

HIL0215S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-  
OF-WAY PURPOSES

NAME OF AGENCY OR CONTRACTOR: HILLTOP HEALTH SERVICES  
CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 3205  
NORTH 15<sup>TH</sup> STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

BOOK 3080 PAGE 428  
2056674 05/16/02 0335PM  
MONIKA TODD CLK&REG MESA COUNTY CO  
REG FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Hilltop Health Services Corporation, A Colorado Nonprofit Corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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:

See 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 15 day of May, 2002.

Hilltop Health Services Corporation,  
A Colorado Nonprofit Corporation

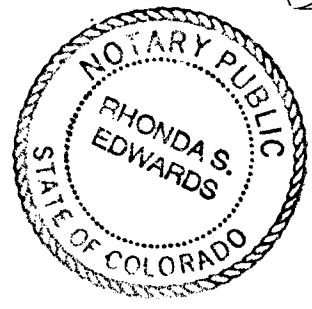
By Sally Schaefer  
Sally Schaefer, CEO

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 15 day of May, 2002, by Sally Schaefer as CEO of Hilltop Health Services Corporation, A Colorado Nonprofit Corporation.

My commission expires November 28, 2005  
Witness my hand and official seal.

Rhonda S. Edwards  
Notary Public



**EXHIBIT "A"****Legal Description**

The North 22.00 feet of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  AND the West 8.0 feet of the East 26.0 feet of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , both in Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described by metes and bounds as follows, to wit:

Commencing at the Northeast Corner of the NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 1, and considering the North line of said NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  to bear due WEST with all bearings contained herein being relative thereto; thence WEST along the north line of said NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  a distance of 18.00 feet to a point on the West right-of-way line for North 15<sup>th</sup> Street as described by instrument recorded in Book 1539 at Pages 920 and 921 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;

thence SOUTH along the West right-of-way line for North 15<sup>th</sup> Street a distance of 659.20 feet to a point on the South line of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 1;

thence WEST along the South line of the NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 1 a distance of 8.00 feet;

thence leaving the South line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  and along a line which is parallel with and 26.0 feet West of the East line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , NORTH a distance of 637.20 feet;

thence along a line which is parallel with and 22.0 feet South of the North line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , WEST a distance of 634.56 feet to a point on the West line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ;

thence NORTH along the West line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  a distance of 22.00 feet to the Northwest Corner of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ;

thence EAST along the North line of said NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  a distance of 642.56 feet to the Point of Beginning.

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5<sup>th</sup> Street, Grand Junction, CO 81501.