

DWK97N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: DAVID W. KLEMENTS

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2204 NORTH 1ST
STREET, RIGHT OF WAY NORTH FIRST STREET ORCHARD AVENUE TO
PATTERSON, PARCEL NO. 2945-112-15-009, LOT 5, HILLCREST MANOR
SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1804856 0339PM 07/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$No FEE

WARRANTY DEED

David W. Klements, Grantor, for and in consideration of the sum of Two Hundred Twenty Three and 95/100 Dollars (\$223.95), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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 Northwest Corner of Lot 5 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 S 90°00'00" E along the North boundary line of said Lot 5 a distance of 3.00 feet;

thence leaving said North boundary line, S 00°00'00" E a distance of 25.01 feet;

thence S 17°12'21" W a distance of 10.14 feet to a point on the West boundary line of said Lot 5;

thence N 00°00'00" W along the West boundary line of said Lot 5 a distance of 34.70 feet to the Point of Beginning, containing 89.58 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 Grantor hereby covenanting that he 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.

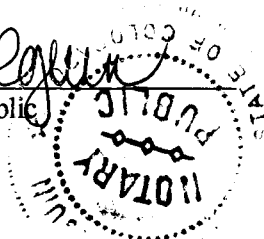
Executed and delivered this 6th day of June, 1997.

David W. Klements
David W. Klements

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of June, 1997, by David W. Klements.

My commission expires 3.3.01.
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.

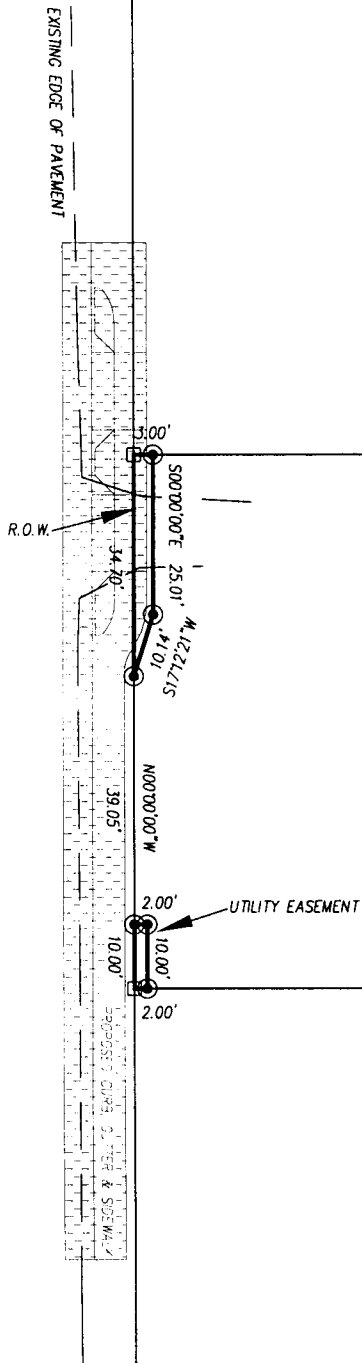
EXHIBIT "A"



NORTH FIRST STREET

84+00

N00°00'00"E
WEST LINE OF SECTION 11



LOT 6
HILLCREST MANOR SUBDIVISION

2945-112-15-009
DAVID W. KLEMENTS
2204 NORTH 1ST ST.
RIGHT OF WAY AREA = 89.58 SQ.FT.
UTILITY EASEMENT AREA = 20.00 SQ.FT.

LOT 5
HILLCREST MANOR SUBDIVISION

LOT 4
HILLCREST MANOR SUBDIVISION

DRAWN BY: SRP
DATE: 4-11-97
SCALE: 1" = 30'
APPR. BY: TKH
FILE NO: F110.DWG

RIGHT-OF-WAY DESCRIPTION MAP
NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
(110)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION