

CRO97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: TIMOTHY R. CROW AND JUNIPER L. CROW

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2718 UNAWEEP AVENUE, RIGHT OF WAY, PARCEL #2945-243-00-116

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

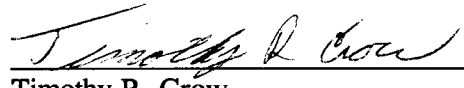
WARRANTY DEED

Timothy R. Crow and Juniper L. Crow, Grantors, for and in consideration of the sum of One Hundred Twelve and 82/100 Dollars (\$112.82), 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:

Commencing at the Southwest Corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of the Southwest 1/4 (SW1/4) of said Section 24 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the South line of said SW1/4 a distance of 830.0 feet; thence leaving the South line of said SW1/4, N 00°00'00" E a distance of 30.00 feet to a point which is the intersection of the North right-of-way line for Unaweep Avenue with the East right-of-way line for Cedar Street, said point being the **True Point of Beginning**; thence N 00°00'00" E along the East right-of-way line for Cedar Street a distance of 11.57 feet; thence leaving said right-of-way line, S 48°19'47" E a distance of 17.40 feet to a point on the North right-of-way line for Unaweep Avenue; thence N 90°00'00" W along the North right-of-way line for Unaweep Avenue a distance of 13.00 feet to the True Point of Beginning, containing 75.21 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 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 8 day of Aug, 1997.



Timothy R. Crow



Juniper L. Crow

Timothy R. Crow
Timothy R. Crow

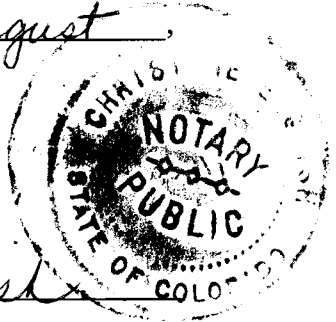
Juniper L. Crow
Juniper L. Crow

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of August, 1997, by Timothy R. Crow and Juniper L. Crow.

My commission expires 2/2/98.
Witness my hand and official seal.

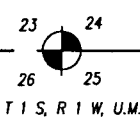
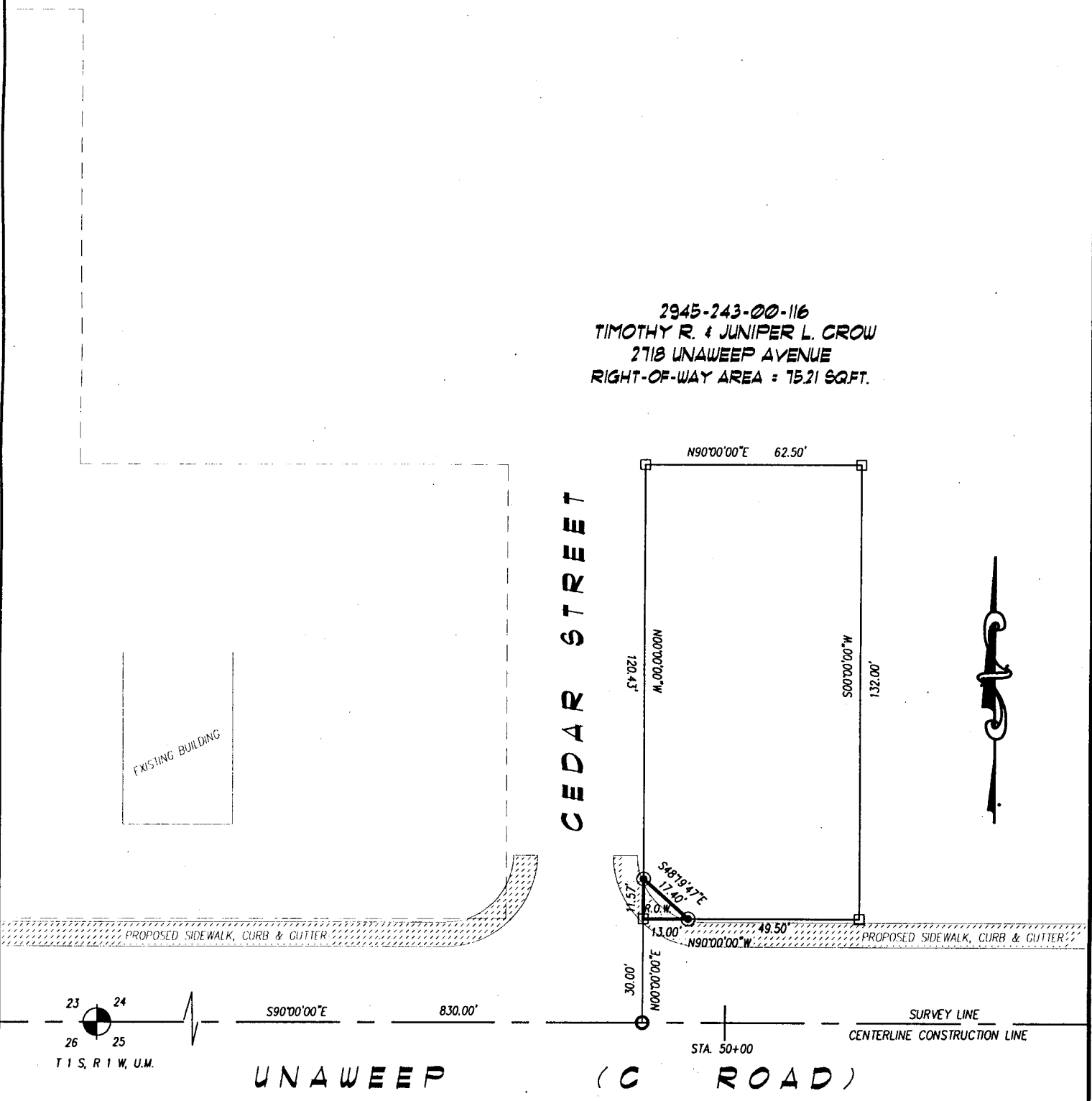
Christene English
Notary Public



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

EXHIBIT "A"

2945-243-00-116
 TIMOTHY R. & JUNIPER L. CROW
 2718 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA = 75.21 SQ.FT.



UNAWEEP (C ROAD)

DRAWN BY: SRP
 DATE: 7-31-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP44.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (152)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION