

GRS8815S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [SPECIAL WARRANTY]

NAME OF AGENCY OR CONTRACTOR: HILLTOP FOUNDATION, INC. A
COLORADO NON-PROFIT ORGANIZATION [BY: GRISIER AND ERLE H.
REID

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 15TH STREET,
PATTERSON ROAD TO RIDGE DRIVE, WEST SIDE, NORTH OF PATTERSON
, PROJECT NO. 209-034098-901168-84094, PARCEL NO. R/W-13
FOR ROAD AND UTILITY RIGHT-OF-WAY PURPOSES
CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

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THIS DEED, Made this 20th day of May, 1988,
between Hilltop Foundation, Inc., a Colorado non-profit organization,

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, grantor, and

The City of Grand Junction,
a municipal corporation
whose legal address is 250 North 5th Street,
Grand Junction, 81501

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

WITNESSETH, That the grantor, for and in consideration of one Dollar and other good and valuable consideration **-DOLLARS**

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the grantee(s) its heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Mesa, State of Colorado, described as follows:

See attached Exhibit A, hereby made a part of;

1486199 DOC EXEMPT 02:20 PM
MAY 23, 1988 E.SAWYER,CLK&REC MESA CTY,CO

~~also known by street and number as:~~ For Road and Utility Right-of-Way purposes.

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, 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, successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its _____ Secretary, the day and year first above written.

Attest: [Signature]
Secretary

By [Signature]
President

STATE OF COLORADO
County of MESA

ss.

The foregoing instrument was acknowledged before this _____ day of May, 1988,
by James R. Grasier as _____ President
and Erte H. Reiz as _____ Secretary
of Hilltop Foundation, Inc. a corporation.
My commission expires 1/31/89
Witness my hand and official seal.

[Signature]
Notary Public

*If in Denver, insert "City and"

Project 15th Street-Patterson Rd. to Ridge Drive
Project No. 209-034098-901168-84094
Parcel No. R/W-13

R/W-13 Description

A parcel of land for Road and Utility Right-of-Way purposes being a portion of Lot 1, Block One of Hilltop Subdivision, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the NE Corner of said Lot 1;
Thence S $00^{\circ}00'09''$ E along the East line of said Lot 1 a distance of 469.78 feet;
Thence along the arc of a non-tangent curve to the left, having a radius of 276.06 feet and a long chord which bears N $15^{\circ}07'08''$ W, 4.30 feet;
Thence along the arc of a curve to the right, having a radius of 324.06 feet and a long chord which bears N $07^{\circ}47'01''$ W, 87.75 feet;
Thence N $00^{\circ}00'09''$ W a distance of 278.67 feet;
Thence along the arc of a curve to the right, having a radius of 294.30 feet and a long chord which bears N $06^{\circ}25'00''$ E, 65.81 feet;
Thence along the arc of a curve to the left, having a radius of 306.44 feet and a long chord which bears N $10^{\circ}36'12''$ E, 23.88 feet;
Thence N $40^{\circ}46'11''$ W a distance of 14.76 feet to a point on the North line of said Lot 1;
Thence S $89^{\circ}54'36''$ E a distance of 10.88 feet to the point of beginning,

containing 5249 square feet, more or less.