

JAM97N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JAMES L. MCEVOY AND ANDREE  
MCEVOY

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2112 NORTH 1ST  
STREET, RIGHT OF WAY NORTH FIRST STREET ORCHARD AVENUE TO  
PATTERSON, PARCEL NO. 2945-112-15-014

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1804839 0308PM 07/07/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$No FEE

James L. McEvoy and Andree McEvoy, Grantors, for and in consideration of the sum of Two Hundred Forty Seven and 22/100 Dollars (\$247.22), the receipt and sufficiency of which is hereby acknowledged, 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:

Beginning at the Northwest Corner of Lot 2 of Hillcrest Manor, a subdivision situate in the Northwest 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 5 at Page 20 in the office of the Mesa County Clerk and Recorder;  
thence S 90°00'00" E along the North boundary line of said Lot 2 a distance of 3.00 feet;  
thence leaving said North boundary line, S 00°00'00" E a distance of 36.36 feet;  
thence S 17°12'22" W a distance of 10.14 feet to a point on the West boundary line of said Lot 2;  
thence N 00°00'00" W along the West boundary line of said Lot 2 a distance of 46.05 feet to the Point of Beginning, containing 123.61 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 Grantors hereby covenanting that they 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 2nd day of June, 1997.

James L. McEvoy  
James L. McEvoy

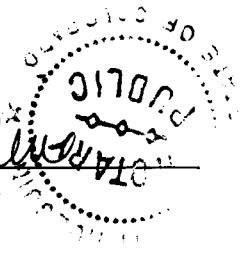
Andree McEvoy  
Andree McEvoy

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 2nd day of June, 1997, by James L. McEvoy and Andree McEvoy.

My commission expires 3-3-01.  
Witness my hand and official seal.

Peary H. Gallardo  
Notary Public

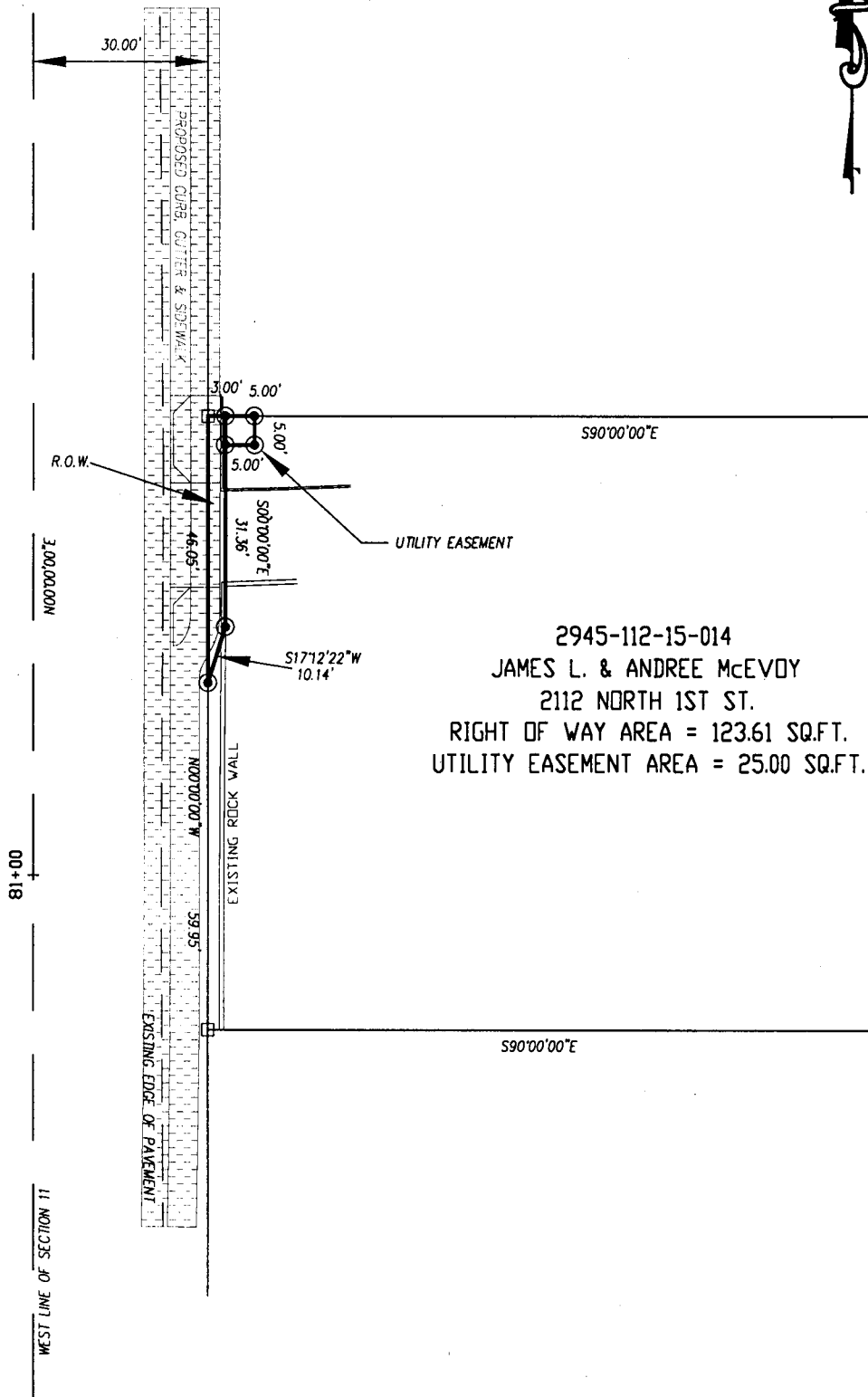


The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

# EXHIBIT "A"



NORTH FIRST STREET



2945-112-15-014  
 JAMES L. & ANDREE McEVROY  
 2112 NORTH 1ST ST.  
 RIGHT OF WAY AREA = 123.61 SQ.FT.  
 UTILITY EASEMENT AREA = 25.00 SQ.FT.

DRAWN BY: SRP  
 DATE: 4-11-97  
 SCALE: 1" = 30'  
 APPR. BY: TKH  
 FILE NO: F104.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE  
 ( 104 )

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