

BSH98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: BRETT S. HENSLEY

**STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2721 UNAWEEP
AVENUE, RIGHT OF WAY, PARCEL NO. 2945-252-02-010, LOT 2, FERGUSON'S
SUBDIVISION**

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

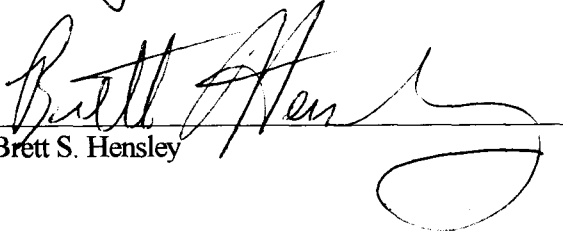
Brett S. Hensley, Grantor, for and in consideration of the sum of Eleven and 70/100 Dollars (\$11.70), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, 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 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:

Beginning at the Northeast corner of Lot 2, Block 1 of Ferguson's Subdivision; thence S 00°08'00" E along the east line of said Lot 2, Block 1 a distance of 3.38 feet to a point; thence leaving said east line N 63°57'24" W a distance of 7.71 feet to a point on the north line of said Lot 2, Block 1; thence N 90°00'00" E along the north line of said Lot 2, Block 1 a distance of 6.92 feet to the point of beginning, containing 11.70 square feet as described herein and as 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 Grantor hereby covenanting that he 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 9th day of January, 1998

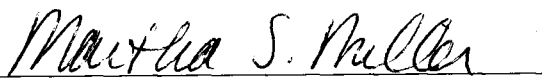

Brett S. Hensley

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 9th day of January, 1998 by Brett S. Hensley.

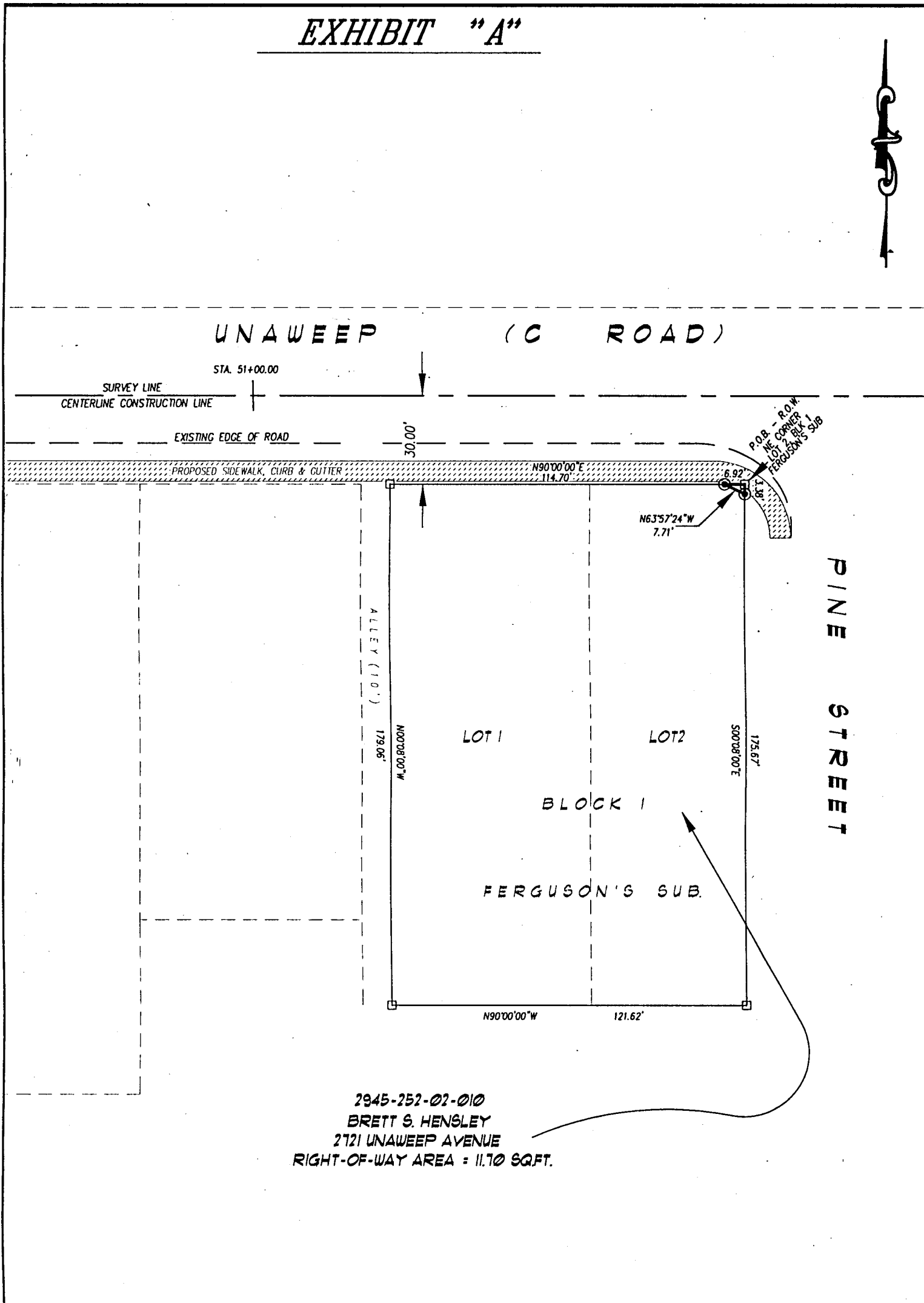
My commission expires 6-7-1999.
Witness my hand and official seal.




Notary Public

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

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 1-31-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP67.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (171)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION