

CCD98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: CHRISTOPHER C. DENNIS

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2754 UNAWEEP AVENUE,  
EASEMENT, PARCEL NO. 2945-244-00-145

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1827252 01/08/98 0343PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Christopher C. Dennis, Grantor, for and in consideration of the sum of One Thousand One Hundred Twelve and 45/100 Dollars (\$1,112.45), 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 SW 1/4 SE 1/4 of Section 24, 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 South 1/4 of said Section 24; thence S 90°00'00" E along the south line of said Section 24 a distance of 199.00 feet to a point; thence leaving said south line N 00°00'00" W a distance of 16.00 feet to a point on the north edge of an existing road and True point of beginning of the parcel described herein; thence N 00°00'00" W a distance of 14.00 feet to a point; thence S 90°00'00" E a distance of 28.19 feet to a point; thence N 79°12'04" E a distance of 6.93 feet to a point; thence S 00°00'00" E a distance of 15.30 feet to a point on the north edge of said existing road; thence N 90°00'00" W along the north edge of said existing road a distance of 35.00 feet to the point of beginning, containing 494.42 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 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.

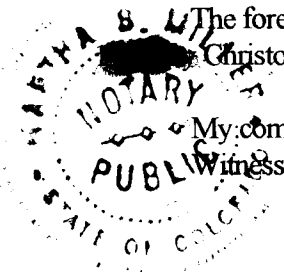
Executed and delivered this 2 day of JANUARY, 1998

Christopher C. Dennis  
Christopher C. Dennis

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 2nd day of January, 1998  
by Christopher C. Dennis.

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



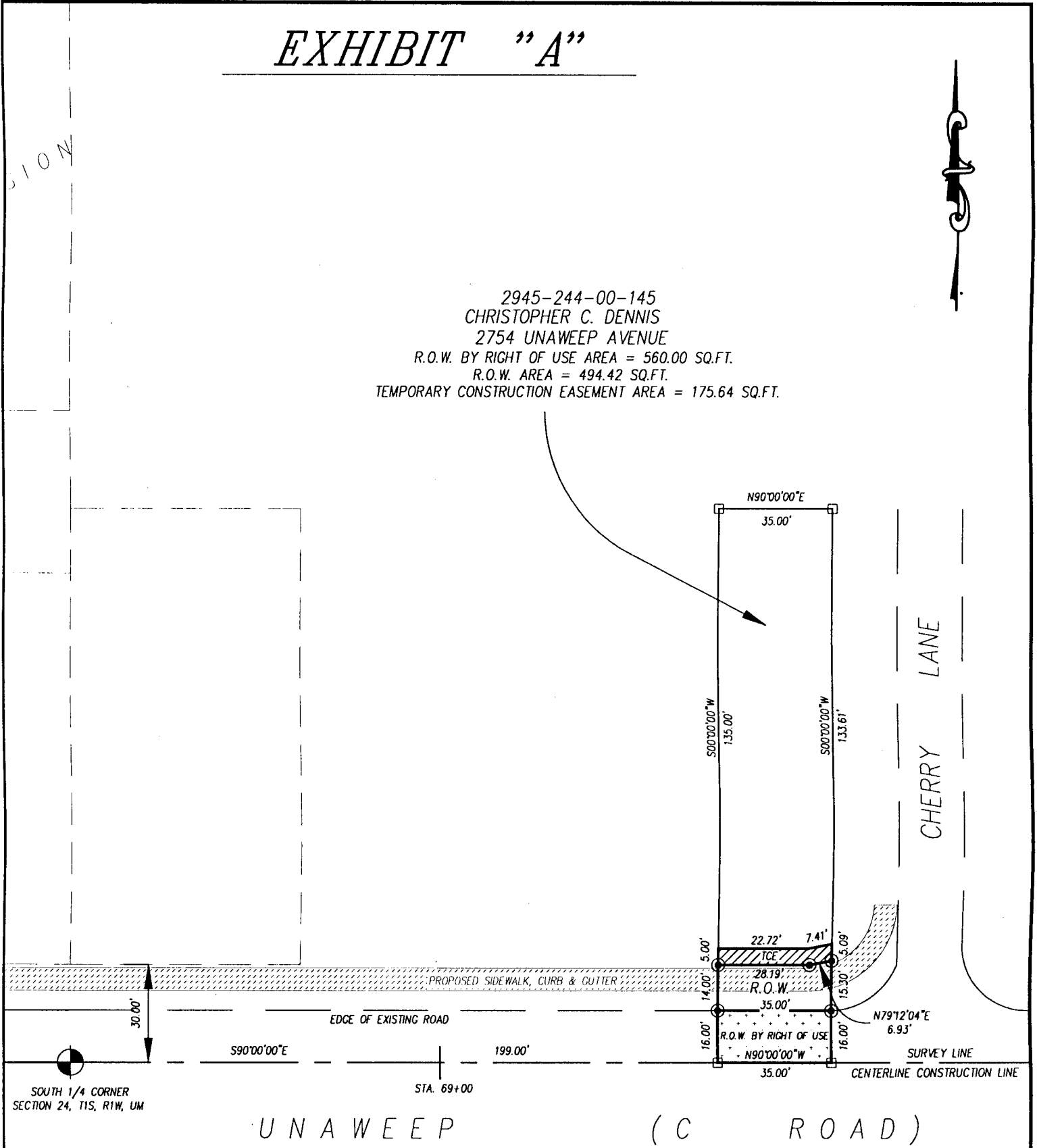
Martha S. Muller  
Notary Public

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

# EXHIBIT "A"



2945-244-00-145  
 CHRISTOPHER C. DENNIS  
 2754 UNAWEEP AVENUE  
 R.O.W. BY RIGHT OF USE AREA = 560.00 SQ.FT.  
 R.O.W. AREA = 494.42 SQ.FT.  
 TEMPORARY CONSTRUCTION EASEMENT AREA = 175.64 SQ.FT.



SOUTH 1/4 CORNER  
 SECTION 24, T1S, R1W, UM

UNAWEEP ( C ROAD )

CHERRY LANE

DRAWN BY: SRP  
 DATE: 11-06-97  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP94.DWG

EASEMENT DESCRIPTION MAP  
 UNAWEEP ( 180 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION