

DECOONTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: DAMBA EASTGATE CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): A PORTION OF  
EASTGATE SUBDIVISION

PARCEL NO: 2943-073-17-001

FILE NO: SPR-2000-117

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, dated August 21, 2000  
between Damba Eastgate Corporation

a corporation duly organized and existing under and by virtue of the laws of the State of  
Colorado, grantor, and  
The City of Grand Junction

whose legal address is

250 North Fifth Street, Grand Junction 81501  
of the \*County of Mesa and State of Colorado, grantee(s):

WITNESS, that the grantor, for and in consideration of the sum of Ten and No/100 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 and State of Colorado, described as follows:

A five foot wide portion of the Eastgate Subdivision adjacent to the north boundary of the North Avenue Right-Of-Way, as more fully described on the attached Exhibit A.

also known by street and number as: N/A  
assessor's schedule or parcel number: A Portion of 2943-073-17-001

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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), 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), 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 President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

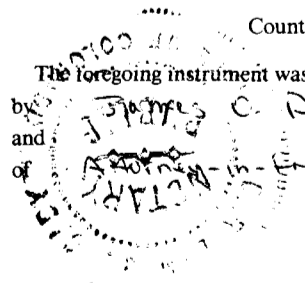
Attest:

Secretary

By James O. Duffy, Jr. President  
President of HM # Development Corp  
attorney-in-fact of Damba  
ss.

STATE OF COLORADO  
County of Mesa

The foregoing instrument was acknowledged before this 7th day of September, 2000,  
by James O. Duffy, Jr. as President  
and Attorney-in-fact of Damba as Secretary  
of a corporation.



Witness my hand and official seal.  
My commission expires: 12-4-00

Candy J. Cook  
Notary Public

\*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



TO SPECIAL WARRANTY DEED FROM DAMBA EASTGATE CORP  
TO CITY OF GRAND JUNCTION

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Right of Way Description

That part of the SE1/4SW1/4 of Section 7, Township One South, Range One East of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado, more particularly described by the following:

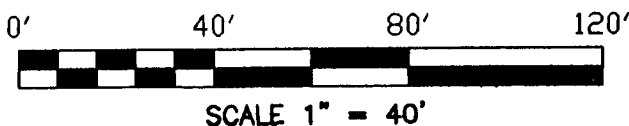
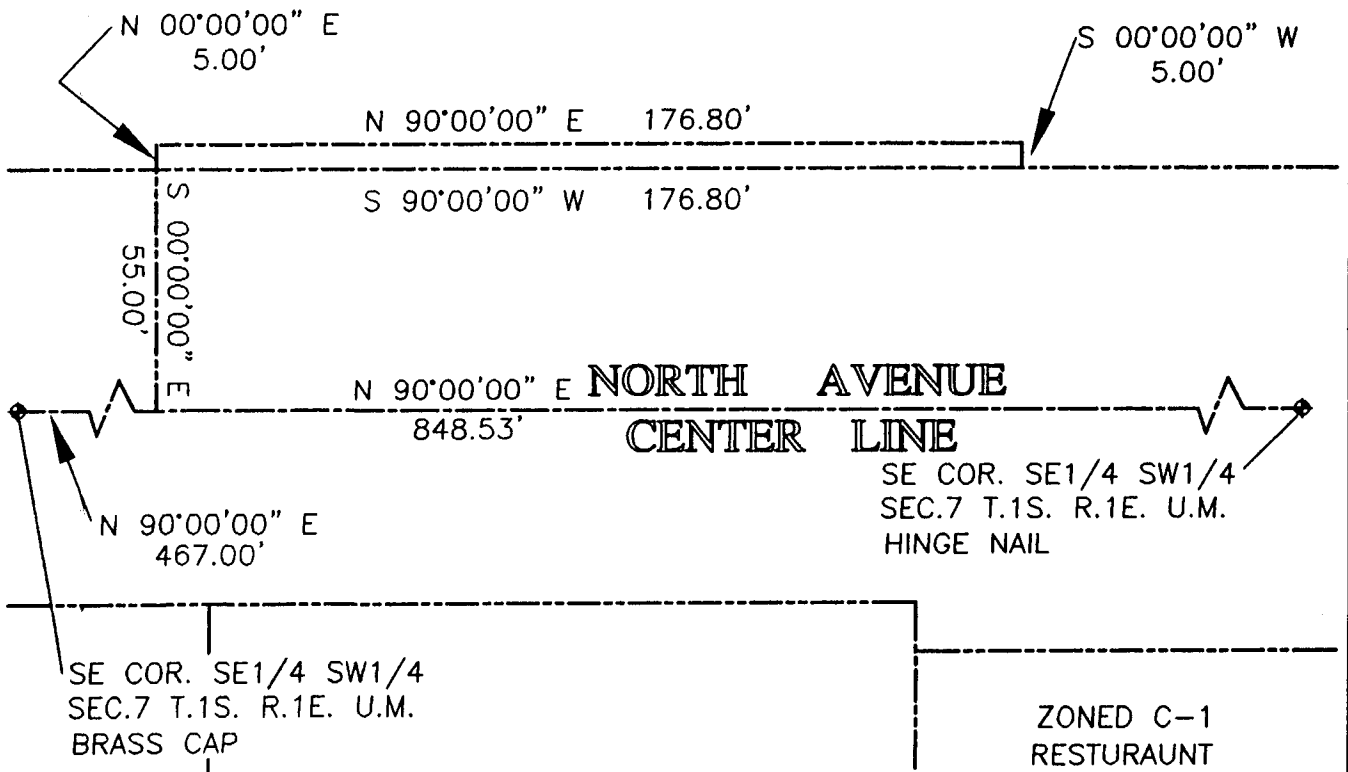
Commencing at a BLM alloy cap for the southwest corner of the SE1/4SW1/4 of said Section 7, from whence a City Monument (Hinge Nail) for the southeast corner of the SE1/4SW1/4 of said Section 7 bears N90°00'00"E, according to the plat of Eastgate Subdivision; thence N90°00'00"E 467.00 feet; thence N00°00'00"E 55.00 feet to the point of beginning; thence N90°00'00"E 176.80 feet; thence S00°00'00"W 5.00 feet to the northerly right-of-way line of North Avenue; thence S90°00'00"W, on said right-of-way line, for a distance of 176.80 feet; thence leaving said right-of-way line N00°00'00"E 5.00 feet to the beginning.

[ 884 square feet ]

To Special Warranty Deed  
From Damba Eastgate Corp  
To City of Grand Junction

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EASTGATE SHOPPING CENTER



ROLLAND ENGINEERING  
405 Ridge Blvd  
Grand Jct, CO 81503  
(970) 243-8300

File Name: C:\0039\0039EXIB.DWG			
EXHIBIT "A" R.O.W.			
<b>CityMarket</b>			
Designed	RAM	Checked	RAM
Drawn	JLG	Date	8/28/00
Proj#	0039	Sheet	1
		of	1