## CHI88PAT

## TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: FRANK J. CHIARO LOUISE JEAN CHIARO

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON ROAD RIGHT OF WAY NORTH SIDE 1ST TO 7TH PARCEL NO. 2945-023-03-005, 213 WILLOWBROOK ROAD LOT 6 BLOCK 1 WILLOWBROOOK SUBDIVISION REPLAT

CITY DEPARTMENT: PUBLIC WORKS

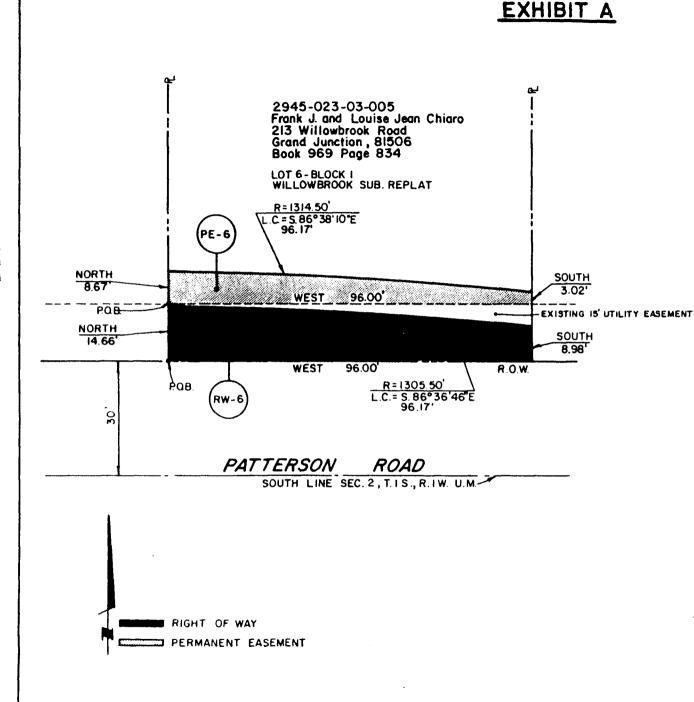
YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

|  | Recorder.  |  |
|--|--|--|
| SPECIAL W  | ARRANTY DEED   |  |
| SI DEIAL W   | BOOK 1698 PA   | 3E   |
| THIS DEED, Made this 17th  | day of June . 1988,  |  |
| between FRANK J. CHIARO ar   | nd LOUISE JEAN CHIARO  |  |
|  |  |  |
|  | of the *   |  |
| County of Mesa   | , State of Colorado, grantor(s), and   |  |
|  |  |  |
| THE CITY OF GRAND JUNCTI   | ION, a Municipal Corporation   |  |
| whose legal address is 250 N. 5th S  | Street, Grand Junction   |  |
|  |  |  |
|  |  |  |
| of the County of Mes   | , State of Colorado, grantee(s):   | 1  |
| of the County of Mes   | Sa , state of Colorado, grainee(s).  |  |
| WITNESSETH, That the grantor(s), for a   | and in consideration of the sum of   |  |
| ten dollars and other co   | ··· · · · · · · · · · · · · · · · · ·  | RS,  |
| the receipt and sufficiency of which is hereby   |  | grant,                                       |
| bargain, sell, convey and confirm, unto the if any, situate, lying and being in the  | grantee(s), its heirs and assigns forever, all the real property, together with improven<br>County of Mesa , State of Colo   |  |
| described as follows:  |  | 1440,  |
|  |  |  |
| See Fyhihit "  | "A" attached hereto and made a part hereof   |  |
| Dee mainbit  | A accached hereco and have a part hereor   |  |
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|  | 1488948_DBCEXEMPT_10:54_A  | M  |
|  | 1488948 DBC EXEMPT 10:54 A<br>JUN 21,1988 E.SAWYER,CLK&RE  | n<br>C Nes                                   |
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|  | 1488948 DOC EXEMPT 10:54 A<br>JUN 21,1988 E.SAWYER,CLK&RE  | m<br>C mes                                   |
|  | 1488948 DOC EXEMPT 10:54 A<br>JUN 21,1988 E.SAWYER,CLK&RE  | n<br>C nes                                   |
| also known by street and number as:  | 1488943 DBC EXEMPT 10:54 A<br>JUN 21,1988 E.SAWYER,CLK&RE  | n<br>C nes                                   |
| also known by street and number as:  | 1488948 DOC EXEMPT 10:54 A<br>JUN 21,1988 E.SAWYER,CLK&RE  | n<br>C nes                                   |
| ·  |  |  |
| TOGETHER with all and singular the l   | 1488943 DBC EXEMPT 10:54 A<br>JUN 21, 1988 E.SAWYER, CLK&RE<br>hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversio<br>s, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever o   | n and  |
| <b>TOGETHER</b> with all and singular the l<br>reversions, remainder and remainders, rents<br>grantor(s), either in law or equity, of, in and  | hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversio<br>s, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of<br>t to the above bargained premises, with the hereditaments and appurtenances;   | n and  |
| <b>TOGETHER</b> with all and singular the freversions, remainder and remainders, rents grantor(s), either in law or equity, of, in and <b>TO HAVE AND TO HOLD</b> the said present   | hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversio<br>s, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever<br>d to the above bargained premises, with the hereditaments and appurtenances;<br>emises above bargained and described with the appurtenances, unto the grantee(s). <b>its</b> hei  | n and<br>of the<br>s and                     |
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| TOGETHER with all and singular the f<br>reversions, remainder and remainders, rents<br>grantor(s), either in law or equity, of, in and<br>TO HAVE AND TO HOLD the said pre-<br>assigns forever. The grantor(s), for them<br>they shall and will WARRANT AND<br>its heirs and assigns, against all an<br>IN WITNESS WHEREOF, the grantor(s)<br>Frank J. Chiaro<br>STATE OF CO<br>County of Me<br>The foregoing instrument was acknowled | hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever if to the above bargained and described with the appurtenances; unto the grantee(s). its heir a selves, their heirs and personal representatives or successors. do covenant and agree of POREVER DEFEND the above-bargained permises in the quiet and peaceable possession of the grant and every person or persons claiming the whole or any part thereof. by, through or under the grantor (b) have executed this deed on the date set forth above. Interest, by through or under the grantor (c) have executed this deed on the date set forth above. Interest, by through or under the grantor (c) have executed this deed on the date set forth above. Set a set of the day of June for the grant of the gran | n and<br>of the<br>s and<br>e that<br>ee(s), |
| TOGETHER with all and singular the f<br>reversions, remainder and remainders, rents<br>grantor(s), either in law or equity, of, in and<br>TO HAVE AND TO HOLD the said pre-<br>assigns forever. The grantor(s), for them<br>they shall and will WARRANT AND<br>its heirs and assigns, against all an<br>IN WITNESS WHEREOF, the grantor(s)<br>Frank J. Chiaro<br>STATE OF CO<br>County of Me<br>The foregoing instrument was acknowled | hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever is to the above bargained premises, with the hereditaments and appurtenances;<br>emises above bargained and described with the appurtenances, unto the grantee(s). its heir an selves, their heirs and personal representatives or successors. do covenant and agree of POREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grant and every person or persons claiming the whole or any part thereof, by, through or under the grantor of have executed this deed on the date set forth above.<br>Louise Jean Chiaro<br>NUORADO<br>SSA<br>deed before me this 17th<br>day of June<br>Witness my hand and official seal.<br>My commission expirer<br>Nutry Public<br>Nutry Public<br>Nutry Public<br>Nutry Public<br>Nutry Public<br>Nutry Public   | n and<br>of the<br>s and<br>e that<br>ee(s), |
| TOGETHER with all and singular the f<br>reversions, remainder and remainders, rents<br>grantor(s), either in law or equity, of, in and<br>TO HAVE AND TO HOLD the said pre-<br>assigns forever. The grantor(s), for them<br>they shall and will WARRANT AND<br>its heirs and assigns, against all an<br>IN WITNESS WHEREOF, the grantor(s)<br>Frank J. Chiaro<br>STATE OF CO<br>County of Me<br>The foregoing instrument was acknowled | hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever if to the above bargained and described with the appurtenances; unto the grantee(s). its heir a selves, their heirs and personal representatives or successors. do covenant and agree of POREVER DEFEND the above-bargained permises in the quiet and peaceable possession of the grant and every person or persons claiming the whole or any part thereof. by, through or under the grantor (b) have executed this deed on the date set forth above. Interest, by through or under the grantor (c) have executed this deed on the date set forth above. Interest, by through or under the grantor (c) have executed this deed on the date set forth above. Set a set of the day of June for the grant of the gran | n and<br>of the<br>s and<br>e that<br>ee(s), |
| TOGETHER with all and singular the f<br>reversions, remainder and remainders, rents<br>grantor(s), either in law or equity, of, in and<br>TO HAVE AND TO HOLD the said pre-<br>assigns forever. The grantor(s), for them<br>they shall and will WARRANT AND<br>its heirs and assigns, against all an<br>IN WITNESS WHEREOF, the grantor(s)<br>Frank J. Chiaro<br>STATE OF CO<br>County of Me<br>The foregoing instrument was acknowled | hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversions, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever is to the above bargained premises, with the hereditaments and appurtenances;<br>emises above bargained and described with the appurtenances, unto the grantee(s). its heir an selves, their heirs and personal representatives or successors. do covenant and agree of POREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grant and every person or persons claiming the whole or any part thereof, by, through or under the grantor of have executed this deed on the date set forth above.<br>Louise Jean Chiaro<br>NUORADO<br>SSA<br>deed before me this 17th<br>day of June<br>Witness my hand and official seal.<br>My commission expirer<br>Nutry Public<br>Nutry Public<br>Nutry Public<br>Nutry Public<br>Nutry Public<br>Nutry Public   | n and<br>of the<br>s and<br>e that<br>ee(s), |

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## PARCEL RW-6

A parcel of land for road and utility right-of-way purposes being a portion of Lot 6 in Block 1 in Willowbrook Subdivision Peplat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Southwest Corner of said Lot 6; thence North along the West line of said Lot 6, a distance of 14.66 feet; thence along the arc of a curve to the right having a radius of 1,305.50 feet and a long chord which bears South 86°36'46" East for a chord distance of 96.17 feet to a point in the East line of said Lot 6; thence South along the East line of said Lot 6, a distance of 8.98 feet to a point in the present North right-of-way line of Patterson Road; thence West along said present right-of-way line, a distance of 96.00 feet to the point of beginning, containing 1.192 square feet, more or less.

## PARCEL PE-6

A parcel of land for utility and irrigation easement purposes being a portion of Lot 6 in Block 1 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing from the Southwest Corner of said Lot 6; thence North along the West line of said Lot 6, a distance of 15.00 feet to the point of beginning; thence North along the West of said Lot 6, a distance of 8.67 feet; thence along the arc of a curve to the right having a radius of 1,314.50 feet and a long chord which bears South 86°38'10" East for a chord distance of 96.17 feet to a point in the East line of said Lot 6; thence South along the East line of said Lot 6, a distance of 3.02 feet to a point in the North edge of an existing 15 foot wide utility easement; thence West along said utility easement, a distance of 96.00 feet to the point of beginning, containing 618 square feet, more or less.

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