

GOM89PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [SPECIAL WARRANTY]

NAME OF AGENCY OR CONTRACTOR: RUTH H. GORMLEY, JOHN P.
GORMLEY , PATRICK A. GORMLEY, TRUSTEE AND ATTORNEY IN FACT
FOR: THOMAS S. GORMLEY AND JAMES A. GORMLEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD 25 1/2 TO 26 ROAD, LOT 2 AND LOT 6 WILLOWDALE
SUBDIVISION RIGHT-OF-WAY

CITY DEPARTMENT:

YEAR:

EXPIRATION DATE:

DESTRUCTION DATE:

SPECIAL WARRANTY DEED

BOOK 1737 PAGE 747

THIS DEED, Made this 10th day of April, 19 89,
between RUTH H. GORMLEY, PATRICK A. GORMLEY, TRUSTEE,
JOHN P. GORMLEY, THOMAS S. GORMLEY and JAMES A. GORMLEY,

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,
Colorado, 81501

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E.SAWYER, CLK&REC MESA COUNTY CO
DOC EXEMPT

of the _____ County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of
Three Thousand Six Hundred and Ninety-Four (\$3,694.00)----- DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do 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:

SEE EXHIBIT A

FOR ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES.

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 themselves, their heirs and personal representatives or successors, do covenant and agree that
they 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) have executed this deed on the date set forth above.

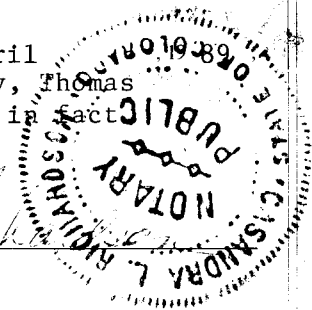
Patrick A. Gormley
Patrick A. Gormley
Ruth H. Gormley
Ruth H. Gormley
John P. Gormley
John P. Gormley
STATE OF COLORADO

Patrick A. Gormley
Patrick A. Gormley, attorney in fact
for Thomas S. Gormley
Patrick A. Gormley
Patrick A. Gormley, attorney in fact
for James A. Gormley

ss.

The foregoing instrument was acknowledged before me this 10th day of April
by Ruth H. Gormley, Patrick A. Gormley, Trustee, John P. Gormley, Thomas
S. Gormley and James A. Gormley by Patrick A. Gormley, attorney in fact.
Witness my hand and official seal.

My commission expires 7-26-89
Patrick A. Gormley
Notary Public



* subject to easements, rights of way, reservations,
and restrictions, whether actual, prescriptive or of record.

*If in Denver, insert "City and."

Exhibit A

Parcel R/W-117:

Beginning at the Southwest Corner of Lot 2 in Willowdale Subdivision, situated in the SE1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado;
thence N $00^{\circ}05'30''$ W along the westerly line of said Lot 2 a distance of 2.0 feet;
thence S $45^{\circ}01'15''$ E a distance of 2.83 feet to the south line of said Lot 2;
thence N $89^{\circ}57'$ W along the south line of said Lot 2 a distance of 2.0 feet to the Point of Beginning,

containing 7 square feet, more or less.

Parcel R/W-117:

Beginning at the Southeast Corner of Lot 6 in Willowdale Subdivision, situated in the SE1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado;
thence North along the east line of said Lot 6 a distance of 28.0 feet;
thence N $89^{\circ}57'$ W a distance of 14.0 feet;
thence S $43^{\circ}49'51''$ W a distance of 33.93 feet;
thence N $89^{\circ}57'$ W a distance of 190.43 feet;
thence S $88^{\circ}46'51''$ W a distance of 158.01 feet to the Southwest Corner of Lot 4 of said Willowdale Subdivision
thence S $89^{\circ}57'$ E along the south line of Lots 4, 5 and 6 of said Willowdale Subdivision a distance of 385.9 feet to the Point of Beginning,

containing 1,705 square feet, more or less.