

CPP97CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: CESAREO B. PENA AND PETRA PENA

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2758 C ROAD, UNAWEEP
EASEMENT, PARCEL NO. 2945-244-00-152

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1827263 01/08/98 0347PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Cesareo B. Pena and Petra Pena, Grantors, for and in consideration of the sum of Nine- Hundred Twenty-Five and 71/100 Dollars (\$925.71), the receipt and sufficiency of which is hereby acknowledged, hereby sell, grant and convey 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 corner of said Section 24; thence S 90°00'00" E along the south line of said Section 24 a distance of 396.73 to a point;
thence leaving said the south line of said Section 24 and along the west line of the W 1/2 E 2/5 SW 1/4 SW 1/4 SE 1/4 of said Section 24 N 00°00'00" W a distance of 16.00 feet to the True Point of Beginning of the parcel described herein;
thence N 00°00'00" W along the west line of said W 1/2 E 2/5 SW 1/4 SW 1/4 SE 1/4 a distance of 14.00 feet to a point;
thence S 90°00'00" E a distance of 132.24 feet to a point on the east line of said W 1/2 E 2/5 SW 1/4 SW 1/4 SE 1/4;
thence S 00°00'00" E along the east line of said W 1/2 E 2/5 SW 1/4 SW 1/4 SE 1/4 a distance of 14.00 feet to a point on the north edge of an existing road;
thence N 90°00'00" W along the north edge of said existing road a distance of 132.24 feet to the point of beginning, containing 1851.42 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 Grantors hereby covenanting that they 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 19th day of December, 1997.

Cesareo B. Pena
Cesareo B. Pena

Petra Pena
Petra Pena

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19th day of December, 1997, by Cesareo B. Pena and Petra Pena.

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



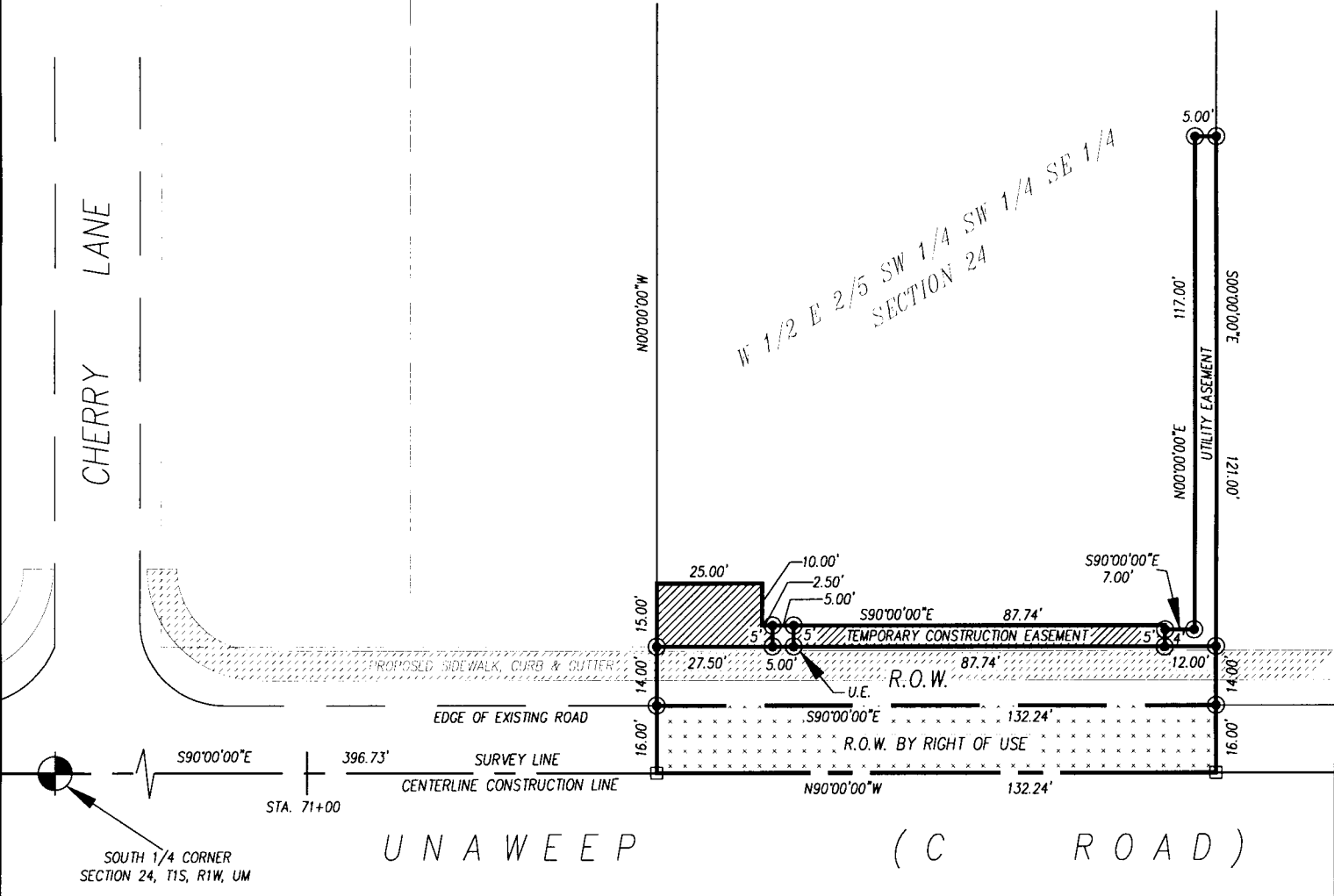
Matthew S. Miller
Notary Public

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

EXHIBIT "A"



2945-244-00-152
 CESAREO B. & PETRA PENA
 2758 C ROAD
 UTILITY EASEMENT AREA = 658.00 SQ.FT.
 R.O.W. BY RIGHT OF USE AREA = 2115.90 SQ.FT.
 R.O.W. AREA = 1851.42 SQ.FT.
 TEMP. CONSTRUCTION EASEMENT AREA = 826.20 SQ.FT.



DRAWN BY: SRP
 DATE: 12-17-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP97.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (186)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION