

GOR89PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JOHN I. GORDON AND SHARON A.
GORDON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2615 F ROAD
PARCEL NO. 2945-112-00-004 EASEMENT SOUTH SIDE 1ST TO 7TH
STREETS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1989

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 2nd day of October, 1989
between JOHN I. GORDON and SHARON A. GORDON

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1526802 12:47 PM 10/05/89
E.SAWYER, CLK&REC MESA COUNTY CO
DOC EXEMPT

of the _____
County of _____, State of Colorado, grantor(s), and

THE CITY OF GRAND JUNCTION, a Municipal Corporation

whose legal address is 250 N. 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, 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" attached hereto and made a part hereof

500W
Subj price \$2,687.00

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.

John I. Gordon
John I. Gordon

Sharon A. Gordon
Sharon A. Gordon

STATE OF COLORADO

County of Mesa

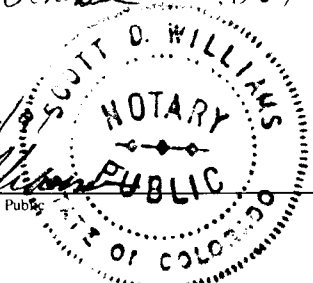
The foregoing instrument was acknowledged before me this

by John I. Gordon and Sharon A. Gordon

Witness my hand and official seal.

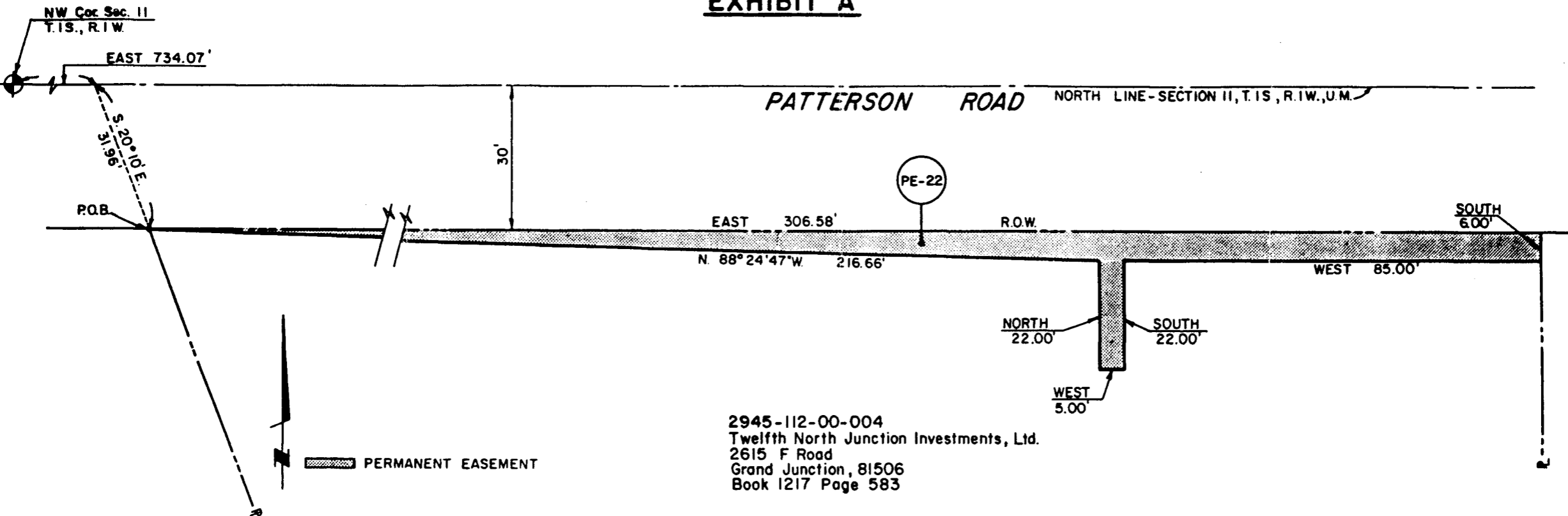
My commission expires 1/12/89

Scott D. Williams
Notary Public



*If in Denver, insert "City and."

EXHIBIT A



2945-112-00-004
 Twelfth North Junction Investments, Ltd.
 2615 F Road
 Grand Junction, 81506
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PARCEL PE-22

A parcel of land for utility easement purposes being a portion of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing 734.07 feet East of the Northwest Corner of said Section 11; thence South 20°10' East, a distance of 31.96 feet to a point in the present South right-of-way line of Patterson Road, said point being the point of beginning; thence East along the present South right-of-way line of Patterson Road, a distance of 306.58 feet; thence South, a distance of 6.00 feet; thence West, parallel with and 36 feet South of the North line of said Section 11, a distance of 85.00 feet; thence South, a distance of 22.00 feet; thence West, a distance of 5.00 feet; thence North, a distance of 22.00 feet; thence North, 88°24'47" West, a distance of 216.66 feet to the point of beginning, containing 1300 square feet, more or less.