

FIS95WGP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: WILLIAM R PATTERSON AND DAVID
P FISHER, MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

STREET ADDRESS/PARCEL NAME/SUBDIVISION: WINGATE PARK

CITY DEPARTMENT: PARKS

YEAR: 1995

EXPIRATION DATE: PERMANENT

DESTRUCTION DATE: PERMANENT

WARRANTY DEED

1721422 01:03 PM 06/26/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

WILLIAM R. PATTERSON and DAVID P. FISHER, whose address is 550 Patterson Road, Grand Junction, Colorado 81506, of the County of Mesa, State of Colorado, Grantors, as a gift of open space land for parks and recreational purposes, hereby gift and convey to **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, of the County of Mesa, State of Colorado, Grantee, the following described real property in the County of Mesa, State of Colorado, to wit:

A parcel of land shown graphically as Lot 2, Block 4 of Phase II of Canyon View Subdivision on the plat recorded in Plat Book 14 at Pages 343 and 344 in the office of the Mesa County Clerk and Recorder, situated in Tract 37, Township 11 South, Range 101 West of the Sixth Principal Meridian, County of Mesa, State of Colorado, said parcel of land being more particularly described by metes and bounds as follows:

Beginning at the Southeast Corner of said Lot 2, Block 4 of Phase II of Canyon View Subdivision, from whence the Southeast Corner of said Tract 37 bears N 89°35'29" E a distance of 705.66 feet;
Thence S 89°35'29" W along the South boundary of said Phase II of Canyon View Subdivision a distance of 307.43 feet;
Thence N 18°35'44" E a distance of 208.10 feet;
Thence N 10°42'56" E a distance of 130.59 feet;
Thence N 04°21'45" W a distance of 136.80 feet;
Thence N 10°31'58" W a distance of 115.30 feet;
Thence N 20°01'51" W a distance of 130.84 feet;
Thence N 48°45'23" E a distance of 67.43 feet;
Thence N 63°25'32" E a distance of 78.59 feet;
Thence N 72°53'50" E a distance of 80.88 feet;
Thence N 62°25'45" E a distance of 100.84 feet;
Thence S 00°21'59" E a distance of 846.11 feet to the True Point of Beginning, containing 4.500 acres more or less.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenance and immunities thereto belonging or in any wise appertaining, including, but not limited to, a certificate for five (5) "F" shares of the Redlands Water and Power Company, 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.

