

JAN99275

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. 2945-013-00-016

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1901892 05/12/99 0243PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

2 PAGE THREE

WARRANTY DEED

Jans Corp., a Colorado corporation, Grantor, for and in consideration of the sum of Ten Thousand Ninety Seven and 24/100 Dollars (\$10,097.24), 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 N 89°48'27" W along the North line of the SE 1/4 SW 1/4 of said Section 1 a distance of 12.00 feet to a point on the West line of the open, used and historical right-of-way for 27 1/2 Road, said point being the True Point of Beginning;

thence S 00°02'19" W along the West line of the open, used and historical right-of-way for 27 1/2 Road a distance of 659.95 feet to a point on the South line of the North 1/2 of the SE 1/4 SW 1/4 of said Section 1;

thence N 89°47'53" W along the South line of the North 1/2 of the SE 1/4 SW 1/4 of said Section 1 a distance of 18.00 feet;

thence leaving the South line of the North 1/2 of the SE 1/4 SW 1/4 of said Section 1, N 00°02'19" E a distance of 659.95 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 1;

thence S 89°48'27" E along the North line of the SE 1/4 SW 1/4 of said Section 1 a distance of 18.00 feet to the Point of Beginning,

containing 11,879.10 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     )

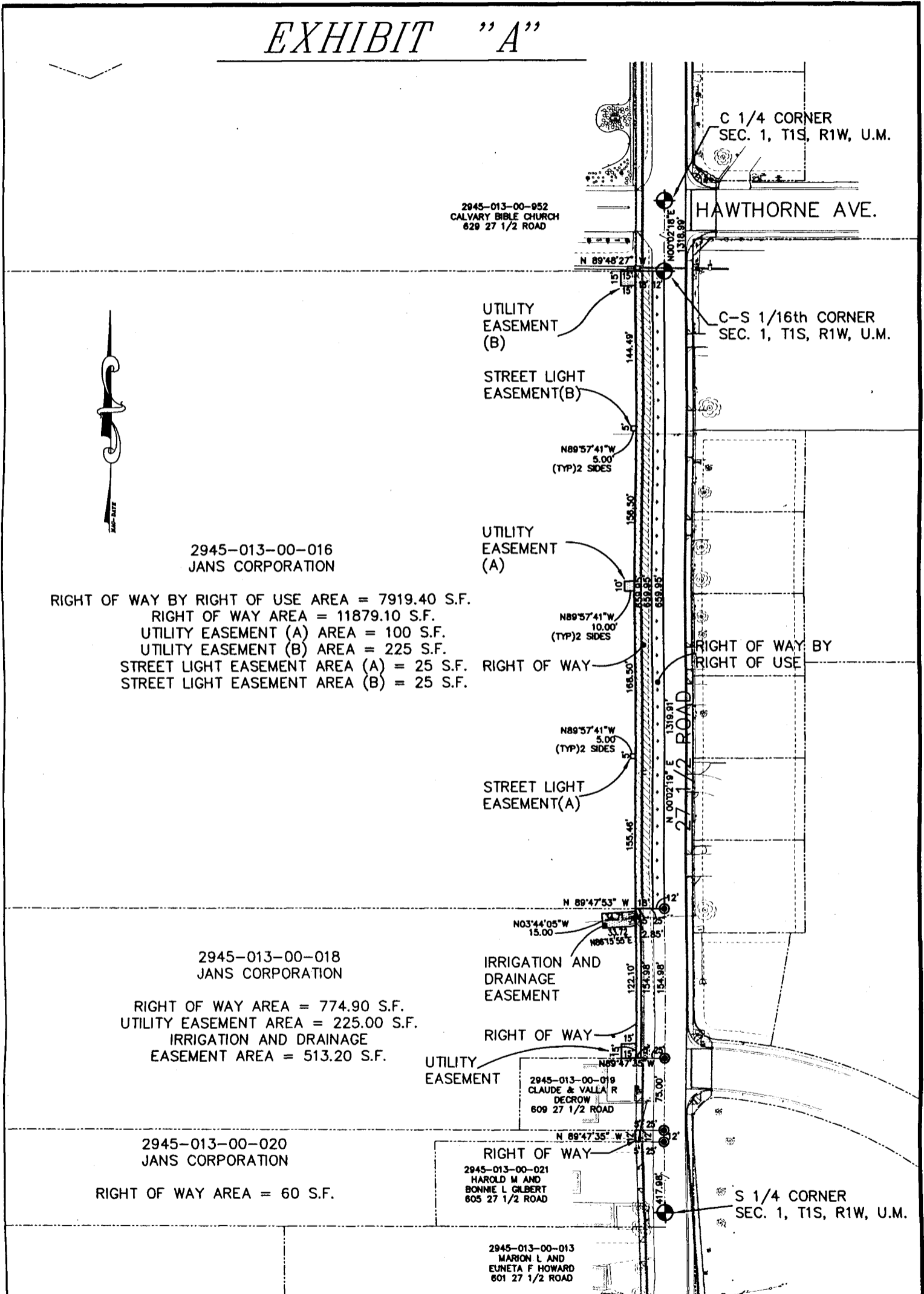


The foregoing instrument was acknowledged before me this 16 day of March, 1999, by Gerry Spomer as President and attested to by \_\_\_\_\_ as \_\_\_\_\_ of Jans Corp., a Colorado corporation.

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

Jude Rusecolli  
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.

2945-013-00-021  
 HAROLD M AND  
 EUNETA F HOWARD  
 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: TW  
 FILE NO: 01300018.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