

DAL98HOR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (BARGAIN AND SALE) AND PURCHASE OPTION

NAME OF AGENCY OR CONTRACTOR: GERTRUDE I. DALBY AND WALTER L. DALBY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTH WEST CORNER OF 12TH
STREET AND HORIZON DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

BARGAIN AND SALE DEED

1882004 01/04/99 1011AM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$5.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GERTRUDE I. DALBY and WALTER L. DALBY, Grantors, whose address is 555 Pinyon Avenue, Grand Junction, CO 81501, for and in consideration of the sum of Forty Five Thousand and 00/100 Dollars (\$45,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby sell and convey to THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, CO 81501, the following described real property, to wit:

Commencing at the Northeast Corner of the Southeast 1/4 of the Northeast 1/4 (SE 1/4 NE 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and considering the East line of the SE 1/4 NE 1/4 of said Section 2 to bear S 00°01'18" W with all bearings contained herein being relative thereto; thence S 00°01'18" W along the East line of the SE 1/4 NE 1/4 of said Section 2 a distance of 244.80 feet; thence leaving the East line of said SE 1/4 NE 1/4, S 89°54'26" W a distance of 40.00 feet to a point on the West right-of-way line for North 12th Street (also known as 27 Road), said point being the True Point of Beginning;

Thence along the Westerly right-of-way line for North 12th Street, 89.08 feet along the arc of a non-tangent curve to the right having a radius of 191.00 feet, a central angle of 26°43'25", and a long chord bearing S 15°31'28" W a distance of 88.28 feet to a point on the South line of the North 1/4 of the SE 1/4 NE 1/4 of said Section 2;

Thence along the South line of the North 1/4 of the SE 1/4 NE 1/4 of said Section 2, S 89°53'28" W a distance of 239.29 feet to the centerline of an unnamed wash;

Thence N 48°45'34" E along the centerline of said unnamed wash a distance of 129.24 feet;

Thence leaving the centerline of said unnamed wash, N 89°53'28" E a distance of 165.91 feet to the Point of Beginning,

With all its appurtenances.

EXECUTED the 8th day of December, 1998.

Gertrude I. Dalby
Gertrude I. Dalby

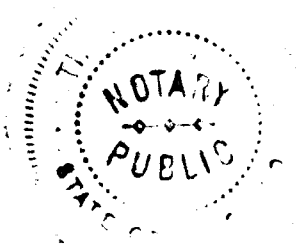
Walter L. Dalby
Walter L. Dalby

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 8th day of December, 1998, by Gertrude I. Dalby and Walter L. Dalby.

My commission expires: 5/11/2002
Witness my hand and official seal.

Jim Woodmansee
Notary Public



MEMORANDUM of PURCHASE OPTION AGREEMENT

This memorandum relates to a Purchase Option Agreement dated the 8th day of December, 1998, between the City of Grand Junction (the "City") and Gertrude I. Dalby and Walter L. Dalby (the "Dalbys"), affecting the following described real property, to wit:

Commencing at the Northeast Corner of the Southeast ¼ of the Northeast ¼ (SE¼ NE¼) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and considering the East line of the SE¼ NE¼ of said Section 2 to bear S 00°01'18" W with all bearings contained herein being relative thereto; thence S 00°01'18" W along the East line of the SE¼ NE¼ of said Section 2 a distance of 244.80 feet; thence leaving the East line of said SE¼ NE¼, S 89°54'26" W a distance of 40.00 feet to a point on the West right-of-way line for North 12th Street (also known as 27 Road), said point being the True Point of Beginning;

Thence along the Westerly right-of-way line for North 12th Street, 89.08 feet along the arc of a non-tangent curve to the right having a radius of 191.00 feet, a central angle of 26°43'25", and a long chord bearing S 15°31'28" W a distance of 88.28 feet to a point on the South line of the North ¼ of the SE¼ NE¼ of said Section 2;

Thence along the South line of the North ¼ of the SE¼ NE¼ of said Section 2, S 89°53'28" W a distance of 239.29 feet to the centerline of an unnamed wash;

Thence N 48°45'34" E along the centerline of said unnamed wash a distance of 129.24 feet;


Thence leaving the centerline of said unnamed wash, N 89°53'28" E a distance of 165.91 feet to the Point of Beginning.

Whereas, the City has granted and conveyed to the Dalbys the sole, exclusive and irrevocable right and option to purchase the real property described above; and

Whereas, the option granted to the Dalbys shall expire at 5:00 p.m., Grand Junction Time, on January 1, 2001.

NOW, THEREFORE, this memorandum is recorded to be notice to the world of the existence of said Purchase Option Agreement pertaining to the above described real property. The provisions of this memorandum shall not be used to interpret the terms, covenants, conditions or provisions of the Purchase Option Agreement. Any questions pertaining to this memorandum may be directed to the Real Estate Manager of the City of Grand Junction, 250 North 5th Street, Grand Junction, Colorado 81501.

City of Grand Junction:


Tim Woodmansee, Real Estate Manager

12/8/98
date