

BOE88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LOUISE K. BOEREMA

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD UTILITY EASEMENT NORTH CORNER PATTERSON RD. AND PARK
DR., 255 PARK DRIVE PARCEL NO. 2945-112-13-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this _____ day of _____, 19 **88**,
between **Louise K. Boerema**, whose address is
255 Park Drive, Grand Junction,

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1479256 DOC EXEMPT 04:18 PM
FEB 29 1988 E.SAWYER,CLK&REC MESA

of the _____ of the _____
County of **Mesa**, State of Colorado, grantor , 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 :

WITNESSETH, That the grantor for and in consideration of the sum of **One Dollar (\$1.00) and other 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 **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 Parcel PE-19 in the Attached Exhibit A and hereby made a part of.

~~As to the above described premises~~ For permanent utility easement 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 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 , **its** heirs and assigns forever. The grantor for **herself, 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 , heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor . **IN WITNESS WHEREOF**, the grantor has executed this deed on the date set forth above.

Louise K. Boerema

Louise K. Boerema

STATE OF COLORADO

County of **Mesa**

} ss.

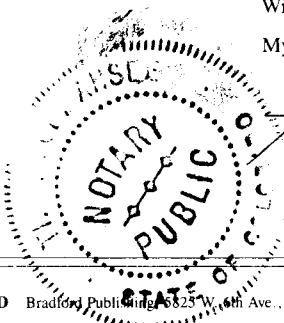
The foregoing instrument was acknowledged before me this **29th** day of **FEBRUARY**, 19 **88**,
by **Louise K. Boerema**

Witness my hand and official seal.

My commission expires **February 28, 1990**

Jim Woodmance

Notary Public

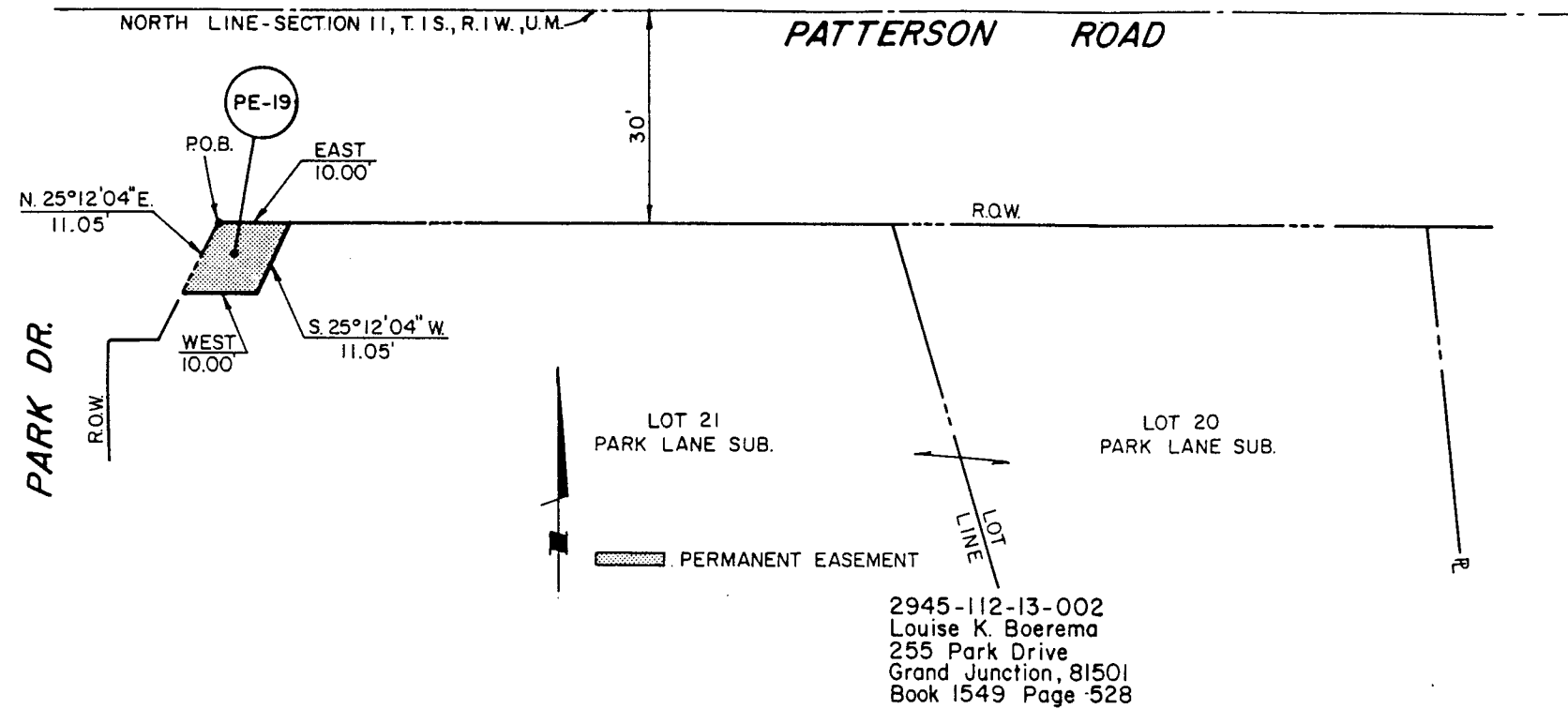


*If in Denver, insert "City and."



Copy to Jim Woodmance on 3-7-88.

EXHIBIT A



PARCEL PE-19

A parcel of land for utility easement purposes being a portion of Lot 21 of Park Lane Subdivision 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 21; thence East a distance of 15.00 feet to a point in the present South right-of-way line of Patterson Road, said point being the point of beginning; thence East along the present South right-of-way line of Patterson Road, a distance of 10.00 feet; thence South 25°12'04" West, a distance of 11.05 feet; thence West, a distance of 10.00 feet to a point in the present (April 3, 1980) Easterly right-of-way line of Park Drive; thence North 25°12'04" East, along said present Easterly right-of-way line of Park Drive, a distance of 11.05 feet to the point of beginning, containing 100 square feet, more or less.