

DMR97N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

**NAME OF AGENCY OR CONTRACTOR: DOROTHY M. BURGESS, MARJORIE
L. DOWNING AND FERN E. RUCK**

**STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2140 NORTH 1ST
STREET, RIGHT OF WAY NORTH FIRST STREET - ORCHARD AVENUE TO
PATTERSON, PARCEL NO. 2945-112-15-010, LOT 4, HILLCREST MANOR
SUBDIVISION**

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1819058 11/04/97 0323PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Dorothy M. Burgess, Marjorie L. Downing and Fern E. Ruck, Grantors, for and in consideration of the sum of Two Hundred Seventy Five and 45/100 Dollars (\$275.45), 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:

Beginning at the Southwest Corner of Lot 4 of Hillcrest Manor, a subdivision situate in the Northwest 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 5 at Page 20 in the office of the Mesa County Clerk and Recorder;

thence N 00°00'00" W along the West boundary line of said Lot 4 a distance of 41.62 feet;
thence leaving said West boundary line, S 17°03'13" E a distance of 10.23 feet;
thence S 00°00'00" E a distance of 31.85 feet to a point on the South boundary line of said Lot 4;
thence S 90°00'00" W along the South boundary line of said Lot 4 a distance of 3.00 feet to the Point of Beginning, containing 110.18 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 5TH day of June, 1997.

Dorothy M. Burgess
Dorothy M. Burgess

Marjorie L. Downing By Belinda Power of Attorney
Marjorie L. Downing

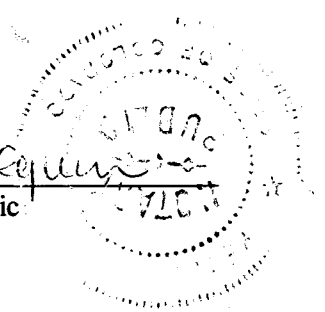
Fern E. Ruck
Fern E. Ruck

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of June, 1997, by Dorothy M. Burgess.

My commission expires 3.301.
Witness my hand and official seal.

Peggy Holquist
Notary Public

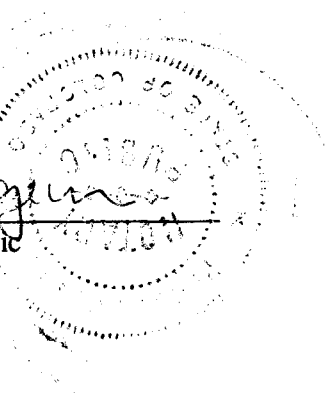


State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 8th day of October, 1997, by Marjorie L. Downing.

Burton Johnson as attorney in fact for
My commission expires 3.301.
Witness my hand and official seal.

Peggy Holquist
Notary Public

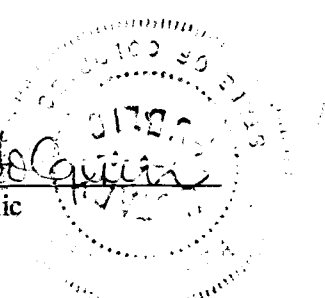


State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of JUNE, 1997, by Fern E. Ruck.

My commission expires 3.301.
Witness my hand and official seal.

Peggy Holquist
Notary Public

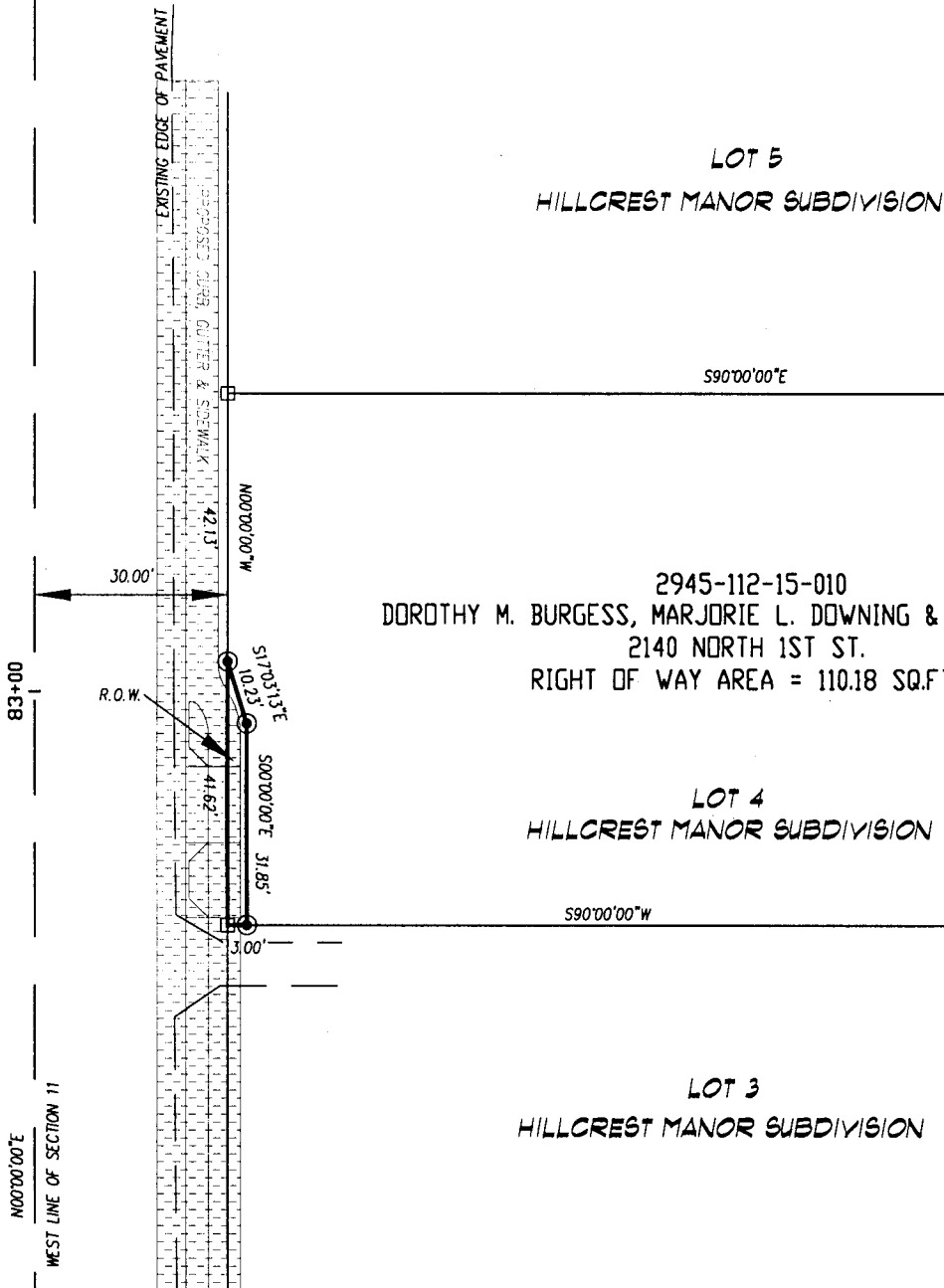


The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



NORTH FIRST STREET



2945-112-15-010
 DOROTHY M. BURGESS, MARJORIE L. DOWNING & FERN E. RUCK
 2140 NORTH 1ST ST.
 RIGHT OF WAY AREA = 110.18 SQ.FT.

DRAWN BY: SRP
 DATE: 4-11-97
 SCALE: 1" = 30'
 APPR. BY: TKH
 FILE NO: F108.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (108)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION