

ESL97ESS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: EUGENE A. LENT AND SHIRLEY J. LENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 1765 ESCALANTE STREET, UNAWEEP EASEMENT, PARCEL NO. 2945-233-04-010

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

1784163 0320PM 01/07/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

WARRANTY DEED

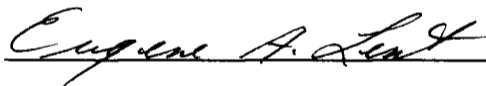
EUGENE A. LENT and SHIRLEY J. LENT, whose address is 1765 Escalante Street, Grand Junction, Colorado, Grantors, for and in consideration of the sum of Eighty-Nine and 25/100 Dollars (\$89.25), the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell and convey and by these presents do hereby grant, bargain, sell and convey to THE CITY OF GRAND JUNCTION, a Colorado home rule municipality of the State of Colorado, Grantee, the following described tract of land, being Parcel No. 104 of City of Grand Junction Unawep Avenue Improvement Project, for Roadway and Utilities Right-of-Way purposes, to wit:

Commencing at the Southeast Corner of Lot 19, Block 10 of Orchard Mesa Heights, a subdivision situate in the Southwest 1/4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 1 at Page 16 in the office of the Mesa County Clerk and Recorder, and considering the South line of the SW 1/4 of said Section 23 to bear N 89°43'19" E with all bearings contained herein being relative thereto; thence N 89°43'19" E along the South line of said Lot 19 a distance of 12.69 feet to the True Point of Beginning;  
thence N 11°59'57" E a distance of 9.72 feet;  
thence N 89°43'19" E a distance of 5.24 feet;  
thence S 00°16'41" E a distance of 9.50 feet;  
thence S 89°43'19" W a distance of 7.30 feet to the Point of Beginning.

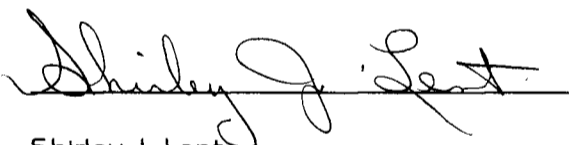
True Point of Beginning, containing 59.56 square feet as described herein and as depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and forever defend the title and quiet possession to said premises unto the said Grantee and unto the Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Deed has been executed and delivered this 2 day of January, 1990.



Eugene A. Lent



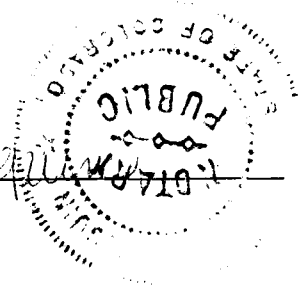
Shirley J. Lent

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 2nd day of January, 1996, by Eugene A. Lent and Shirley J. Lent.  
7

Witness my hand and official seal.  
My commission expires 3-3-97

Peggy Holman  
Notary Public



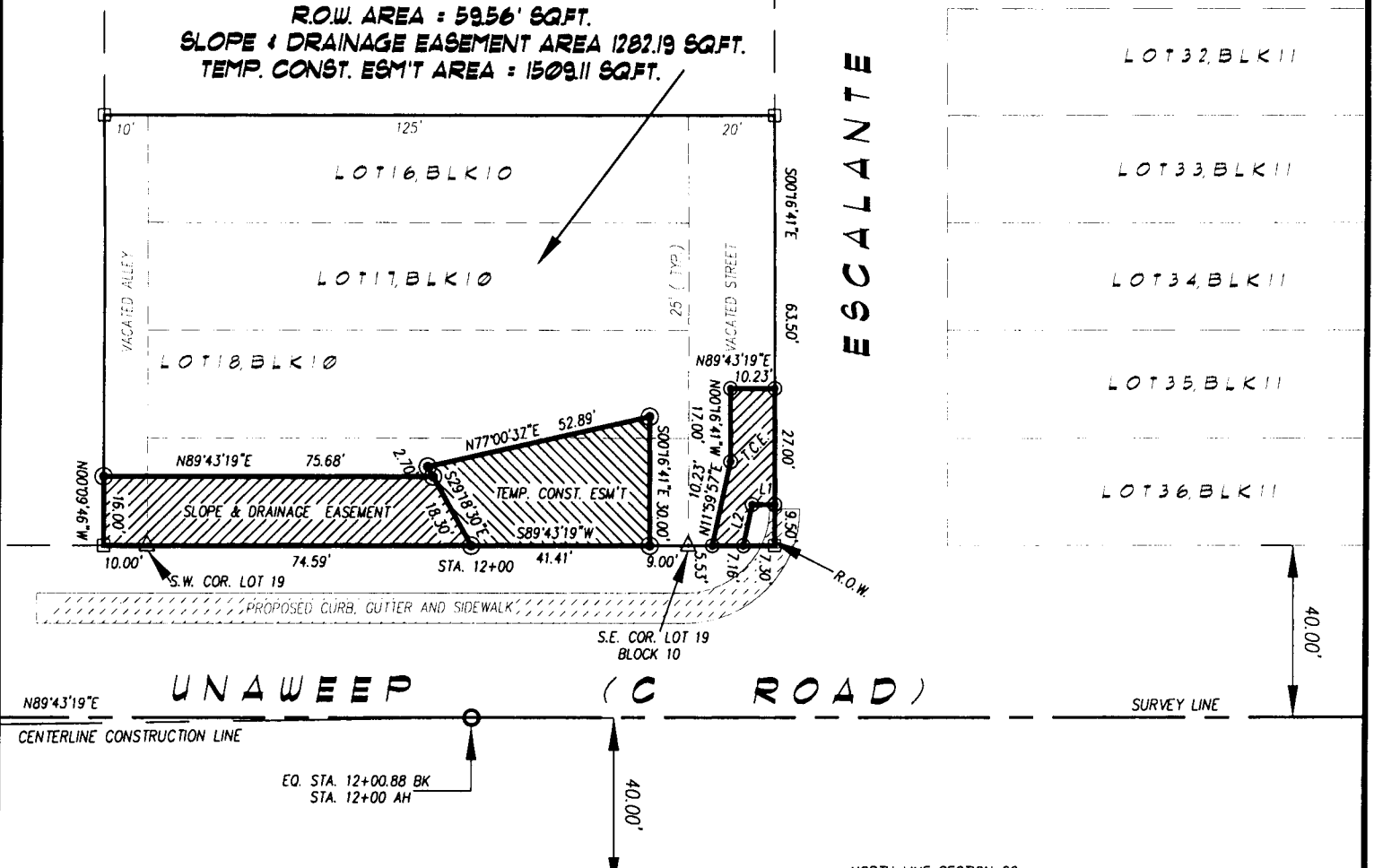
G:\PEGGY\HUNAWEEP\WD\WELNT.WD

# EXHIBIT "A"

## ORCHARD MESA HEIGHTS

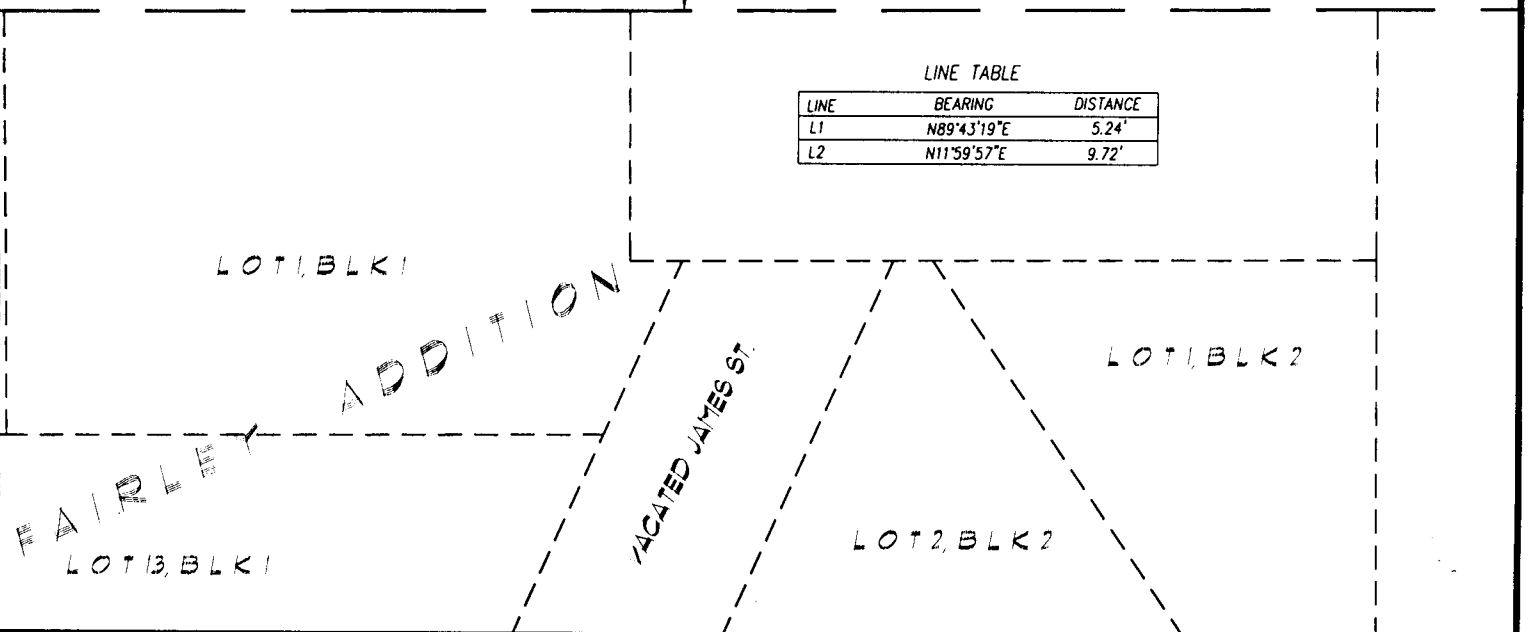


2945-233-04-010  
 EUGENE A. & SHIRLEY J. LENT  
 1765 ESCALANTE STREET  
 R.O.W. AREA : 59.56' SQ.FT.  
 SLOPE & DRAINAGE EASEMENT AREA 1282.19 SQ.FT.  
 TEMP. CONST. ESM'T AREA : 1509.11 SQ.FT.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°43'19"E	5.24'
L2	N11°59'57"E	9.72'



DRAWN BY: SRP  
 DATE: 10-22-96  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: WEEP5.DWG

EASEMENT DESCRIPTION MAP  
 UNAWEEP ( 104 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION