

ECA98GRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: EUGENE D. CARSTEA

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO.  
2701-343-00-107, 2532 G ROAD, G ROAD RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Eugene D. Carstea, Grantor, for and in consideration of the sum of Five Thousand Seven Hundred Fifty Eight and 65/100 Dollars (\$5,758.65), 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:

Commencing at the Southwest Corner of the SW1/4 SE1/4 SW1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, from whence the Southeast Corner of the SW1/4 SE1/4 SW1/4 of said section 34 bears N 89°59'23" E a distance of 658.98 feet with all bearings contained herein being relative thereto; thence N 00° 06'36" W along the west line of the SW1/4 SE1/4 SW1/4 of said Section 34 a distance of 12.76 feet to a point on the north line of the open, used and historical right-of-way for G Road and the True Point of Beginning;  
thence along the north line of the open, used and historical right-of-way for G Road the following eleven (11) courses and distances:

1. S 88° 57'03" E a distance of 22.27 feet;
2. S 89° 37'55" E a distance of 81.10 feet;
3. N 89° 56'25" E a distance of 60.56 feet;
4. S 89° 42'35" E a distance of 34.15 feet;
5. S 89° 27'28" E a distance of 46.91 feet;
6. S 89° 48'08" E a distance of 69.85 feet;
7. S 89° 49'01" E a distance of 87.93 feet;
8. S 89° 48'24" E a distance of 56.33 feet;
9. S 89° 45'03" E a distance of 72.68 feet;
10. S 89° 47'03" E a distance of 69.02 feet;
11. S 89° 55'14" E a distance of 58.21 feet to a point on the east line of the SW1/4 SE1/4 SW1/4 of said Section 34;

thence N 00° 04'17" W along the east line of said SW1/4 SE1/4 SW1/4 a distance of 20.21 feet;  
thence leaving the east line of said SW1/4 SE1/4 SW1/4, S 89° 59'23" W a distance of 659.00 feet to a point on the west line of said SW1/4 SE1/4 SW1/4;  
thence S 00° 06'36" E along the east line of said SW1/4 SE1/4 SW1/4 a distance of 17.24 feet to the Point of Beginning,  
containing 12,518.80 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 10<sup>TH</sup> day of June, 1998.

*Eug D Carstea*  
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Eugene D. Carstea

State of Colorado     )  
                                  )ss.  
County of Mesa        )

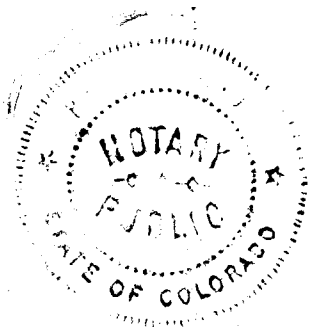
The foregoing instrument was acknowledged before me this 10<sup>TH</sup> day of JUNE, 1998, by Eugene D. Carstea.

My commission expires 3.3.01.

Witness my hand and official seal.

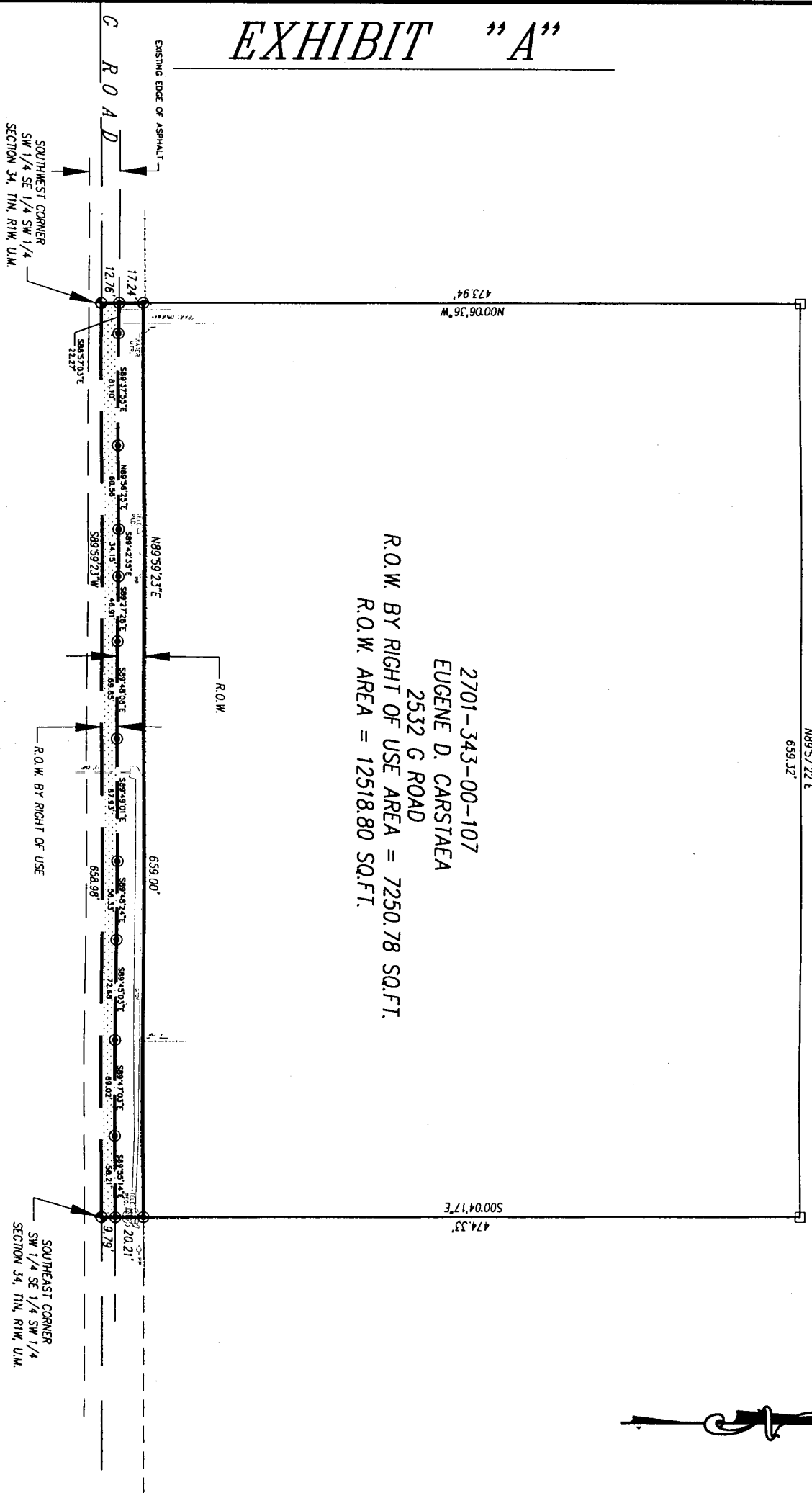
*Peggy Holman*  
\_\_\_\_\_

Notary Public



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

# EXHIBIT "A"



DRAWN BY: SRP  
 DATE: 05-28-98  
 SCALE: 1" = 100'  
 APPR. BY: TW  
 FILE NO: G\_RD3.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 G ROAD SHOULDER WIDENING

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION