

FCH97N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: FRANCES C. HOLMES

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2126 NORTH 1ST  
STREET, RIGHT OF WAY NORTH FIRST STREET ORCHARD AVENUE TO  
PATTERSON, PARCEL NO. 2945-112-15-013, LOT 3, HILLCREST MANOR  
SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1804842 0308PM 07/07/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$NO FEE

Frances C. Holmes, Grantor, for and in consideration of the sum of Four Hundred Twelve and 65/100 Dollars (\$412.65), 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 tracts or parcels of land for Roadway and Utilities right-of-way purposes, to wit:

Parcel No. 1:

Beginning at the Southwest Corner of Lot 3, Block 1 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 N 00°00'00" W along the West boundary line of said Lot 3 a distance of 36.62 feet;  
thence leaving said West boundary line, S 21°57'05" E a distance of 8.03 feet;  
thence S 00°00'00" E a distance of 29.18 feet to a point on the South boundary line of said Lot 3;  
thence N 90°00'00" W along the South boundary line of said Lot 3 a distance of 3.00 feet to the Point of Beginning, containing 66.36 square feet as described herein and as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

Parcel No. 2:

Beginning at the Northwest Corner of Lot 3, Block 1 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 3 a distance of 3.00 feet;  
thence leaving said North boundary line, S 00°00'00" E a distance of 18.40 feet;  
thence S 21°57'05" W a distance of 8.03 feet to a point on the West boundary line of said Lot 3;  
thence N 00°00'00" W along the West boundary line of said Lot 3 a distance of 25.84 feet to the Point of Beginning, containing 98.70 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 she 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 30 day of May, 1997.

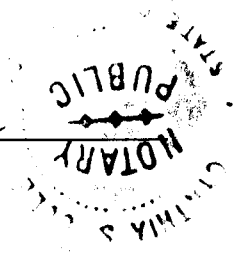
  
\_\_\_\_\_  
Frances C. Holmes

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 30th day of May,  
1997, by Frances C. Holmes.

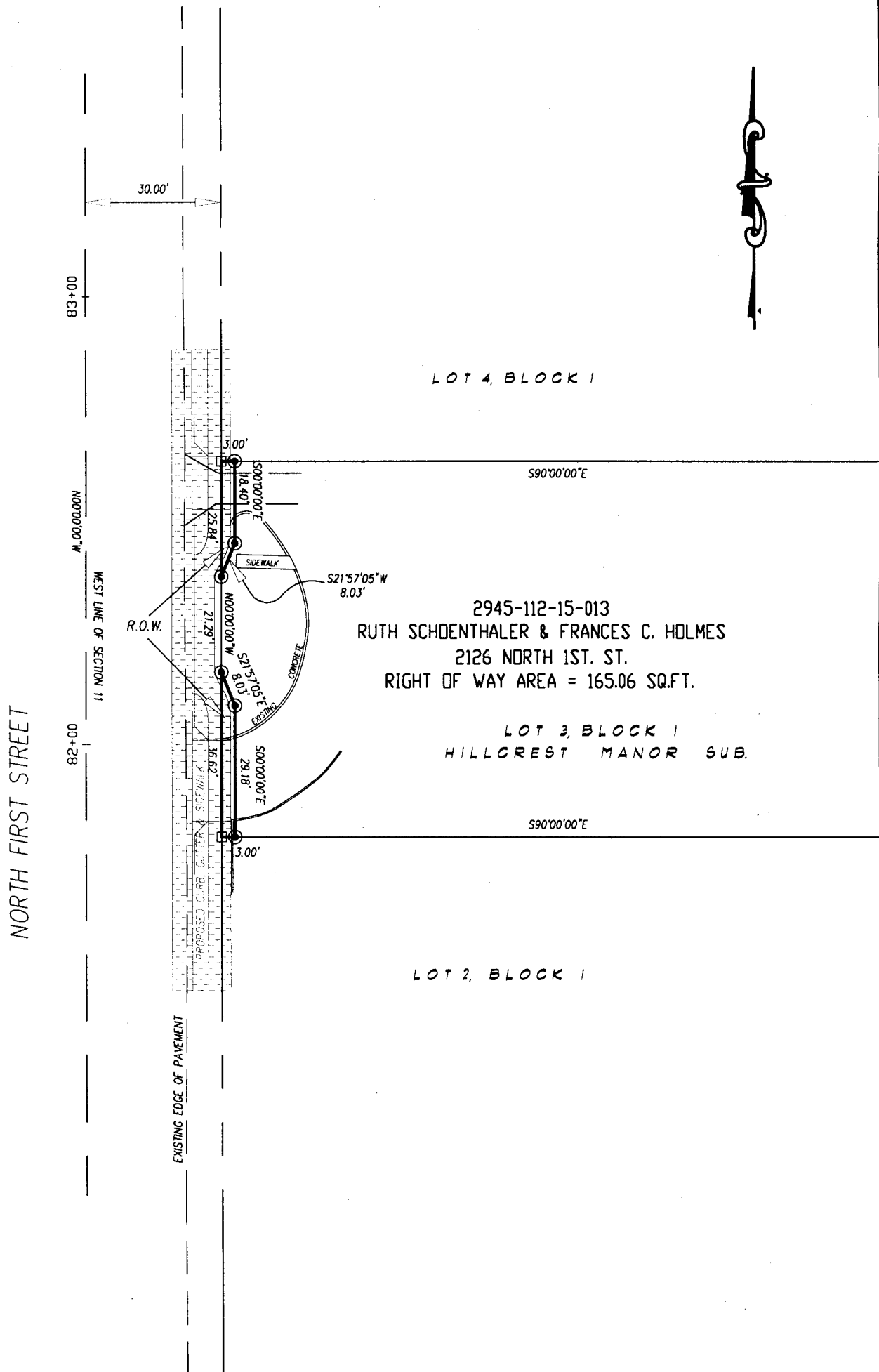
My commission expires 11/21/98.  
Witness my hand and official seal.

*Gynthia S. Cole*  
Notary Public



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

# EXHIBIT "A"



2945-112-15-013  
 RUTH SCHDENTHALER & FRANCES C. HOLMES  
 2126 NORTH 1ST. ST.  
 RIGHT OF WAY AREA = 165.06 SQ.FT.

LOT 3, BLOCK 1  
 HILLCREST MANOR SUB.

LOT 2, BLOCK 1

DRAWN BY: SRP  
 DATE: 4-11-97  
 SCALE: 1" = 30'  
 APPR. BY: IKH  
 FILE NO: F106.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**  
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE  
 ( 106 )

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**