

EMP88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: EMPIRE OF AMERICA, FSA N/K/A/
EMPIRE OF AMERICA, FEDERAL SAVINGS BANK UNITED STATES OF
AMERICA BY: PATRICIA L. BIMBER (VICE PRESIDENT) AND MARCIA
A. JANIGA (ASST. SECRETARY)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD UTILITY EASEMENT SOUTH SIDE BETWEEN 1ST AND 7TH STREET,
315 PATTERSON ROAD, PARCEL NO. 2945-112-11-019 LOT 21,
VANDEREN-FORD HEIGHTS REPLAT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

BOOK 1687 PAGE 417

THIS DEED, Made this _____ day of _____, 19 88 ,
between

1482201 DOC EXEMPT 03:37 PM
APR 07, 1988 E.SAWYER, CLK&REC MESA CTY

Empire of America, FSA n/k/a
Empire of America Federal Savings Bank United State
a corporation duly organized and existing under and by virtue of the laws of the ~~State~~
of ~~Ohio~~ America, grantor, and

The City of Grand Junction,
a municipal corporation
whose legal address is 250 N. 5th Street
Grand Junction

of the _____ *County of Mesa, State of Colorado, grantees

WITNESSETH, That the grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations ~~DOX~~ 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 ~~its~~ its heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Mesa, State of Colorado, described as follows:

See attached Exhibit A and hereby made a part of.

~~Also known by record and index~~ For Utility Easement Purposes

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, 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, 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), its 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:

Marcia A. Janiga
Secretary
MARCIA A. JANIGA, ASSISTANT SECRETARY

Empire of America Federal Savings Bank
By Patricia L. Bimber
President
PATRICIA L. BIMBER, VICE PRESIDENT

STATE OF ~~COLORADO~~ New York
County of ~~Mesa~~ Erie

} ss.

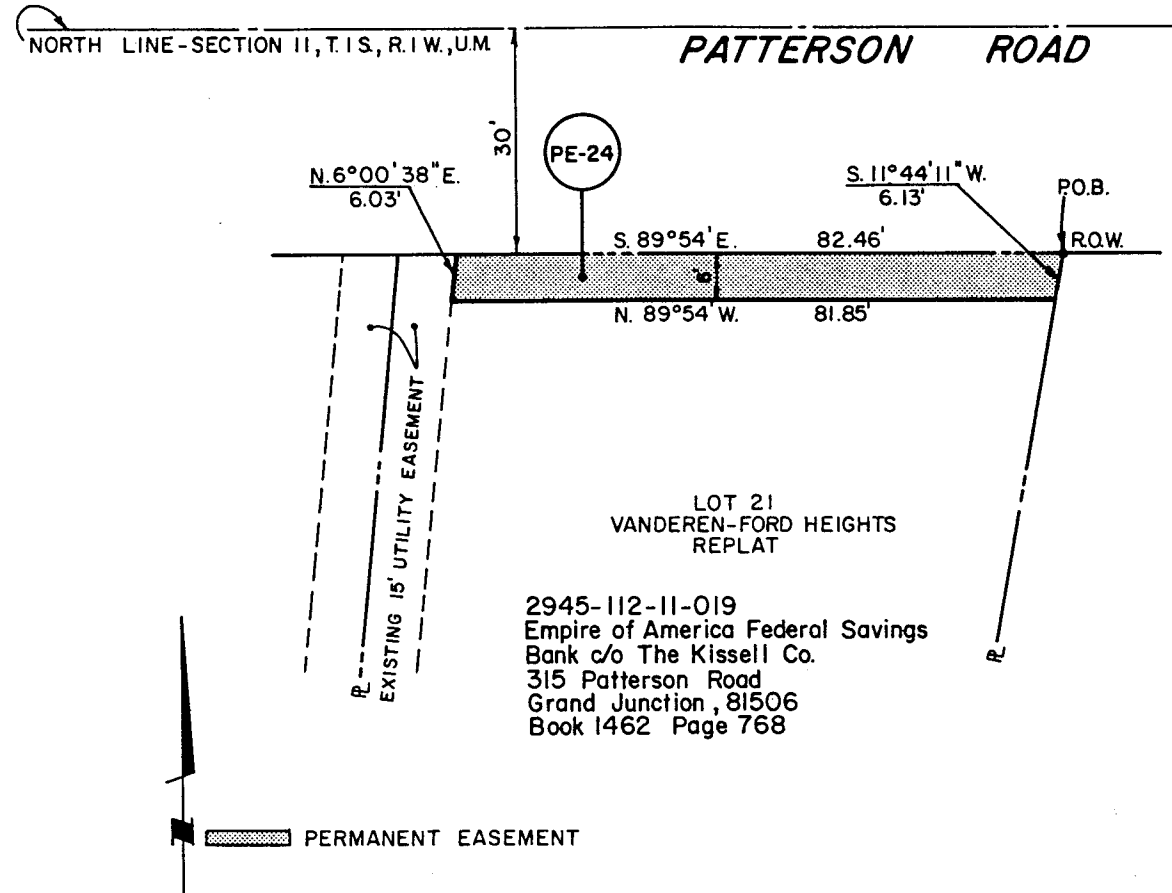
The foregoing instrument was acknowledged before this 16th day of March, 19 88 .
by Patricia L. Bimber as Vice President
and Marcia A. Janiga as Assistant Secretary
of Empire of America Federal Savings Bank a corporation.
My commission expires _____
Witness my hand and official seal.

Sara J. Sawyer
Notary Public, State of New York
Qualified in Erie County
My Commission Expires May 31, 1988

*If in Denver, insert "City and."

Copy to Jim Woodmansee on 4-15-88

EXHIBIT A



PARCEL PE-24

A parcel of land for utility easement purposes being a portion of Lot 21 in Vanderen-Ford Heights Replat in Section 11, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Colorado, described as follows:

Beginning at the Northeast corner of said Lot 21; thence South 11°44'11" West along the East line of said Lot 21, a distance of 6.13 feet; thence North 89°54' West, parallel with and 36 feet Southerly of the North line of said Section 11, a distance of 81.85 feet to a point in the East edge of an existing 15 foot wide utility easement; thence North 06°00'38" East along the East edge of said easement, a distance of 6.03 feet to a point in the present South right-of-way line of Patterson Road; thence South 89°54' East along the present South right-of-way line of Patterson Road, a distance of 82.46 feet to the point of beginning, containing 493 square feet, more or less.