

FMS9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: FEATHER-MEDSKER-SMITH, LTD, PARTNERSHIP

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ROADWAY AND UTILITIES
RIGHT OF WAY FOR PATTERSON ROAD, WEST OF 24 ROAD, LOT 1 STOP N SAVE
SIBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1888869 02/17/99 1247PM
MONIKA TODD CLERK REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Feather-Medsker-Smith, LTD., a Colorado Limited Partnership, Grantor, for and in consideration of the operation and maintenance of public roadway improvements, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey 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 tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Southwest Corner of Lot 1, Stop 'n Save Subdivision, situate in the Southeast 1/4 of the Southeast 1/4 of Section 5, 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 16 at Page 25 in the office of the Mesa County Clerk and Recorder;
thence N 02°06'24" E along the West boundary line of said Lot 1 a distance of 5.00 feet;
thence leaving the West boundary line of said Lot 1, N 89°32'07" E a distance of 196.25 feet to a point of curvature on the southeasterly boundary line of said Lot 1;
thence along the southeasterly boundary line of said Lot 1, 31.06 feet along the arc of a non-tangent curve concave to the northwest, having a radius of 95.69 feet, a central angle of 18°35'43", and a long chord bearing S 80°14'17" W a distance of 30.92 feet to a point on the South boundary line of said Lot 1;
thence S 89°32'07" W along the South boundary line of said Lot 1 a distance of 165.96 feet to the Point of Beginning,
containing 930.62 square feet as described.

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 it 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 8 day of February, 1998.

Larry V. Feather
Larry V. Feather, General Partner of
Feather-Medsker-Smith, LTD.

Andrew K. Smith
Andrew K. Smith, General Partner of
Feather-Medsker-Smith, LTD.

Aldah M. Medsker
Aldah M. Medsker, General Partner of
Feather-Medsker-Smith, LTD.

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 8 day of February, 1998, by Larry V. Feather, Andrew K. Smith and Aldah M. Medsker, General Partners of Feather-Medsker-Smith, LTD., a Colorado Limited Partnership.

My commission expires 12/31/00.
Witness my hand and official seal.

Christine M. Shanahan
Notary Public
