

COL88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: COLUMBIA SAVINGS, A FEDERAL SAVINGS AND LOAN ASSOCIATION BY: THOMAS K. PROPST (SR. VICE PRESIDENT) AND ANN WESCH (ASST. SECRETARY)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON ROAD RIGHT OF WAY NORTH SIDE 24 1/2 TO 25, PARCEL RW-103 AND PE-103

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

BOOK 1698 PAGE 584

THIS DEED, Made this 13th day of June, 19 88,

between
Columbia Savings, A Federal Savings and Loan Association,
a corporation duly organized and existing under and by virtue of the laws of the ~~State~~
United States of America 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(s):

1488954 DOC EXEMPT 12:35 PM
JUN 21 1988 E.SAWYER:CLK&REC MESA CTY.

WITNESSETH, That the grantor, for and in consideration of Ten Dollars and other good and 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(s) its heirs, successors 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: For Road and Utilities right of way 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(s), its heirs, successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors 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 caused its corporate name to be hereunto subscribed by its Sr. Vice
President, and its corporate seal to be hereunto affixed, attested by its Assistant Secretary, the day and year first above written.

Attest:
Ann Wesch
Secretary

COLUMBIA SAVINGS, A FEDERAL SAVINGS AND LOAN ASSOCIATION
By Thomas K. Propst
Sr. Vice President, Thomas K. Propst

STATE OF COLORADO
County of Arapahoe

} ss.

The foregoing instrument was acknowledged before this 13th day of June, 19 88,
by Thomas K. Propst as Sr. Vice President
Ann Wesch as Assistant Secretary
of COLUMBIA SAVINGS, A FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation.

My commission expires June 24, 1990
Witness my hand and official seal.

Karen Gutjahr
Notary Public

*If in Denver, insert "City and."

EXHIBIT A

PARCEL RW-103:

A parcel of land for Road and Utilities Right of Way purposes situate in the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being the South 46.5 feet of that tract of land described in Book 1643 at Page 259 of the Mesa County Clerk and Recorder's Office, to wit:

All of the W1/2 W1/2 SE1/4 SW1/4 SE1/4 of said Section 4, EXCEPT a tract in the Southwest Corner of said property described as follows:

Beginning at the Southwest Corner of the SE1/4 SW1/4 SE1/4 of said Section 4, thence North 190 feet, thence East 100 feet, thence South 190 feet, thence West 100 feet to the Point of Beginning,

The above described Parcel RW-103 contains 3,022 square feet, more or less, of which 1,300 square feet, more or less, is road right of way for the present Patterson Road.

PARCEL PE-103:

A parcel of land for Slope and Utilities Easement purposes situate in the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being the North 4.5 feet of the South 51.0 feet of that tract of land described in Book 1643 at Page 259 of the Mesa County Clerk and Recorder's Office, to wit:

All of the W1/2 W1/2 SE1/4 SW1/4 SE1/4 of said Section 4, EXCEPT a tract in the Southwest Corner of said property described as follows:

Beginning at the Southwest Corner of the SE1/4 SW1/4 SE1/4 of said Section 4, thence North 190 feet, thence East 100 feet, thence South 190 feet, thence West 100 feet to the Point of Beginning,

The above described Parcel PE-103 contains 292 square feet, more or less.