

GVB97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: GRAND VALLEY BAPTIST CHURCH

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2711 UNAWEEP AVENUE,
EASEMENT, PARCEL NO. 2945-252-00-955

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1799056 0201PM 05/16/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$NO FEE

Grand Valley Baptist Church, a Colorado nonprofit corporation, Grantor, for and in consideration of the sum of Twenty Three and 34/100 Dollars (\$23.34), the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys 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:

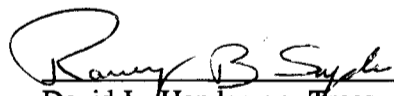
Commencing at the Northwest Corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the NW1/4 NW1/4 of said Section 25 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 470.00 feet; thence S 00°00'00" W a distance of 30.00 feet to a point on the North right-of-way line for Unawep Avenue and the True Point of Beginning;
thence S 90°00'00" E along the North right-of-way line for Unawep Avenue a distance of 6.91 feet;
thence leaving said North right-of-way line, S 63°58'27" W a distance of 7.69 feet to a point on the East right-of-way line for Pinon Street;
thence N 00°00'00" E along the East right-of-way line for Pinon Street a distance of 3.38 feet to the True Point of Beginning,
containing 11.67 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

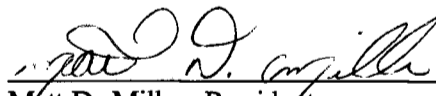
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend 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 4th day of February, 1997.

Attest:

Grand Valley Baptist Church, a
Colorado nonprofit corporation


David L. Henderson, Treasurer
Randy B Snyder

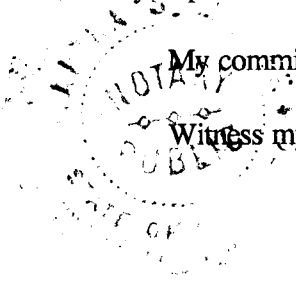

Matt D. Miller, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of February, 1997, by Matt D. Miller as President and attested to by ~~David L. Henderson~~ as Treasurer of Grand Valley Baptist Church, a Colorado nonprofit corporation. Randy B. Snyder

My commission expires June 7, 1999.

Witness my hand and official seal.



Matt D. Miller
Notary Public

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

EXHIBIT "A"

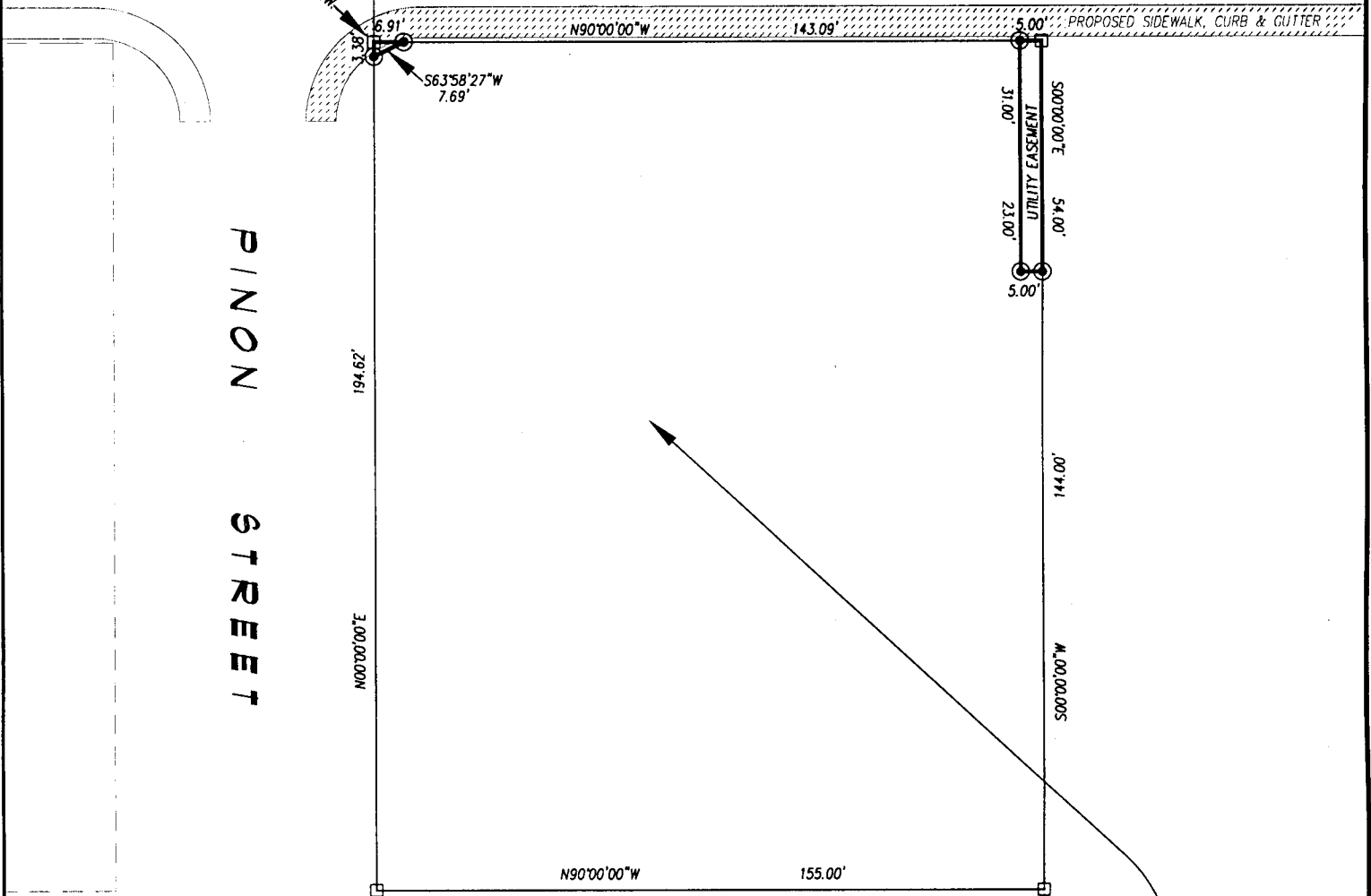


UNAWEEP (C ROAD)

T 1 S, R 1 W, U.M.
 23 24 S90°00'00"E
 26 25 470.00'

STA. 47+00.00

SURVEY LINE
 CENTERLINE CONSTRUCTION LINE



2945-252-00-955
 GRAND VALLEY BAPTIST CHURCH
 2711 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA = 11.67 SQ.FT.
 UTILITY EASEMENT AREA = 270.00 SQ.FT.

DRAWN BY: SRP
 DATE: 1-30-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP62.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (161)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION