

GEN88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: MINNIE L. GENTRY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD UTILITY EASEMENT SOUTH SIDE OF PATTERSON BETWEEN PARK
DRIVE AND MIRA VISTA RD.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 17th day of March, 19 88,
between MINNIE L. GENTRY

1480547 DDC EXEMPT 11:39 AM
MAR 17 1988 E.SAWYER,CLK&REC MESA

County of Mesa, of the _____ State of Colorado, grantor(s), and
THE CITY OF GRAND JUNCTION, a Municipal Corporation
whose legal address is 250 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 S granted, bargained, sold and conveyed, and by these presents do ES 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:

A parcel of land for utility easement purposes being a portion of Lot 26
in Van Deren-Ford Heights Replat, in Section 11, Township 1 South, Range
1 West of the Ute Meridian, City of Grand Junction, CO, described as follows:

Commencing at the Northwest Corner of said Lot 26; thence South 89°54' East
along the present South right-of-way line of Patterson Road, a distance of
30.0 feet to the point of beginning; thence South 09°56' West a distance
of 6.09 feet; thence North 89°54' West along a line parallel with and 36 feet
southerly of the North line of said Section 11, a distance of 20.95 feet to a
point in the East edge of an existing 20 foot utility easement; thence North
34°19' East along the East edge of said easement, a distance of 7.26 feet to
a point in the present South right-of-way line of Patterson Road; thence
South 89°54' East along the present South right-of-way line of Patterson
Road, a distance of 17.91 feet to the point of beginning, containing 117
square feet, more or less.

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 her self, her heirs and personal representatives or successors, do ES covenant and agree that
she 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 S executed this deed on the date set forth above.

Minnie L. Gentry

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this
by Minnie L. Gentry

} ss.
17th day of March, 19 88

Witness my hand and official seal.

My commission expires _____

Scott D. Williams
Notary Public
SCOTT D. WILLIAMS
NOTARY PUBLIC
STATE OF COLORADO

*If in Denver, insert "City and."

Copy to - in Wetmore on 3-28-88