

BRW88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: BARBARA A. BROWN, NOW KNOWN AS
BARBARA A. BOGARDUS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 305
PATTERSON ROAD EASEMENT SOUTH SIDE 1ST TO 7TH, LOT 20
VANDEREN FORD HEIGHTS REPLAT, PARCEL NO. 2945-112-11-018

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

BOOK 1701 PAGE 682

THIS DEED, Made this 6th day of May, 19 88.
between BARBARA A. BROWN, now known as
BARBARA A. BOGARDUS

County of Essex of the _____ State of Colorado, grantor(s), and
Massachusetts
THE CITY OF GRAND JUNCTION, a Municipal Corporation

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

1490723 DOC EXEMPT 09:15 AM
JUL 15, 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
Ten dollars and other consideration DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, ha^S granted, bargained, sold and conveyed, and by these presents do^{ES} 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 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) ha^S executed this deed on the date set forth above.

Barbara A. Brown, now known as
Barbara A. Bogardus

STATE OF COLORADO

County of Mesa

} ss.

The foregoing instrument was acknowledged before me this 6th day of May, 1988,
by Barbara A. Brown, now known as Barbara A. Bogardus

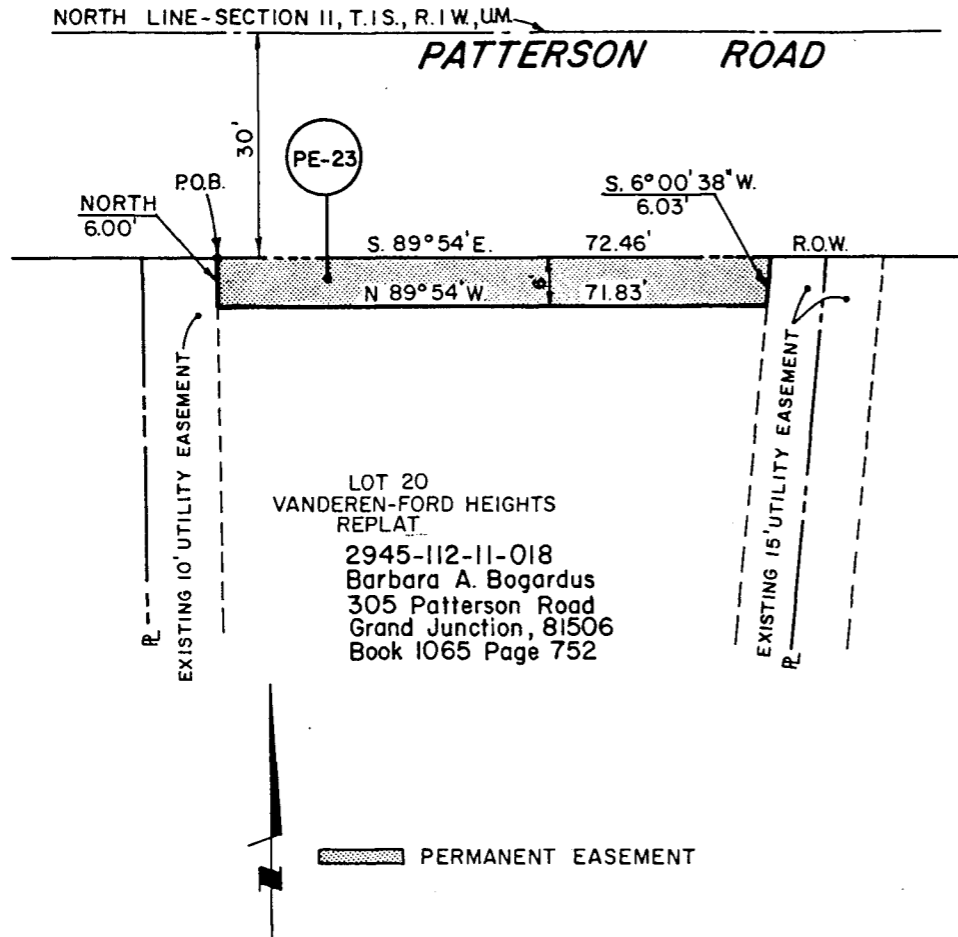
Witness my hand and official seal.

My commission expires 1/12/91

Scott D. Williams
Notary Public
531 Rood Ave., Grand Junction, CO
SCOTT D. WILLIAMS
NOTARY PUBLIC
STATE OF COLORADO

*If in Denver, insert "City and."

EXHIBIT A



PARCEL PE-23

A parcel of land for utility easement purposes being a portion of Lot 20, 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 20; thence South 89°54' East along the present South right-of-way line of Patterson Road, a distance of 10.00 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 72.46 feet to a point in the West edge of an existing 15 foot wide utility easement; thence South 06°00'38" West along the West edge of said easement, a distance of 6.03 feet; thence North 89°54' West, parallel with and 36 feet Southerly of the North line of said Section 11, a distance of 71.83 feet to a point in the East edge of an existing 10 foot wide utility easement; thence North along the East edge of said easement, a distance of 6.00 feet to the point of beginning, containing 433 square feet, more or less.