

FLY88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JAMES M. FLYNN AND CAROLE L.
FLYNN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD RIGHT OF WAY NORTH SIDE BETWEEN 1ST AND 7TH STREET, 165
WILLOWBROOK ROAD, PARCEL NO. 2945-023-03-008 LOT 3 BLOCK 1
WILLOWBROOK SUBDIVISION REPLAT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 13th day of May, 19 88,
between JAMES M. FLYNN and CAROLE L. FLYNN

BOOK 1692 PAGE 812

County of Mesa, of the _____, State of Colorado, grantor(s), and

THE CITY OF GRAND JUNCTION, a Municipal Corporation

whose legal address is 255 North 5th Street, Grand Junction

of the _____ County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of
Ten Dollars and other consideration DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant,
bargain, sell, convey and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements,
if any, situate, lying and being in the _____ County of Mesa, State of Colorado,
described as follows:

See Exhibit "A" attached hereto and made a part hereof

1485379 DOC EXEMPT 10:16 AM
MAY 13 1988 E.SAWYER,CLK&REC MESA CTY,CO

also known by street and number as:

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(s), its heirs and
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 heirs and 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) ha ve executed this deed on the date set forth above.

James M. Flynn
James M. Flynn

Carole L. Flynn
Carole L. Flynn

STATE OF COLORADO

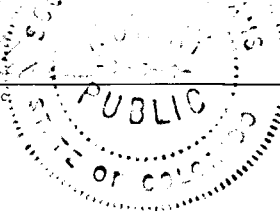
County of Mesa

The foregoing instrument was acknowledged before me this
by James M. Flynn and Carole L. Flynn

} ss. _____
_____ day of May, 19 88

Witness my hand and official seal.

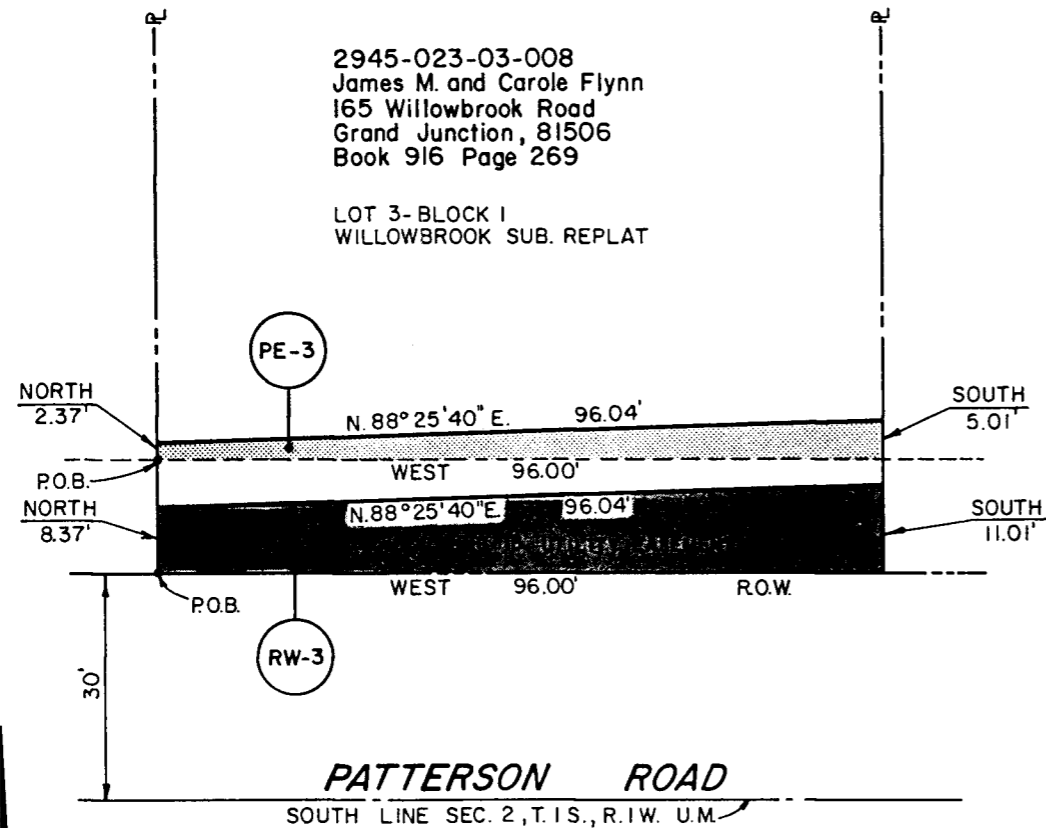
My commission expires

Robert D. [Signature]
Notary Public


*If in Denver, insert "City and."

Copy to [unclear] 5-25-88

EXHIBIT A



PARCEL RW-3

A parcel of land for road and utility right-of-way purposes begin a portion of Lot 3 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 Corner of said Lot 3; thence North along the West line of said Lot 3, a distance of 8.37 feet; thence North 88°25'40" East, a distance of 96.04 feet to a point in the East line of said Lot 3; thence South along the East line of said Lot 3; a distance of 11.01 feet to a point in the present North right-of-way line of Patterson Road; thence West along the present North right-of-way line of Patterson Road, a distance of 96.00 feet to the point of beginning, containing 930 square feet, more or less.

PARCEL PE-3

A parcel of land for utility and irrigation easement purposes being a portion of Lot 3 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:

Commencing from the Southwest Corner of said Lot 3; thence North along the West line of said Lot 3, a distance of 15.00 feet to the point of beginning; thence North along the West line of said Lot 3, a distance of 2.37 feet; thence North 88°25'40" East, a distance of 96.04 feet to a point in the East line of said Lot 3; thence South along the East line of said Lot 3, a distance of 5.01 feet to a point in the North edge of an existing 15 foot wide utility easement; thence West along the North edge of said existing easement, a distance of 96.00 feet to the point of beginning, containing 354 square feet, more or less.