

HHS01NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: HILLTOP HEALTH SERVICES CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2897 NORTH  
AVENUE, GRAND JUNCTION

PARCEL NO.: 2943-181-00-093

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1995869 05/14/01 1134AM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Hilltop Health Services Corporation, Grantor, for and in consideration of the sum of Three Thousand Four Hundred Eighty-Two and 80/100 Dollars (\$3,482.80), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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:

Parcel No. RW-102:

Commencing at the Corner common to Sections 7, 8, 17 and 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the north line of the NE 1/4 NE 1/4 of said Section 18 to bear N 89°48'55"W with all bearings contained herein being relative thereto; thence N 89°48'55"W along the North line of the NE 1/4 NE 1/4 of said Section 18 a distance of 72.96 feet; thence leaving said North line, S00°11'05"W a distance of 50.00 feet a point on the South right-of-way line for North Avenue, also known as US Hwy 6 & 24, as described by instrument recorded in Book 1835 at Page 515 in the office of the Mesa County Clerk and Recorder, said point being and the True Point of Beginning; thence N 89°48'55" W along the South right-of-way line for North Avenue as aforesaid a distance of 176.07 feet; thence leaving said right-of-way line, S 80°59'41" E a distance of 16.66 feet; thence S 89°48'30" E a distance of 160.37 feet; thence S 63°43'00" E a distance of 4.09 feet; thence N 45°12'24" W a distance of 6.23 feet to the Point of Beginning, containing 435.35 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 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 9<sup>th</sup> day of May, 2001.

Hilltop Health Service Corporation

Sally Schaefer  
Sally Schaefer, CEO

State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2001, by Sally Schaefer, CEO for Hilltop Health Services Corporation.

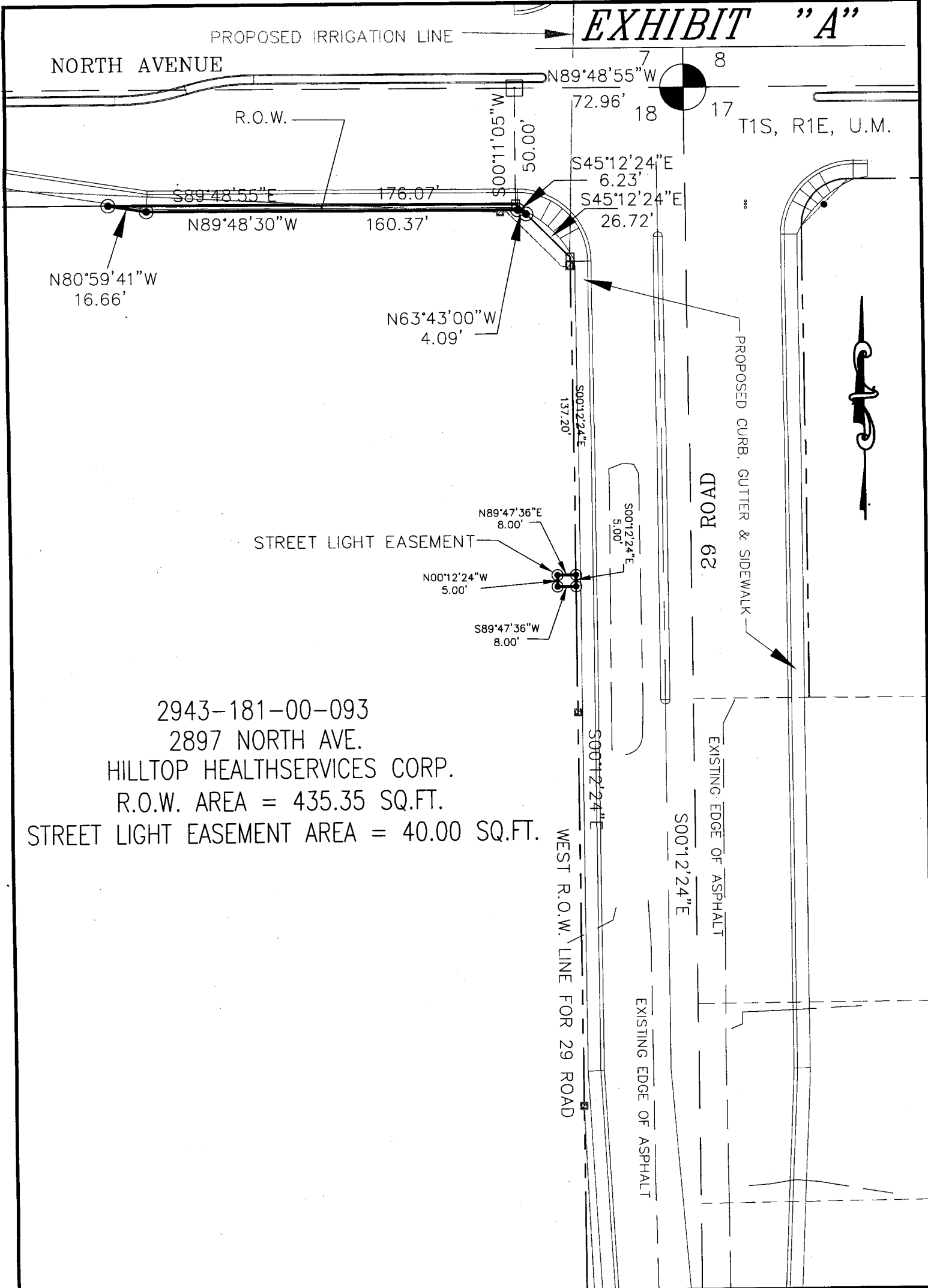
My commission expires 4/2/02.

Witness my hand and official seal.

M. Catherine Menzies  
Notary Public



**EXHIBIT "A"**



2943-181-00-093  
 2897 NORTH AVE.  
 HILLTOP HEALTHSERVICES CORP.  
 R.O.W. AREA = 435.35 SQ.FT.  
 STREET LIGHT EASEMENT AREA = 40.00 SQ.FT.

DRAWN BY: SRP  
 DATE: 12-18-2000  
 SCALE: 1" = 50'  
 APPR. BY: TW  
 FILE NO: 29ROAD6A.DWG

*RIGHT-OF-WAY DESCRIPTION MAP*  
 29 ROAD - 170B TO BUNTING AVENUE

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**