

EXS88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LLOYD A. EXSTROM AND EVELYN J. EXSTROM

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON ROAD RIGHT OF WAY NORTH SIDE 1ST TO 7TH PARCEL NO. 2945-023-03-003, 221 WILLOWBROOK ROAD LOT 8-BLOCK 1 WILLOWBROOK SUBDIVISION REPLAT,

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 30th day of June, 19 88,
between LLOYD A. EXSTROM and EVELYN J. EXSTROM

BOOK 1699 PAGE 973

County of Mesa, State of Colorado, grantor(s), and
THE CITY OF GRAND JUNCTION

1489734 DOC EXEMPT 08:34 AM
JUL 01, 1988 E.SAWYER, CLK&REC MESA CTY, CO

whose legal address is 250 North 5th St. Grand Junction

of the County of Mesa, State of Colorado, grantee(~~X~~)

WITNESSETH, That the grantor(s), for and in consideration of the sum of
TWELVE HUNDRED AND NO/100----- DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant,
bargain, sell, convey and confirm, unto the grantee(~~X~~), ~~XXXXXX~~ all the real property, together with improvements,
if any, situate, lying and being in the County of Mesa, State of Colorado,
described as follows:

All that property described on EXHIBIT "A" attached hereto and forming a part of this document.

also known by street and number as: vacant

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(~~X~~), its ~~XXXXXX~~ assigns forever. The grantor(s), for themselves 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 ~~XXXXXX~~ 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) have executed this deed on the date set forth above.

Lloyd A. Exstrom

Evelyn J. Exstrom

Evelyn J. Exstrom

STATE OF COLORADO

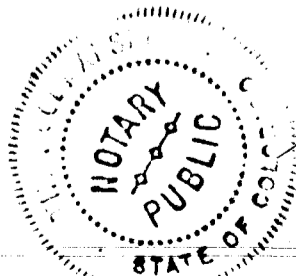
County of Mesa

} ss.

The foregoing instrument was acknowledged before me this 30th day of June, 19 88,
by LLOYD A. EXSTROM and EVELYN J. EXSTROM

Witness my hand and official seal.
My commission expires 2/28/90

Jim Woodmansee
Notary Public



*If in Denver, insert "City and."

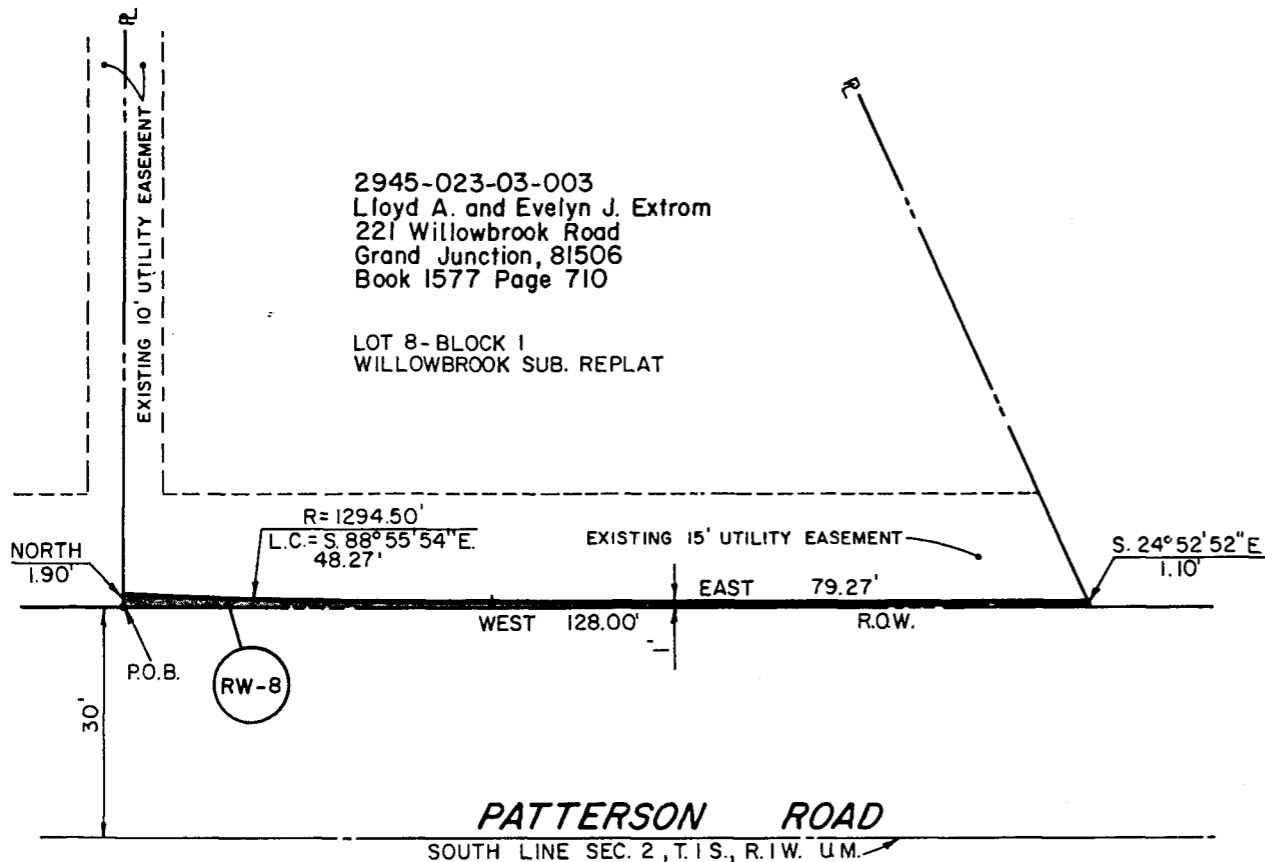
EXHIBIT A

BOOK 1699 PAGE 974

2945-023-03-003
 Lloyd A. and Evelyn J. Extrom
 221 Willowbrook Road
 Grand Junction, 81506
 Book 1577 Page 710

LOT 8-BLOCK 1
 WILLOWBROOK SUB. REPLAT

PARCEL RW-8



A parcel of land for road and utility right-of-way purposes being a portion of Lot 8 in Block 1 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Southwest of said Lot 8; thence North along the West line of said Lot 8, a distance of 1.90 feet; thence along the arc of a curve to the left having a radius of 1,294.50 feet and a long chord which bears South 88°55'54" East for a chord distance of 48.27 feet to a point of tangency; thence East along a line which is parallel with and 31.00 feet North of the South line of said Section 2, a distance of 79.27 feet to a point in the Easterly line of said Lot 8; thence South 24°52'52" East along the Easterly line of said Lot 8, a distance of 1.10 feet to a point in the present North right-of-way line of Patterson Road; thence West along said present North right-of-way line of Patterson Road; a distance of 128.00 feet to the point of beginning, containing 142 square feet, more or less.

