

HIL07WEL

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	HILLTOP HEALTH SERVICES DBA: HILLTOP COMMUNITY RESOURCES INC.
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	1405 WELLINGTON (HILLTOP-BACON COMMUNITY BUILDING)
PARCEL NO:	2945-122-00-977
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

3 PAGE DOCUMENT

RECEPTION #: 2373564, BK 4394 PG 79 04/05/2007 at  
04:32:18 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc  
Code: WD  
Janice Rich, Mesa County, CO CLERK AND RECORDER

## WARRANTY DEED

Hilltop Health Services, Corporation D.B.A. Hilltop Community Resources, Inc., a Colorado non-profit 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 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:

A parcel of land for right-of-way purposes located in the Southeast Quarter of the Northwest Quarter of the Northwest Quarter (SE $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section 12, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, and being more particularly described as follows:

Commencing at the Northeast corner of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 12, whence the Southeast corner of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 12 bears South 00 degrees 10 minutes 35 seconds West, a distance of 655.23 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 00 degrees 10 minutes 35 seconds West, a distance of 30.00 feet, along the East line of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 12; thence North 89 degrees 45 minutes 11 seconds West, a distance of 30.00 feet to the Southwest corner for the intersection of Wellington Avenue and 15<sup>th</sup> Street rights-of-way, the POINT OF BEGINNING; thence South 00 degrees 10 minutes 35 seconds West, a distance of 12.13 feet, along the West right-of-way line of said 15<sup>th</sup> Street; thence North 44 degrees 47 minutes 18 seconds West, a distance of 17.16 feet, leaving said 15<sup>th</sup> Street right-of-way to a point on the South right-of-way line of Wellington Avenue; thence South 89 degrees 45 minutes 11 seconds East, a distance of 12.13 feet, along said South right-of-way line of Wellington Avenue to the POINT OF BEGINNING.

Said parcel containing an area of 0.002 acres, more or less 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 covenants 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.

3/12/07  
11:42 AM  
Hilltop Bacon WD.doc

The foregoing legal description was prepared by Stanley K. Werner, PLS 27279,  
High Desert Surveying, L.L.C., Grand Junction, Colorado 81503

Executed and delivered this 2nd day of April, 2007.

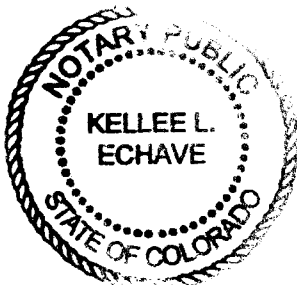
Hilltop Health Services Corporation,  
D.B.A. – Hilltop Community Resources, Inc.  
a Colorado non-profit corporation,

By Sally Schaefer CEO  
Sally Schaefer, CEO

State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 2nd day of April, 2007, by Sally Schaefer, CEO for Hilltop Health Services, Corporation D.B.A. Hilltop Community Resources, Inc., a Colorado Non-profit Corporation.

My commission expires: 4/2/09  
Witness my hand and official seal.

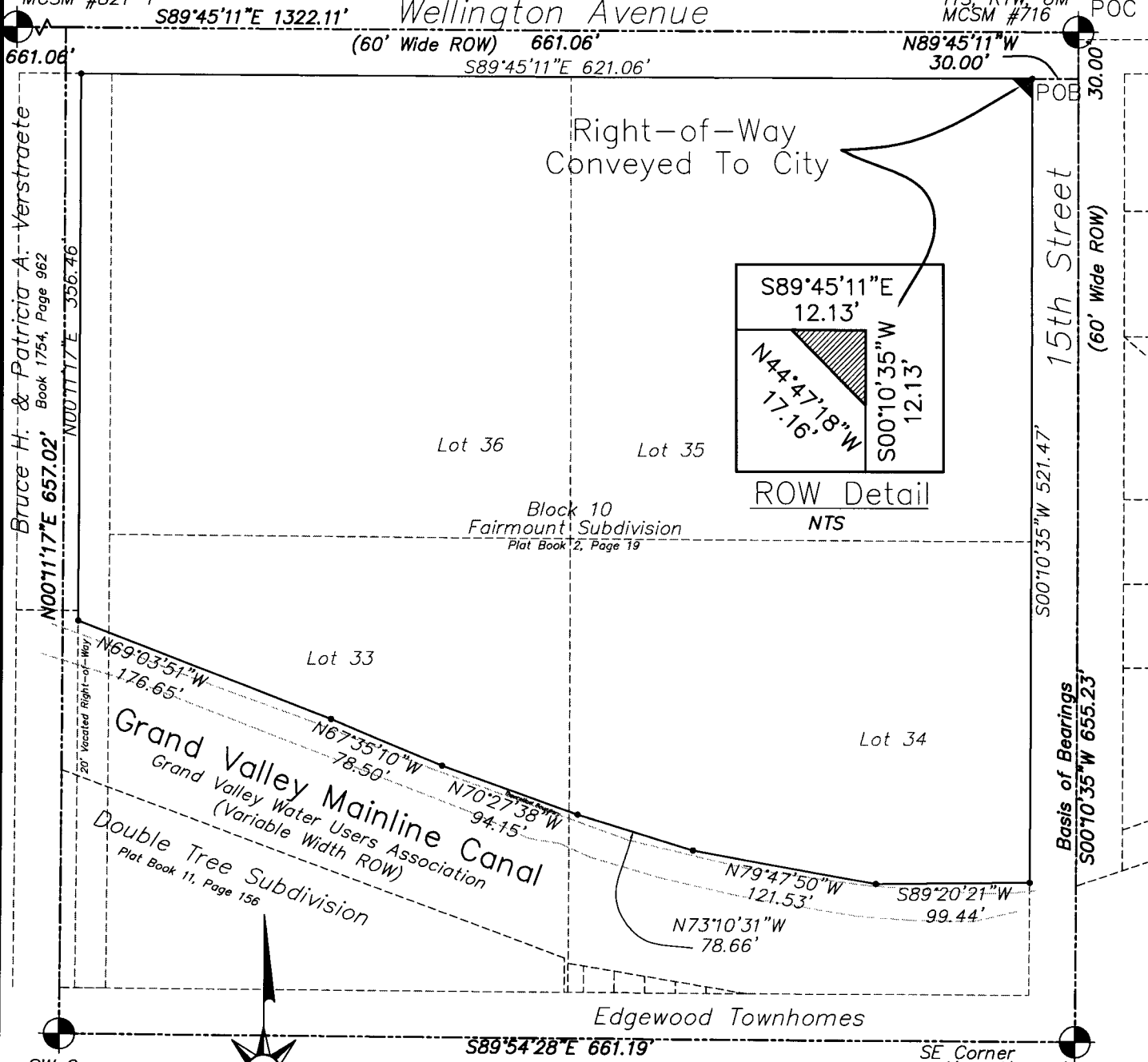


Kellee L. Echave  
Notary Public

# EXHIBIT A

NW Corner  
SW¼ NW¼ NW¼  
Section 12  
T1S, R1W, UM  
MCSM #821-1

NE Corner  
SE¼ NW¼ NW¼  
Section 12  
T1S, R1W, UM  
MCSM #716

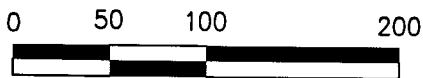


SW Corner  
SE¼ NW¼ NW¼  
Section 12  
T1S, R1W, UM  
City Marker - 1969

SE Corner  
SE¼ NW¼ NW¼  
Section 12  
T1S, R1W, UM  
MCSM #717-2



SCALE: 1" = 100'



High Desert Surveying, LLC

1673 Highway 50 Unit C

Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-240-0451

PROJ. NO. 06-110	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Dec, 2006	dc/jk/dj	skw	skw	1	1