

HAC88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CHARMAINE ANN HACKER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD RIGHT OF WAY NORTH SIDE 1ST TO 7TH, 217 WILLOWBROOK
ROAD PARCEL NO. 2945-023-03-004, LOT 7-BLOCK 1 WILLOWBROOK
SUB. REPLAT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

1490088 DOC EXEMPT 10:28 AM
JUL 07, 1988 E. SAWYER, CLK&REC MESA CTY, CO

THIS DEED, Made this _____ day of **June**, 19 **88**,
between **CHARMAINE ANN HACKER**

BOOK 1700 PAGE 572

County of **Mesa**, 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, has granted, bargained, sold and conveyed, and by these presents do **ES** 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

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 **her self, her** heirs and personal representatives or successors, do **ES** covenant and agree that
she 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) ha **S** executed this deed on the date set forth above.

Charmaine Ann Hacker

Charmaine Ann Hacker

STATE OF COLORADO

County of **Mesa**

The foregoing instrument was acknowledged before me this
by **Charmaine Ann Hacker**

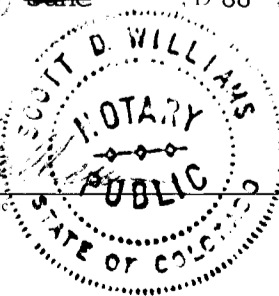
ss. _____ day of **July**, 19 **88**

Witness my hand and official seal.

My commission expires _____

Scott D. Williams

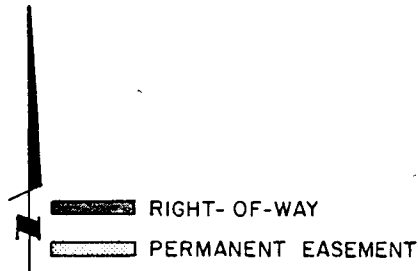
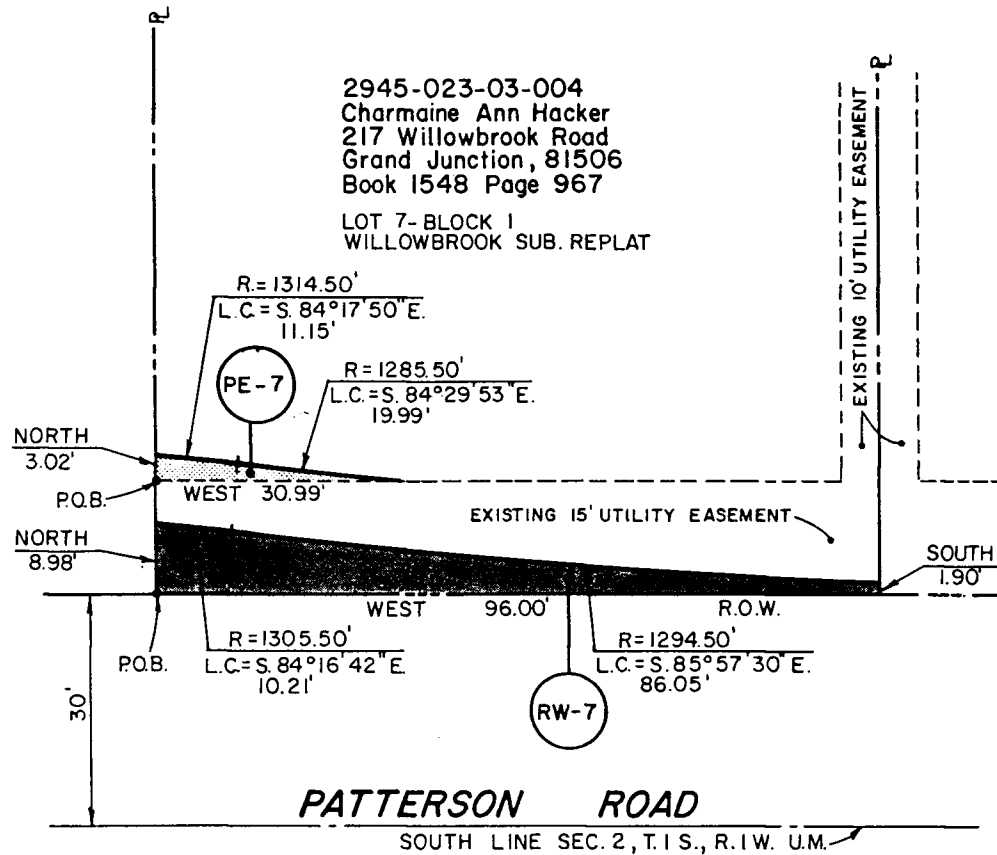
Notary Public



*If in Denver, insert "City and."

EXHIBIT A

BOOK 1700 PAGE 573



PARCEL RW-7

A parcel of land for road and utility right-of-way purposes being a portion of Lot 7 in Block 1 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Southwest Corner of said Lot 7; thence North along the West line of said Lot 7, a distance of 8.98 feet; thence along the arc of a curve to the right having a radius of 1,305.50 feet and a long chord which bears South 84°16'42" East for a chord distance of 10.21 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 1,294.50 feet and a long chord which bears South 85°57'30" East for a chord distance of 86.05 feet to a point in the East line of said Lot 7; thence South along the East line of said Lot 7, a distance of 1.90 feet to a point in the present North right-of-way line of Patterson Road; thence West along said present right-of-way line, a distance of 96.00 feet to the point of beginning, containing 469 square feet, more or less.

PARCEL PE-7

A parcel of land for utility and irrigation easement purposes being a portion of Lot 7 in Block 1 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing from the Southwest Corner of said Lot 7; thence North along the West line of said Lot 7, a distance of 15.00 feet to the point of beginning; thence North along the West line of said Lot 7, a distance of 3.02 feet; thence along the arc of a curve to the right having a radius of 1,314.50 feet and a long chord which bears South 84°17'50" East for a chord distance of 11.15 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 1,285.50 feet and a long chord which bears South 84°29'53" East for a chord distance of 19.99 feet to a point in the North edge of an existing 15 foot wide utility easement; thence West along the North edge of said existing easement, a distance of 30.99 feet to the point of beginning, containing 46 square feet, more or less.