

BEM98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: BLANCA E. MIRANDA AND JUAN M. GONZALEZ

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2755 UNAWEEP AVENUE, EASEMENT, PARCEL NO. 2945-251-00-003

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1827255 01/08/98 0343PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT
DOCUMENTARY FEE \$EXEMPT

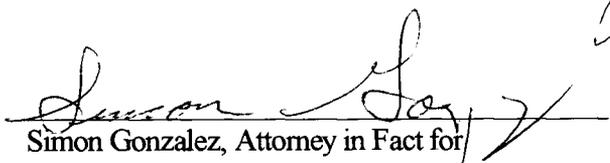
Blanca E. Miranda and Juan M. Gonzalez, Grantors, for and in consideration of the sum of One Thousand One-Hundred Sixty-Five and 49/100 Dollars (\$1,165.49), the receipt and sufficiency of which is hereby acknowledged, hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule 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:

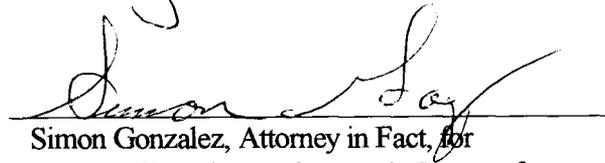
A parcel of land situate in the NW 1/4 NE 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 25; thence N 90°00'00" E along the north line of said Section 25 a distance of 231.00 feet to a point; thence leaving the north line of said Section 25 S 00°00'00" E a distance of 16.00 feet to a point on the south edge of an existing road and True Point of Beginning of the parcel described herein; thence N 90°00'00" E along the south edge of said existing road a distance of 43.35 feet to the beginning of a curve concave to the south; thence 14.07 feet along the south edge of said existing road and arc of said curve, having a radius of 18.58 feet, a delta angle of 43°22'58" and a long chord bearing S 73°09'51" E a distance of 13.73 feet to a point; thence leaving the south edge of said existing road S 00°00'00" E a distance of 10.02 feet to a point; thence S 90°00'00" W a distance of 56.50 feet to a point; thence N 00°00'00" W a distance of 14.00 feet to the point of beginning, containing 776.99 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 Grantors hereby covenanting that they 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 2 day of January 1998

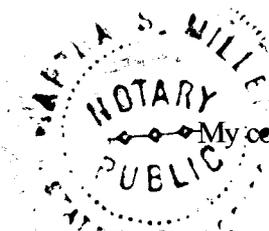

Simon Gonzalez, Attorney in Fact for
Blanca E. Miranda, under certain Power of
Attorney, dated August 13, 1994, recorded
August 23, 1994 in Book 2094, at Page 507
in Mesa County, Colorado

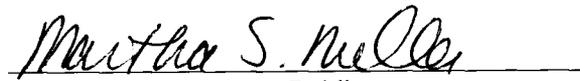

Simon Gonzalez, Attorney in Fact, for
Juan M. Gonzalez, under certain Power of
Attorney, dated August 16, 1994, recorded
August 23, 1994 in Book 2094, at Page 508,
in Mesa County, Colorado

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 1998 by Simon Gonzalez, Attorney in Fact for Blanca E. Miranda, under certain Power of Attorney, dated August 13, 1994, recorded August 23, 1994 in Book 2094, at Page 507 in Mesa County, Colorado and by Simon Gonzalez, Attorney in Fact for Juan M. Gonzalez, under certain Power of Attorney, dated August 16, 1994, recorded August 23, 1994 in Book 2094 at Page 508, in Mesa County, Colorado

Witness my hand and official seal.

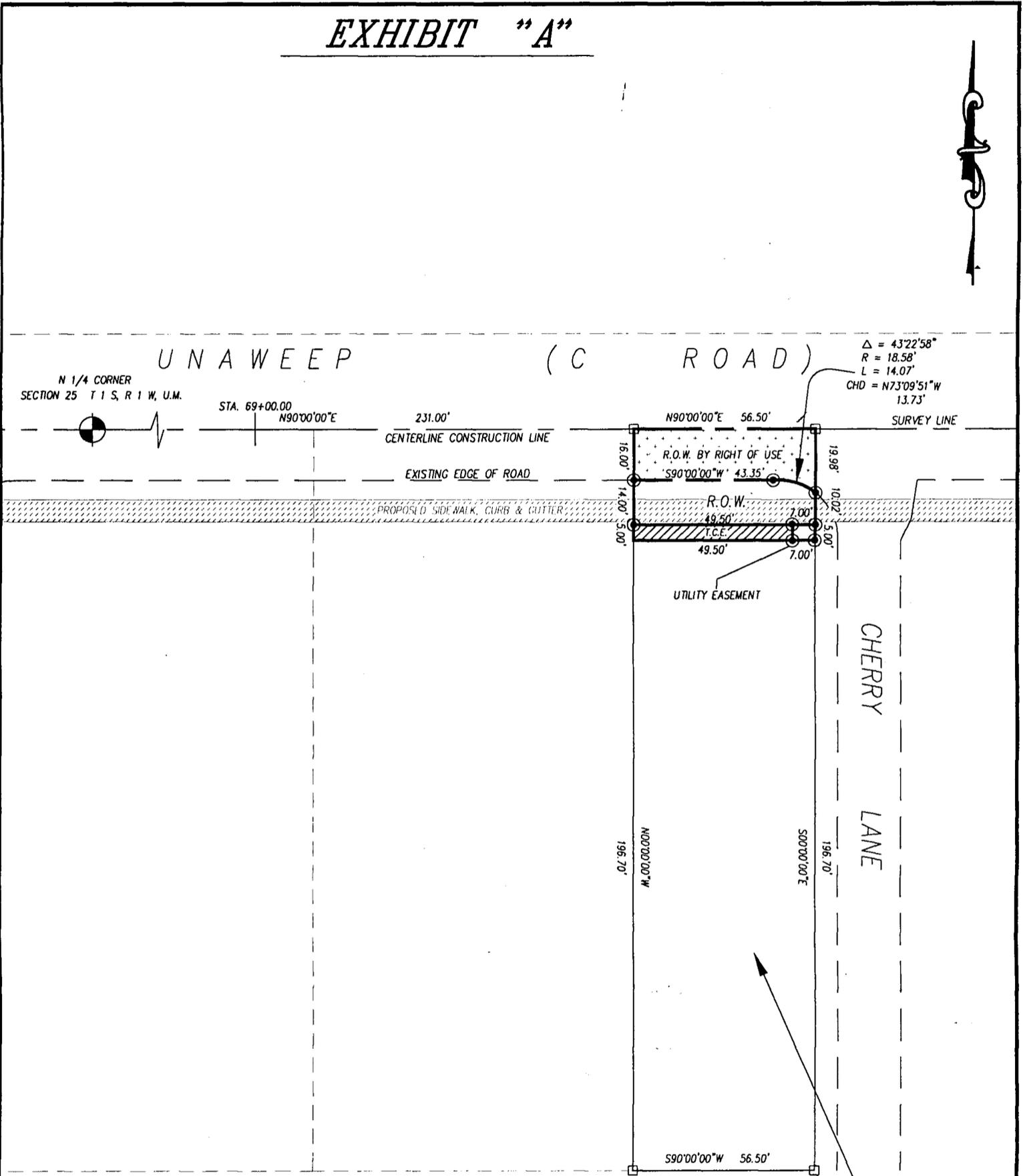



Notary Public

My commission expires 6-7-1999

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2945-251-00-003
 BLANCA E. MIRANDA & JUAN M. GONZALEZ
 2755 UNAWEEP AVENUE
 R.O.W. BY RIGHT OF USE AREA = 918.01 SQ.FT.
 RIGHT-OF-WAY AREA = 776.99 SQ.FT.
 UTILITY EASEMENT AREA = 35.00 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA = 247.50 SQ.FT.

DRAWN BY: SRP
 DATE: 12-01-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP90.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (203)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION