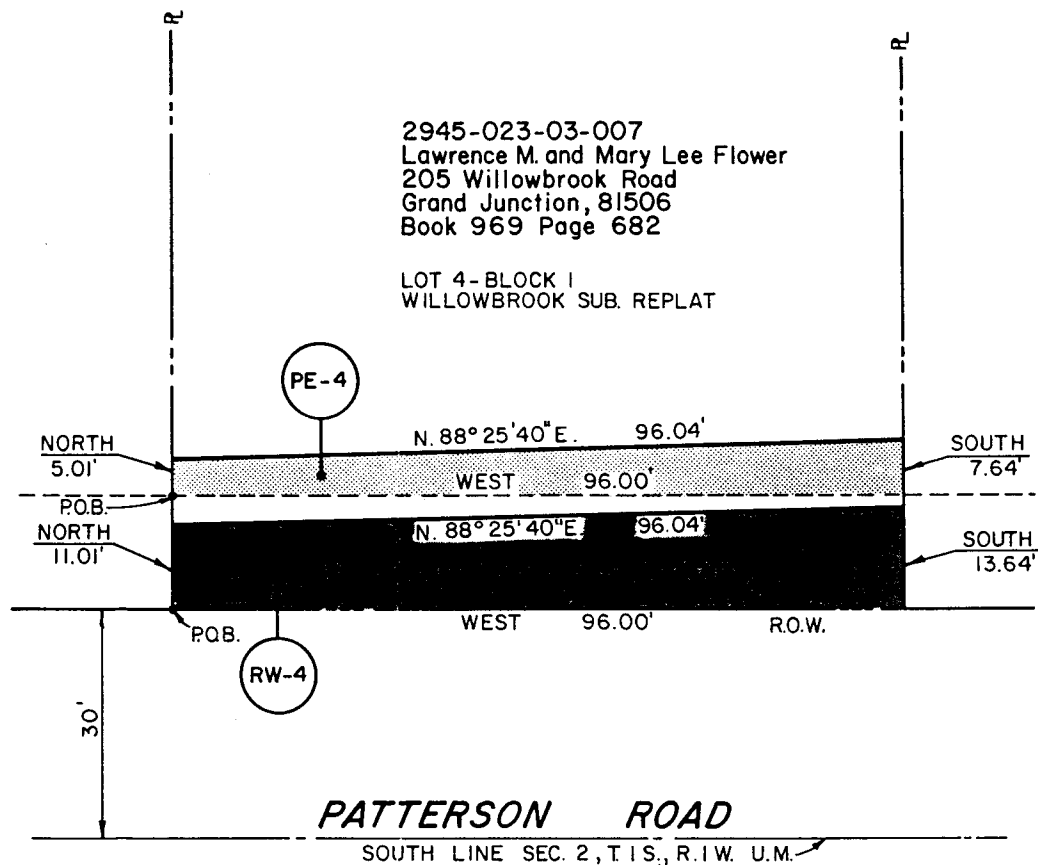
Witness my hand and official seal.

My commission expires February 28, 1990

Jim Woodmanee  
\_\_\_\_\_  
Notary Public



# EXHIBIT A



2945-023-03-007  
 Lawrence M. and Mary Lee Flower  
 205 Willowbrook Road  
 Grand Junction, 81506  
 Book 969 Page 682

LOT 4-BLOCK 1  
 WILLOWBROOK SUB. REPLAT

## PARCEL RW-4

A parcel of land for road and utility right-of-way purposes being a portion of Lot 4 in Block 1 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Southwest Corner of said Lot 4; thence North along the West line of said Lot 4, a distance of 11.01 feet; thence North 88°25'40" East, a distance of 96.04 feet to a point in the East line of said Lot 4; thence South along the East line of said Lot 4, a distance of 13.64 feet to a point in the present North right-of-way line of Patterson Road; thence West along said present North right-of-way line of Patterson Road, a distance of 96.00 feet to the point of beginning, containing 1,183 square feet, more or less.

## PARCEL PE-4

A parcel of land for utility and irrigation easement purposes being a portion of Lot 4 in Block 1 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing from the Southwest Corner of said Lot 4; thence North along the West line of said Lot 4, a distance of 15.00 feet to the point of beginning; thence North along the West line of said Lot 4, a distance of 5.01 feet; thence North 88°25'40" East, a distance of 96.04 feet to a point in the East line of said Lot 4; thence South along the East line of said Lot 4, a distance of 7.64 feet to a point in the North edge of an existing 15 foot wide utility easement; thence West along the North edge of said existing utility easement, a distance of 96.00 feet to the point of beginning, containing 607 square feet, more or less.