

JAC99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JANS CORPORATION BY GERRY SPOMER, PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 27 1/2 ROAD PATTERSON ROAD
TO G ROAD, RIGHT OF WAY, PARCEL NO. 2945-013-00-018

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1901893 05/12/99 0243PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

2 PAGE

WARRANTY DEED

Jans Corp., a Colorado corporation, Grantor, for and in consideration of the sum of One Thousand One Hundred Sixty Two and 35/100 Dollars (\$1,162.35), 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northeast Corner of the Southeast 1/4 of the Southwest 1/4 (SE 1/4 SW 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE 1/4 SW 1/4 of said Section 1 to bear N 00°02'19" E with all bearings contained herein being relative thereto; thence S 00°02'19" W along the East line of the SE 1/4 SW 1/4 of said Section 1 a distance of 659.95 feet to a point on the North line of the South 1/2 of the SE 1/4 SW 1/4 of said Section 1; thence N 89°47'53" W along the North line of the South 1/2 of the SE 1/4 SW 1/4 of said Section 1 a distance of 25.00 feet to a point on the West right-of-way line for 27 1/2 Road as described by instrument recorded in Book 749 at Page 491 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;
thence S 00°02'19" W along the West right-of-way line for 27 1/2 Road a distance of 154.98 feet;
thence leaving said right-of-way line, N 89°47'35" W a distance of 5.00 feet;
thence N 00°02'19" E a distance of 154.98 feet to a point on the North line of the South 1/2 of the SE 1/4 SW 1/4 of said Section 1;
thence S 89°47'53" E along the North line of the South 1/2 of the SE 1/4 SW 1/4 of said Section 1 a distance of 5.00 feet to the Point of Beginning,
containing 774.90 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

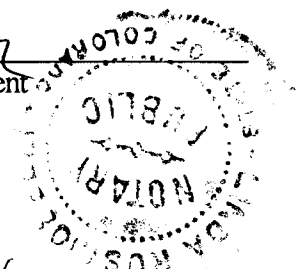
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend 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 16 day of March, 1999.

Attest:

Jans Corp., a Colorado corporation

by:

Gerry Spomer
by: Gerry Spomer, President


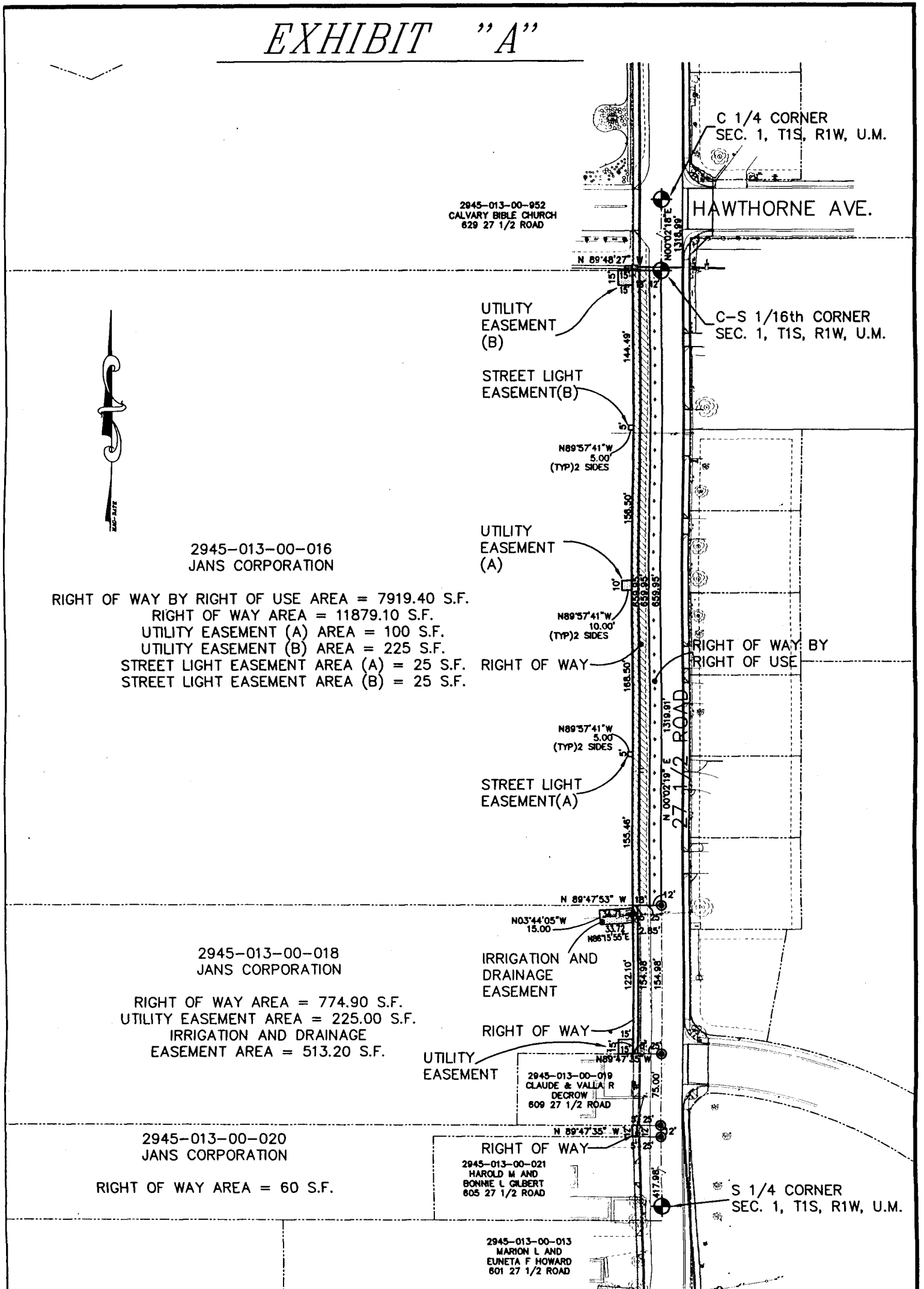
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16 day of March, 1999, by Gerry Spomer as President and attested to by _____ as _____ of Jans Corp., a Colorado corporation.

My commission expires 8/21/2000.
Witness my hand and official seal.

Gilda Ruscolilli
Notary Public

EXHIBIT "A"



2945-013-00-016
 JANS CORPORATION

RIGHT OF WAY BY RIGHT OF USE AREA = 7919.40 S.F.
 RIGHT OF WAY AREA = 11879.10 S.F.
 UTILITY EASEMENT (A) AREA = 100 S.F.
 UTILITY EASEMENT (B) AREA = 225 S.F.
 STREET LIGHT EASEMENT AREA (A) = 25 S.F.
 STREET LIGHT EASEMENT AREA (B) = 25 S.F.

2945-013-00-018
 JANS CORPORATION

RIGHT OF WAY AREA = 774.90 S.F.
 UTILITY EASEMENT AREA = 225.00 S.F.
 IRRIGATION AND DRAINAGE
 EASEMENT AREA = 513.20 S.F.

2945-013-00-020
 JANS CORPORATION

RIGHT OF WAY AREA = 60 S.F.

2945-013-00-019
 CLAUDE & VALLIA R
 DECROW
 609 27 1/2 ROAD

2945-013-00-021
 HAROLD M AND
 BONNIE L GILBERT
 605 27 1/2 ROAD

2945-013-00-013
 MARION L AND
 EUNETA F HOWARD
 601 27 1/2 ROAD

DRAWN BY: JCS
 DATE: 2-2-99
 SCALE: 1" = 120'
 APPR. BY: IW
 FILE NO: Q1300018.DWG

RIGHT-OF-WAY DESCRIPTION MAP

27 1/2 ROAD - PATTERSON ROAD TO C ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION