

GEW97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: GRADY EDWARD WRIGHT

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2733 UNAWEEP AVENUE,
EASEMENT, PARCEL NO. 2945-252-00-093

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Grady Edward Wright, whose address is 2708 Unawep Avenue, Grand Junction, Colorado, Grantors, for and in consideration of the sum of One Thousand Seven Hundred Eighty-Four and 34/100 Dollars (\$1,784.34), the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell and convey and by these presents do hereby grant, bargain, sell and convey to THE CITY OF GRAND JUNCTION, a Colorado home rule municipality of the State of Colorado, Grantee, the following described tract of land, being Parcel No. 179 of City of Grand Junction Unawep Avenue Improvement Project, for Roadway and Utilities Right-of-Way purposes, to wit:

Commencing at the NW Corner of the East 1/2 West 1/2 Northeast 1/4 Northwest 1/4 (E1/2 W 1/2 NE 1/4 NW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado; and considering the North line of said Northwest 1/4 of the Section 25 to bear S 90°00'00" E with all bearings contained herein being relative thereto, thence S90°00'00E a distance of 10.00 feet, thence S00°00'00W a distance of 16.00 feet to the Point of Beginning:
thence S90°00'00E a distance of 70.00 feet;
thence S00°00'00W a distance of 14.00 feet;
thence N90°00'00W a distance of 54.56 feet;
thence S35°47'11W a distance of 23.20 feet;
thence S00°00'00W a distance of 22.68 feet;
thence S90°00'00W a distance of 1.97 feet;
thence N00°00'00E a distance of 55.50 feet to the Point of Beginning:
containing 1,189.56 square feet as described herein and as depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, 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.

IN WITNESS WHEREOF, this Deed has been executed and delivered this 7th day of March, 1997.

Joan Lynn Wright as
attorney in fact for Grady Edward
Grady Edward Wright Wright

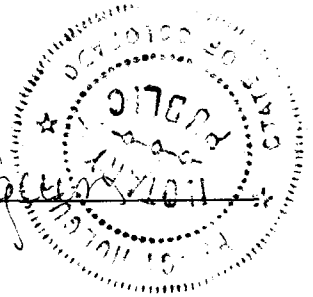
Recorder's note: Grantee address: 240 N 5th St, Grand Jct, CO 81501

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7TH day of March, 1997, by Grady Edward Wright.

Witness my hand and official seal.
My commission expires 3.3.01

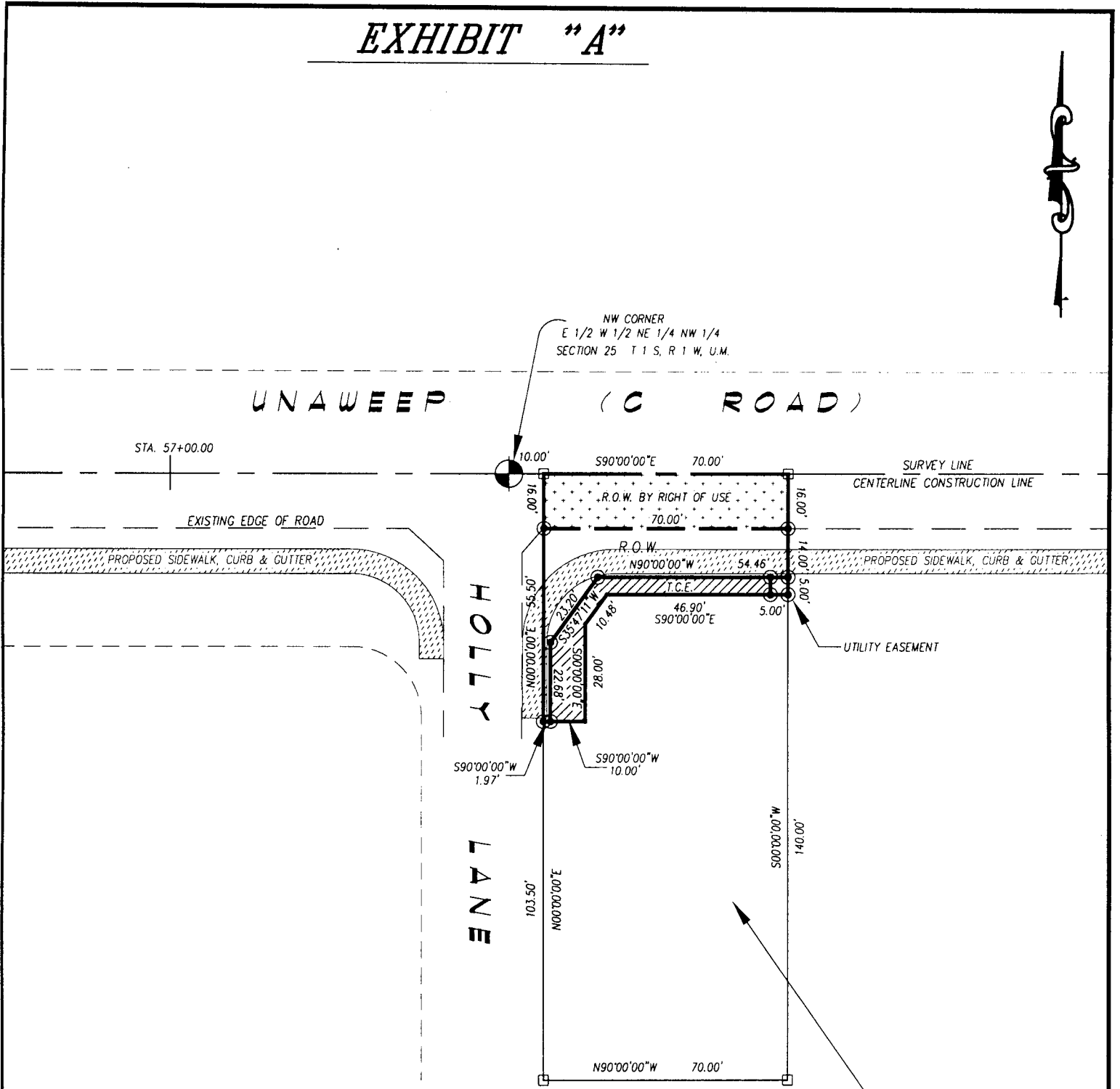
Peggy Holguin
Notary Public



G:PEGGYHUNAWEEPWD\WRIGHT.179

The foregoing legal description was prepared by P. Holguin, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2945-252-00-093
 GRADY EDWARD WRIGHT
 2733 UNAWEEP AVENUE
 R.O.W. BY RIGHT OF USE AREA = 1120.00 SQ.FT.
 RIGHT-OF-WAY AREA = 1189.56 SQ.FT.
 UTILITY EASEMENT AREA = 25.00 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA = 578.49 SQ.FT.

DRAWN BY: SRP
 DATE: 11-19-96
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP71.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (179)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION