

HEI985TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JOHN C. HEIDEMAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTHWEST CORNER OF LOT  
1, BLOCK 148, ORIGINAL TOWNSITE, 406 SOUTH 5TH STREET, PARCEL NO. 2945-143-  
40-001, 5TH STREET LIGHTING AND STREETScape

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2

NOT DOCUMENTED

1862212 08/28/98 1107AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

John C. Heideman, Grantor, for and in consideration of the sum of Four Hundred One and 40/100 Dollars (\$401.40), the receipt and sufficiency of which is hereby acknowledged, hereby sells, 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 Lot 1, Block 148 of the Original Plat of the City of Grand Junction, situate in the Southwest 1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado;  
thence S 87°57'20" E along the north boundary line of said Lot 1 a distance of 15.00 feet to the True Point of Beginning;  
thence S 87°57'20" E along the north boundary line of said Lot 1 a distance of 4.51 feet;  
thence leaving the north boundary line of said Lot 1, S 47°11'15" W a distance of 12.61 feet to a point which is the on the intersecting line of the east right-of-way for South 5th Street with the south right-of-way for Pitkin Avenue;  
thence N 28°31'22" E along said intersecting right-of-way line a distance of 9.94 feet to the Point of Beginning,  
containing 20.07 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 Grantor hereby covenanting that he 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.

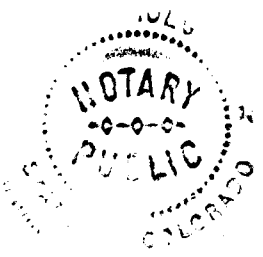
Executed and delivered this 3rd day of August, 1998.

*John C. Heideman*  
John C. Heideman

State of Colorado )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 3rd day of August, 1998, by John C. Heideman.

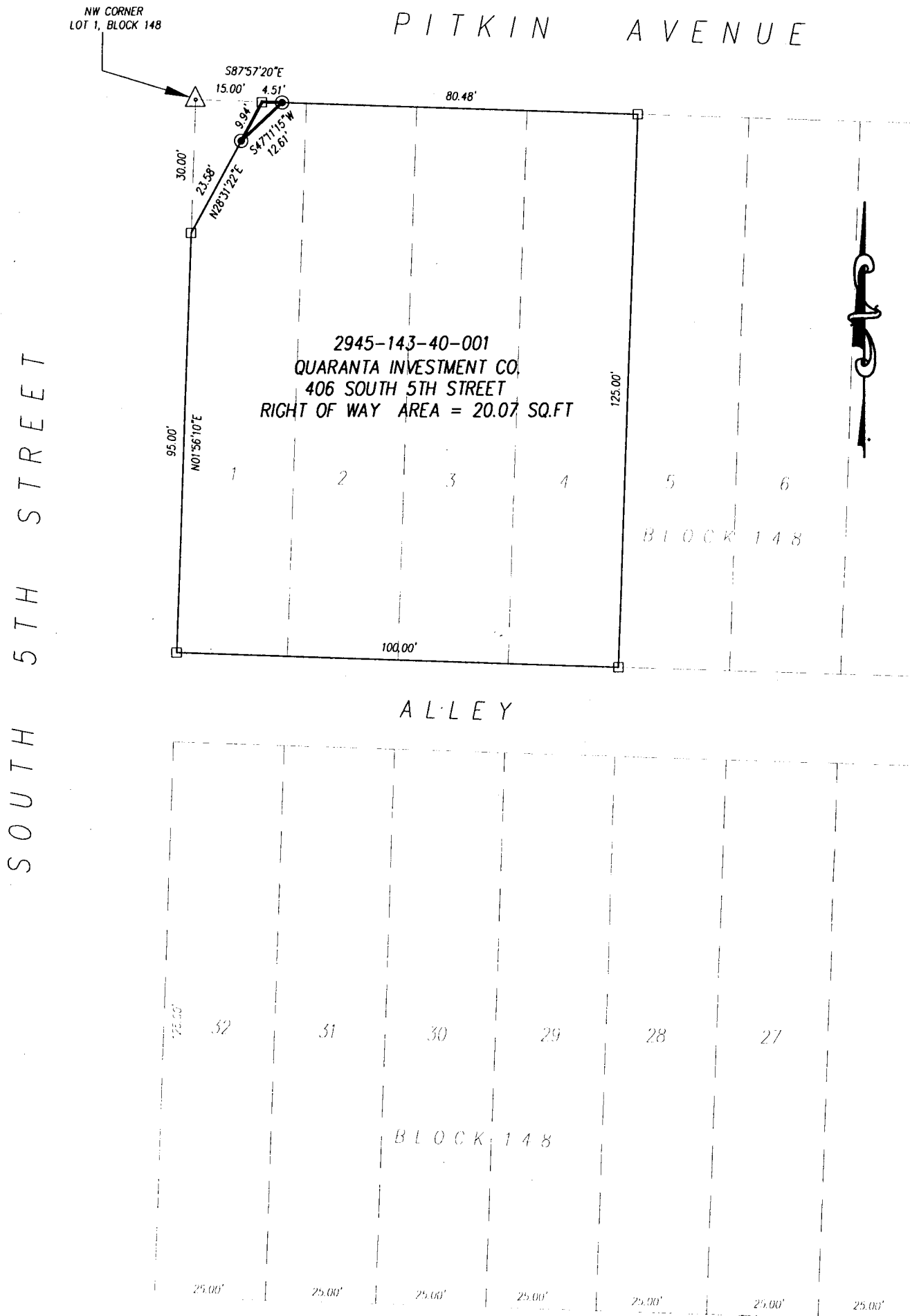
My commission expires 3-3-01.  
Witness my hand and official seal.



*Papay Holguin*  
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: 01-29-98  
 SCALE: 1" = 30'  
 APPR. BY: TW  
 FILE NO: 5TH\_2.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 5TH STREET LIGHTING AND STREETScape  
 ( PARCEL 2 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION