

GHY99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: GENEVA I. HYDE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 633 27 1/2 ROAD, 27 1/2 ROAD
TO G ROAD, PARCEL NO. 2945-013-00-055, WARRANTY DEED

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Geneva I. Hyde, Grantor, for and in consideration of the sum of Five Thousand Three Hundred Thirty Five and 60/100 Dollars (\$5,335.60), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents do 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:

Commencing at the Southeast Corner of the Northeast 1/4 of the Southwest 1/4 (NE 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the NE 1/4 SW 1/4 of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto; thence N 00°02'18" E along the East line of the NE 1/4 SW 1/4 of said Section 1 a distance of 433.00; thence leaving the East line of the NE 1/4 SW 1/4 of said Section 1, S 88°17'18" W a distance of 12.01 feet to a point on the West line of the open, used and historical right-of-way for 27 1/2 Road, said point being the True Point of Beginning; thence S 00°02'18" W along the West line of the open, used and historical right-of-way for 27 1/2 Road a distance of 148.62 feet; thence leaving the West line of the open, used and historical right-of-way for 27 1/2 Road, N 89°07'42" W a distance of 18.00 feet; thence N 00°02'18" E a distance of 147.80 feet; thence N 88°17'18" E a distance of 18.01 feet to the Point of Beginning, containing 2,667.80 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

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 covenants that she 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.

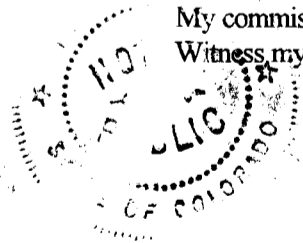
Executed and delivered this 27 day of April, 1999.

Geneva I. Hyde
Geneva I. Hyde

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27th day of APRIL, 1999, by Geneva I. Hyde.

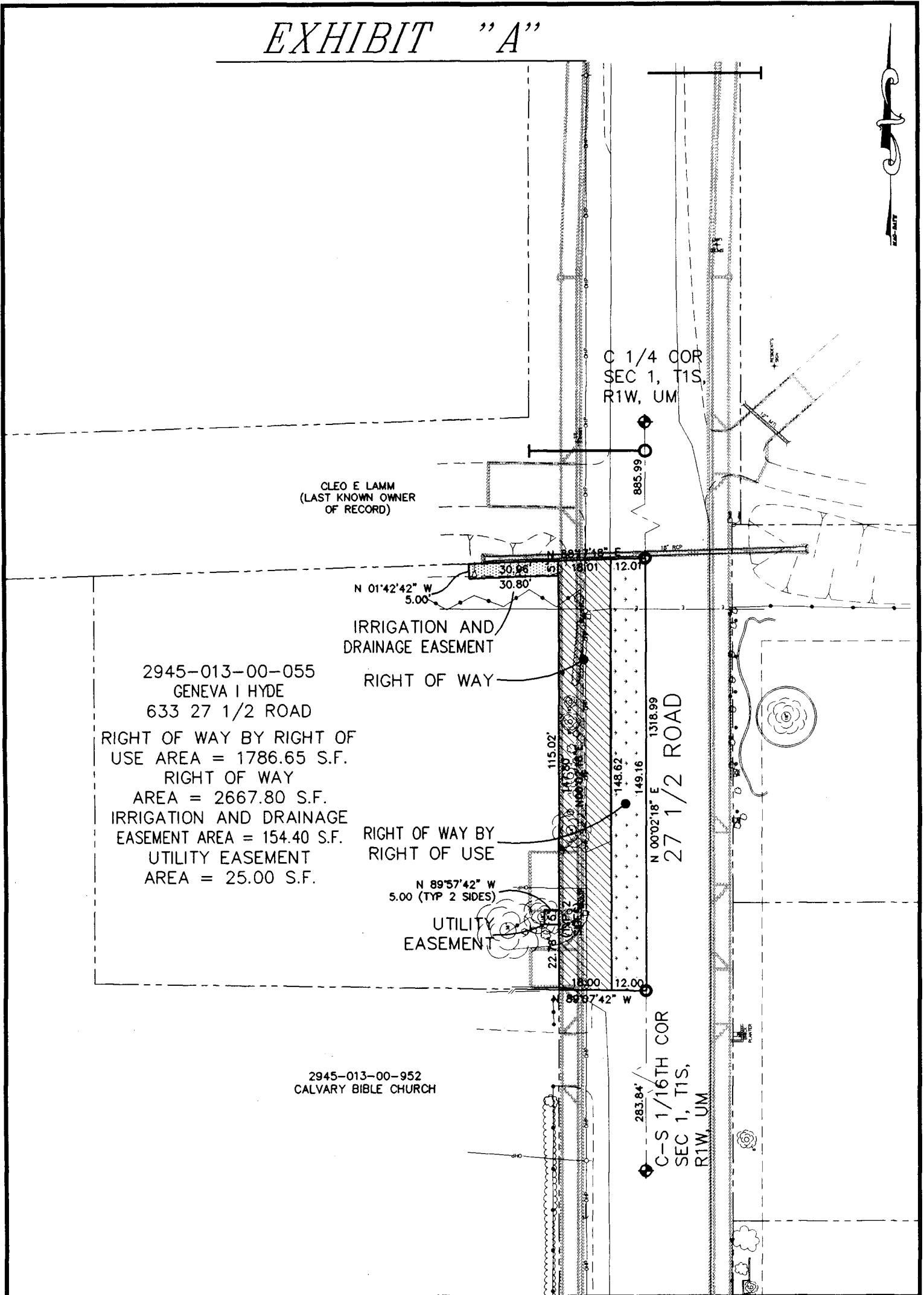
My commission expires 3-3-01.
Witness my hand and official seal.



Peggy H. Quinn
Notary Public

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

EXHIBIT "A"



2945-013-00-055
 GENEVA I HYDE
 633 27 1/2 ROAD
 RIGHT OF WAY BY RIGHT OF
 USE AREA = 1786.65 S.F.
 RIGHT OF WAY
 AREA = 2667.80 S.F.
 IRRIGATION AND DRAINAGE
 EASEMENT AREA = 154.40 S.F.
 UTILITY EASEMENT
 AREA = 25.00 S.F.

2945-013-00-952
 CALVARY BIBLE CHURCH

DRAWN BY: JCS
 DATE: 4-21-99
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: 01300055.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 27 1/2 ROAD - PATTERSON ROAD TO C ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

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