

BEN88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: MELVIN J. BENTON AND HELEN M. BENTON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON ROAD RIGHT OF WAY AND UTILITY EASEMENT SOUTH SIDE BETWEEN 1ST AND 7TH STREET, 336 BELAIRE DRIVE, PARCEL NO. 2945-112-11-024

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

1482157 DOC EXEMPT 10:30 AM
APR 07, 1988 E. SAWYER, CLK & REC MESA CTY, CO

THIS DEED, Made this 31st day of March, 19 88,
between MELVIN J. BENTON and HELEN M. BENTON

BOOK 1687 PAGE 344

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

THE CITY OF GRAND JUNCTION, a Municipal Corporation

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

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

WITNESSETH, That the grantor(s), for and in consideration of the sum of
Ten dollars and other consideration DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do 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 County of Mesa, State of Colorado,
described as follows:

See Exhibit "A" attached hereto and made a part hereof

also known by street and number as:

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 themselves their heirs and personal representatives or successors, do covenant and agree that they 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) have executed this deed on the date set forth above.

Melvin J. Benton
Melvin J. Benton

Helen M. Benton
Helen M. Benton

STATE OF COLORADO

County of Mesa

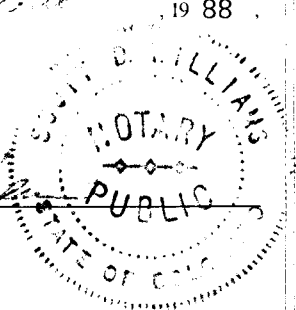
The foregoing instrument was acknowledged before me this
by Melvin J. Benton and Helen M. Benton

} ss. _____ day of April, 19 88

Witness my hand and official seal.

My commission expires _____

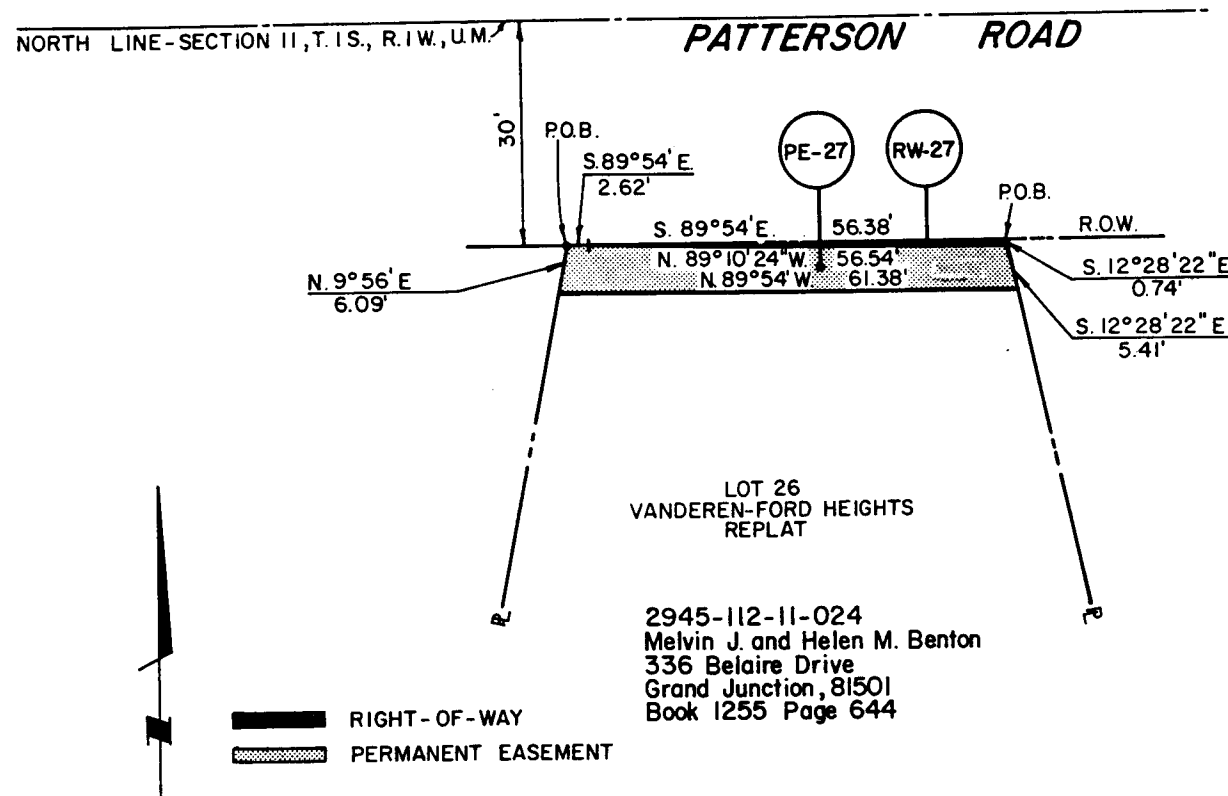
Scott D. Williams
Notary Public



*If in Denver, insert "City and."

Copy to Sim... on 4-15-88

EXHIBIT A



PARCEL RW-27

A parcel of land for road and utility right-of-way purposes being a portion of Lot 26 in Vanderen-Ford Heights Replat in Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Northeast corner of said Lot 26; thence South 12°28'22" East along the East line of said Lot 26, a distance of 0.74 feet; thence North 89°10'24" West, a distance of 56.54 feet to a point in the present South right-of-way line of Patterson Road; thence South 89°54' East along the present South right-of-way line of Patterson Road, a distance of 56.38 feet to the point of beginning, containing 20 square feet, more or less.

PARCEL PE-27

A parcel of land for utility easement purposes being a portion of Lot 26 in Vanderen-Ford Heights Replat in Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing at the Northwest Corner of said Lot 26; thence South 89°54' East along the present South right-of-way line of Patterson Road, a distance of 30.00 feet to the point of beginning; thence South 89°54' East along the present South right-of-way line of Patterson Road, a distance of 2.62 feet; thence South 89°10'24" East, a distance of 56.54 feet to a point in the East line of said Lot 26; thence South 12°28'22" East, along the East line of said Lot 26, a distance of 5.41 feet; thence North 89°54' West along a line parallel with and 36 feet Southerly of the North line of said Section 11, a distance of 61.38 feet; thence North 09°56' East, a distance of 6.09 feet to the point of beginning, containing 341 square feet, more or less.