

GAM98265

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: GLENN A. MCCLELLAND AND KAREN L. MCCLELLAND

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO.
2701-264-00-012, SLOPE STABILITY FOR PARADISE HILLS BOULEVARD 838
26 1/2 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1850505 06/12/98 0325PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Glenn A. McClelland and Karen L. McClelland, Grantors, for and in consideration of the sum of Two Thousand Eighty and 07/100 Dollars (\$2,080.07), the receipt and sufficiency of which is hereby acknowledged, hereby sell, 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:

A parcel of land situate in the NW 1/4 SE 1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:


Commencing at the Center 1/4 corner of said Section 26, whence the Center-East 1/16 corner of said Section 26 bears N 89° 53'00" E a distance of 1319.78 feet, with all bearings contained herein being relative thereto;
thence N 89° 53'00" E along the north line of the NW 1/4 SE 1/4 of said Section 26 a distance of 528.25 feet to a point on the centerline of Leach Creek and True Point of Beginning of the parcel described herein;
thence continuing along the north line of said NW 1/4 SE 1/4, N 89° 53'00" E a distance of 29.75 feet to a point;
thence S 00° 03'01" W a distance of 77.17 feet to a point;
thence 46.39 feet along the arc of a curve concave to the southwest, having a radius of 323.25 feet, a delta angle of 08° 13'19" and a long chord bearing N 60° 53'53" W a distance of 46.35 feet to a point;
thence S 24° 06'17" W a distance of 27.86 feet to a point;
thence N 67° 02'38" W a distance of 10.93 feet to a point on the centerline of said Leach Creek;
thence N 23° 04'19" E along the centerline of said Leach Creek a distance of 82.32 feet to the point of beginning.

The above described parcel of land contains 2,971.53 square feet as described herein and depicted on the attached Exhibit "A".

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 Grantors hereby covenanting that they 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 12th day of JUNE, 1998.

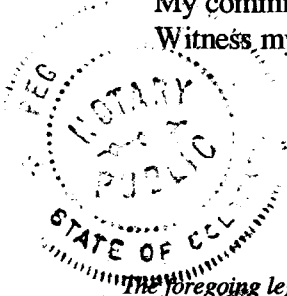

Glenn A. McClelland

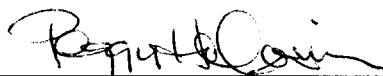

Karen L. McClelland

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 12th day of June, 1998, by Glenn A. McClelland and Karen L. McClelland.

My commission expires 3-3-01.
Witness my hand and official seal.




Notary Public

