

HAL9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: GUS R. HALANDRAS, CHRIS P. HALANDRAS, ANDY
PEROULIS AND CFP ESTATE, LTD., A COLORADO LIMITED PARTNERSHIP

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 665 24 ROAD - PARCEL NO.
2945-051-00-109 - FOR PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1934168 01/03/00 1239PM
 MONIKA TODD CLK® MESA COUNTY CO
 REC FEE \$15.00
 DOCUMENTARY FEE \$EXEMPT

Gus R. Halandras, Chris P. Halandras, Andy Peroulis and CFP Estate, LTD., a Colorado limited partnership, Grantors, for and in consideration of the sum of Thirty Seven Thousand Five Hundred Twenty Three and 03/100 Dollars (\$37,523.03), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey 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 Public Roadway and Utilities right-of-way purposes, to wit:

Commencing at the East ¼ Corner of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the Southeast ¼ of the Northeast ¼ (SE ¼ NE ¼) of said Section 5 to bear N 00°03'00" W with all bearings contained herein being relative thereto; thence N 89°53'55" W along the south line of the SE ¼ NE ¼ of said Section 5 a distance of 30.00 feet; thence leaving the south line of said SE ¼ NE ¼, N 00°01'38" W a distance of 14.48 feet to the True Point of Beginning;
 thence N 81°49'40" W a distance of 31.35 feet;
 thence N 37°41'05" E a distance of 1.63 feet;
 thence N 00°03'00" W a distance of 1,300.15 feet to a point on the north line of the SE ¼ NE ¼ of said Section 5;
 thence S 89°57'28" E along the north line of the SE ¼ NE ¼ of said Section 5 a distance of 35.15 feet to a point on the west line of the open, used and historical right-of-way for 24 Road;
 thence along the west line of the open, used and historical right-of-way for 24 Road the following three (3) courses:

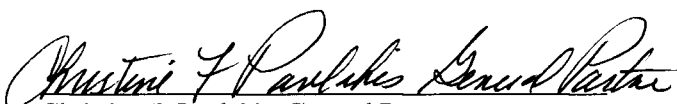
1. S 00°17'47" W a distance of 488.36 feet;
2. S 00°08'13" W a distance of 502.25 feet;
3. S 00°03'05" W a distance of 315.27 feet to the Point of Beginning.

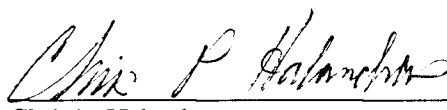
containing 41,692.26 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

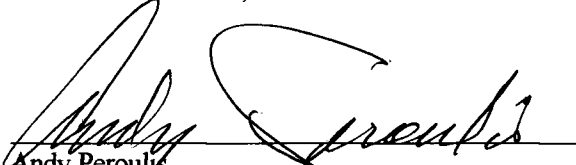
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend 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.

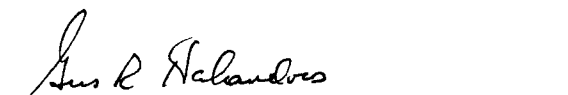
Executed and delivered this 18th day of December, 1999.

CFP Estate, LTD.,
 a Colorado limited partnership


 Christine F. Pavlakis, General Partner


 Chris P. Halandras

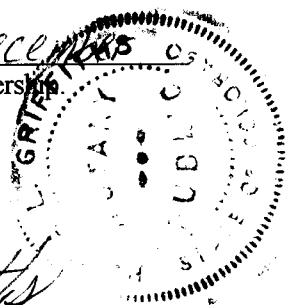

 Andy Peroulis


 Gus R. Halandras

State of Colorado)
)ss.
County of Denver)

The foregoing instrument was acknowledged before me this 16th day of December 1999, by Christine F. Pavlakis, General Partner of CFP Estate, LTD., a Colorado limited partnership.

My commission expires July 26, 2003
Witness my hand and official seal.

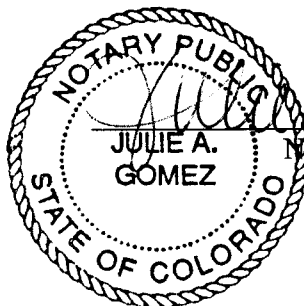


Julie A. Gomez
Notary Public

State of Colorado)
)ss.
County of Moffat)

The foregoing instrument was acknowledged before me this 18th day of December 1999, by Chris P. Halandras.

My commission expires 7/02/03
Witness my hand and official seal.

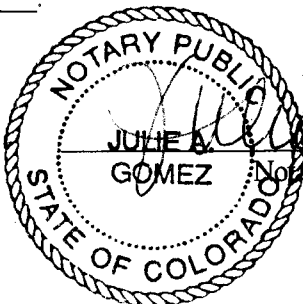


Julie A. Gomez
Notary Public

State of Colorado)
)ss.
County of Moffat)

The foregoing instrument was acknowledged before me this 18th day of December 1999, by Andy Peroulis.

My commission expires 7/02/03
Witness my hand and official seal.

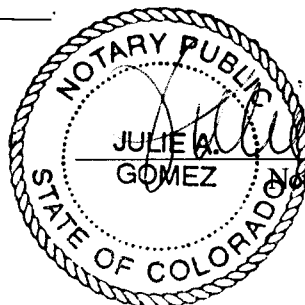


Julie A. Gomez
Notary Public

State of Colorado)
)ss.
County of Moffat)

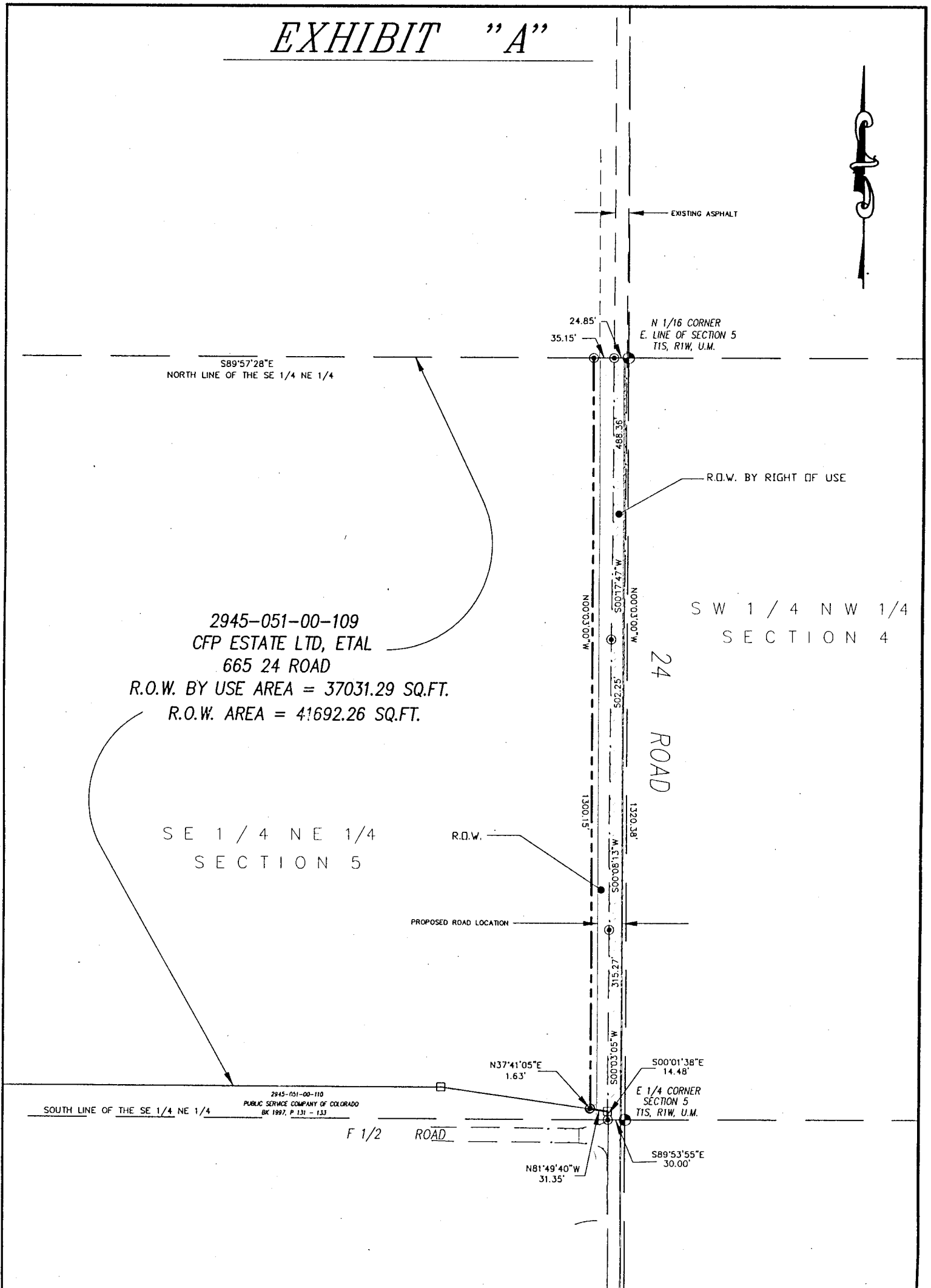
The foregoing instrument was acknowledged before me this 18th day of December 1999, by Gus R. Halandras.

My commission expires 7/02/03
Witness my hand and official seal.



Julie A. Gomez
Notary Public

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 4-8-99
 SCALE: 1" = 200'
 APPR. BY: JW
 FILE NO: 24rd109.dwg

RIGHT-OF-WAY DESCRIPTION MAP
24 ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION