

DUN88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: DAN A. DUNN AND LINDA K. DUNN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD RIGHT OF WAY 1ST TO 7TH (NORTH SIDE) PARCEL NO. 2945-
023-00-040, 2632 F. ROAD BLOCK B FAIRMOUNT HEIGHTS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

1486245 DGC EXEMPT 10:19 AM
MAY 24 1988 E.SAWYER,CLK&REC MESA CTY,CO

THIS DEED, Made this 23rd day of May, 19 88,
between DAN A. DUNN and LINDA K. DUNN

BOOK 1694 PAGE 230

_____ of the _____
County of Mesa, State of Colorado, grantor(s), and

THE CITY OF GRAND JUNCTION, a Municipal Corporation

whose legal address is 255 N. 5th Street, Grand Junction

of the _____ County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of
Ten dollars and other consideration DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant,
bargain, sell, convey and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements,
if any, situate, lying and being in the _____ County of Mesa, State of Colorado,
described as follows:

See Exhibit "A" attached hereto and made a part hereof

also known by street and number as: 2632 F Road, Grand Junction CO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and 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(s), 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), its heirs and
assigns forever. The grantor(s), for them selves, their heirs and personal representatives or successors, do covenant and agree that
they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s),
its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).
IN WITNESS WHEREOF, the grantor(s) ha ve executed this deed on the date set forth above.

Dan A. Dunn

Linda K. Dunn

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this
by Dan A. Dunn and Linda K. Dunn

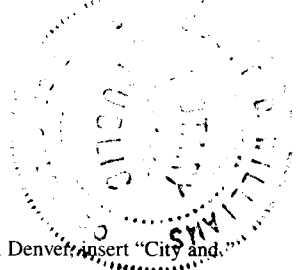
} ss. _____
23rd day of May, 19 88

Witness my hand and official seal.

My commission expires 1/12/91

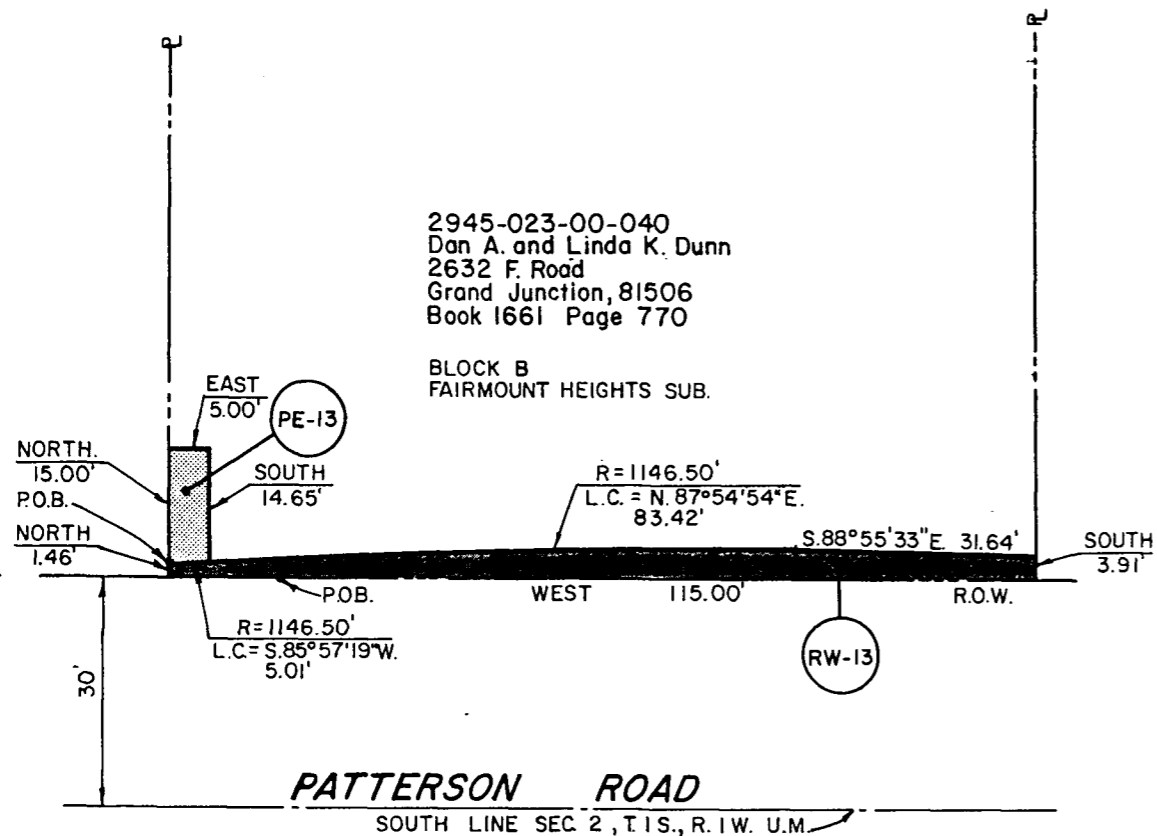
[Signature]
Notary Public

531 Road Avenue, Grand Junction CO



*If in Denver, insert "City and"

EXHIBIT A



PARCEL RW-13

A parcel of land for road and utility right-of-way purposes being a portion of Lot B in Fairmount Heights Subdivision as recorded in Book 6 on Page 12 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at a point from which the Southwest Corner of the Southeast quarter of the Southwest quarter of Section 2, Township 1 South, Range 1 West, of the Ute Meridian bears South 30 feet and West 200 feet, said point of beginning also being a point on the present North right-of-way line of Patterson Road; thence West along said present right-of-way line, a distance of 15.00 feet; thence North, a distance of 1.46 feet; thence along the arc of a curve to the right having a radius of 1,146.50 feet and a long chord which bears North 87°54'54" East for a chord distance of 83.42 feet; thence South 88°55'33" East, a distance of 31.64 feet; thence South, a distance of 3.91 feet to a point in the present North right-of-way line of Patterson Road, thence West along the present North right-of-way line of Patterson Road, a distance of 100.00 feet to the point of beginning, containing 424 square feet, more or less.

PARCEL PE-13

A parcel of land for utility easement purposes being a portion of Lot B in Fairmount Heights Subdivision as recorded in Book 6 on Page 12 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing at a point from which the Southwest Corner of the Southeast quarter of the Southwest quarter of Section 2, Township 1 South, Range 1 West, of the Ute Meridian bears South 30 feet and West 200 feet, said point also being a point on the present North right-of-way line of Patterson Road; thence West along said present right-of-way line, a distance of 15.00 feet; thence North, a distance of 1.46 feet to the point of beginning; thence North, a distance of 15.00 feet; thence East, a distance of 5.00 feet; thence South, a distance of 14.65 feet; thence along the arc of a curve to the left having a radius of 1,146.50 feet and a long chord which bears South 85°57'19" West for a chord distance of 5.01 feet to the point of beginning, containing 74 square feet, more or less.