

HDM98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: HARRY L. MAIGATTER AND DONNA
R. MAIGATTER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2753 UNAWEEP AVENUE,
EASEMENT, PARCEL NO. 2945-251-00-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1831435 02/05/98 0429PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Harry L. Maigatter and Donna R. Maigatter, Grantors, for and in consideration of the sum of One-Thousand Four-Hundred and 00/100 Dollars (\$1400.00), the receipt and sufficiency of which is hereby acknowledged, 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 Roadway and Utilities right-of-way purposes, to wit:

A parcel of land situate in the NW 1/4 NE 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 25; thence N 90°00'00" E along the north line of said Section 25 a distance of 131.00 feet to a point; thence leaving the north line of said Section 25 S 00°00'00" E a distance of 16.00 feet to a point on the south edge of an existing road and True Point of Beginning of the parcel described herein; thence N 90°00'00" E along the south edge of said existing road a distance of 100.00 feet to a point; thence leaving the south edge of said existing road S 00°00'00" E a distance of 14.00 feet to a point; thence S 90°00'00" W a distance of 100.00 feet to a point; thence N 00°00'00" W a distance of 14.00 feet to the point of beginning, containing 1400.00 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 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 23 day of January, 1998.

Harry L. Maigatter
Harry L. Maigatter

Donna R. Maigatter
Donna R. Maigatter

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of January, 1998, by Harry L. Maigatter and Donna R. Maigatter.

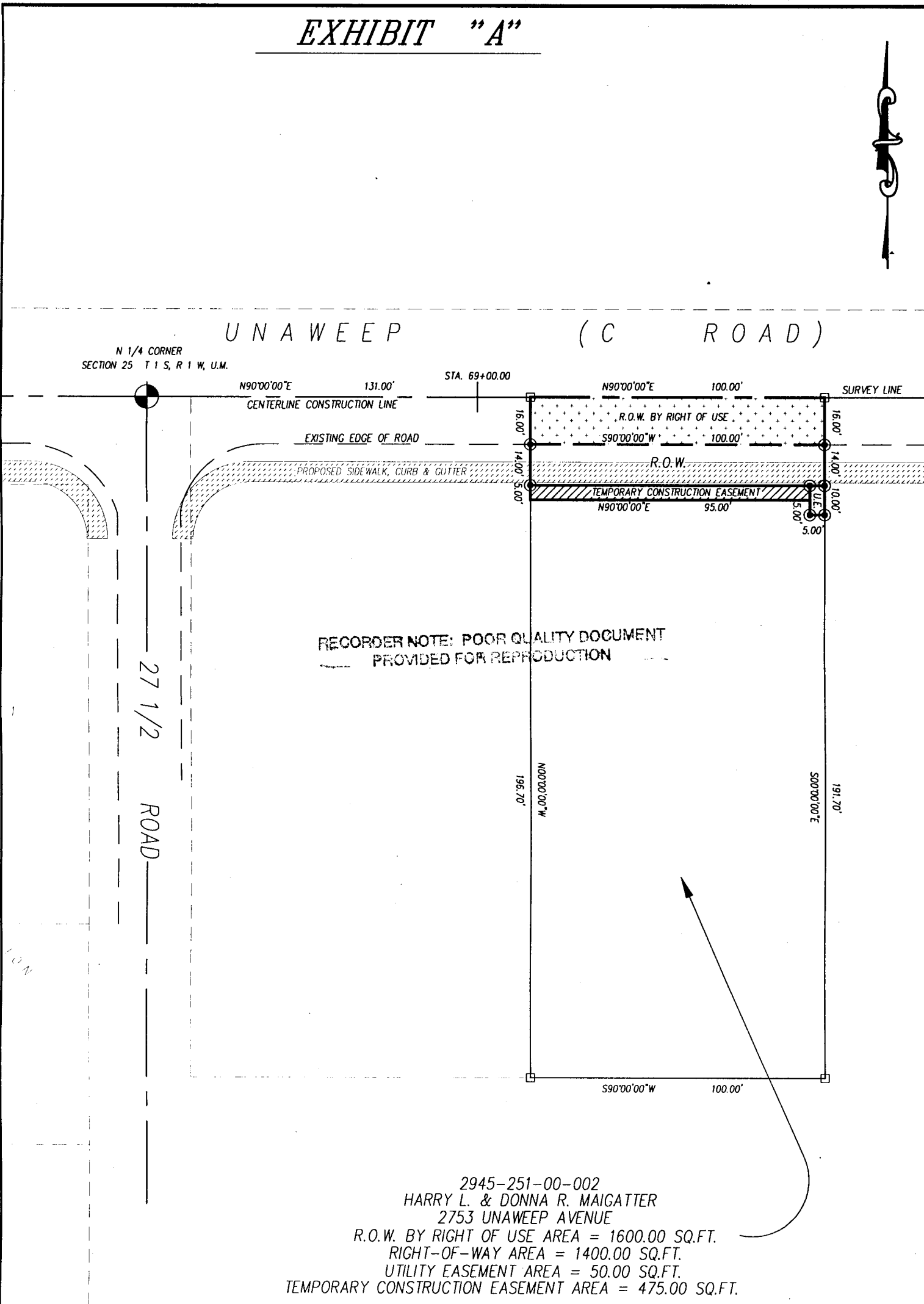
My commission expires 6-7-1999.
Witness my hand and official seal.



Martha S. Miller
Notary Public

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

EXHIBIT "A"



DRAWN BY: SRP
DATE: 01-21-98
SCALE: 1" = 40'
APPR. BY: TW
FILE NO: WEEP89.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (201)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION