

HLS9825R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: HEATHER L. SHUMAN (HEATHER L. WALTON)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO.
2701-343-00-105, 702 25 ROAD, G ROAD RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1850499 06/12/98 0325PM
MONIKA TODD CLR&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Heather L. Shuman, formerly known as Heather L. Walton, Grantor, for and in consideration of the sum of Four Thousand Five Hundred Four and 94/100 Dollars (\$4,504.94), 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 Southwest Corner of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, from whence the Southeast Corner of the SW1/4 SW1/4 SW1/4 of said Section 34 bears N 89°58'43" E a distance of 658.96 feet with all bearings contained herein being relative thereto; thence N 00°11'18" W along the west line of the SW1/4 SW1/4 SW1/4 of said Section 34 a distance of 30.0 feet; thence leaving the west line of said SW1/4 SW1/4 SW1/4, N 89°58'43" E a distance of 21.92 feet to a point on the north line of the open, used and historical right-of-way for G Road and the True Point of Beginning; thence along said north line following eleven (11) courses and distances:

1. 20.70 feet along the arc of a curve concave to the northeast, having a radius of 33.08 feet, a central angle of 35°51'22", and a long chord bearing S 66°22'32" E a distance of 20.36 feet;
2. S 89°09'53" E a distance of 11.87 feet;
3. S 88°57'59" E a distance of 59.21 feet;
4. S 88°04'46" E a distance of 30.05 feet;
5. S 89°26'19" E a distance of 52.87 feet;
6. S 88°52'28" E a distance of 19.91 feet;
7. S 86°00'45" E a distance of 10.99 feet;
8. N 89°51'51" E a distance of 24.07 feet;
9. S 89°06'01" E a distance of 49.28 feet;
10. S 89°23'53" E a distance of 49.77 feet;
11. S 89°33'01" E a distance of 30.54 feet;

thence leaving said north line, N 00°11'18" W a distance of 13.69 feet;
thence S 89°58'43" W a distance of 357.09 feet to the Point of Beginning,
containing 3,917.34 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 Grantor hereby covenanting that she 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 4th day of June, 1998.

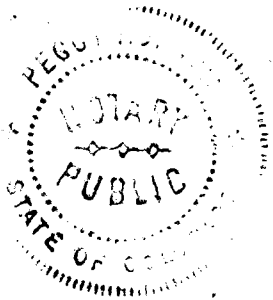
Heather L. Shuman
Heather L. Shuman,
formerly known as Heather L. Walton

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of June, 1997, by Heather L. Shuman, formerly known as Heather L. Walton.

My commission expires March 3, 2001

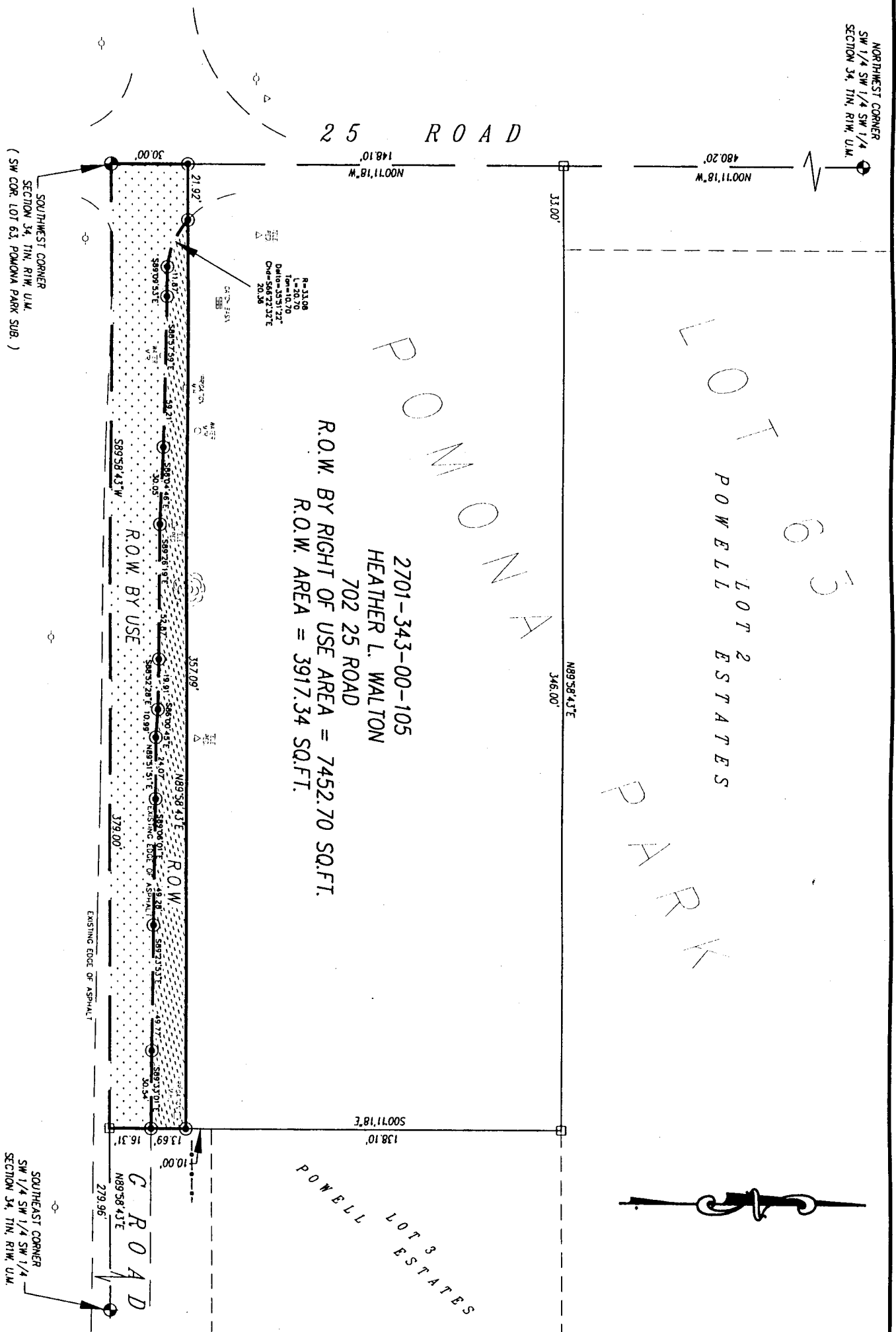
Witness my hand and official seal.



Peggy D. Bain
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: 04-06-98
 SCALE: 1" = 50'
 APPR. BY: IW
 FILE NO: G_RD1.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 G ROAD SHOULDER WIDENING

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION