

JMK98PKV

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JOHN D. KRATZER AND MINNIE L. KRATZER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 299 50 W. PARKVIEW DRIVE, RIGHT OF WAY, PARCEL NO. 2945-252-22-001, LOT 1, PARKVIEW SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

BOOK 2402 PAGE 382
1831442 02/05/98 0429PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

John D. Kratzer and Minnie L. Kratzer, Grantors, for and in consideration of the sum of Four and 43/100 Dollars (\$4.43), 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:

A parcel of land situate in the NE 1/4 NW 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 3 of Parkview Subdivision; thence S 00°08'00" E along the east line of said Lot 1, Block 3 a distance of 1.47 feet to a point; thence leaving the east line of said Lot 1, Block 3 N 69°50'07" W a distance of 4.27 feet to a point on the north line of said Lot 1, Block 3; thence N 90°00'00" E along the north line of said Lot 1, Block 3 a distance of 4.01 feet the point of beginning, containing 2.95 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 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 January, 1998.

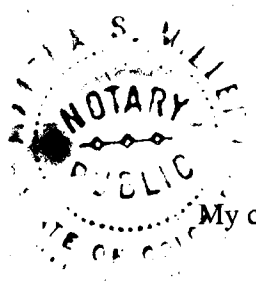
John D. Kratzer
John D. Kratzer

Minnie L. Kratzer
Minnie L. Kratzer

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 1998 by John D. Kratzer and Minnie L. Kratzer.

Witness my hand and official seal.



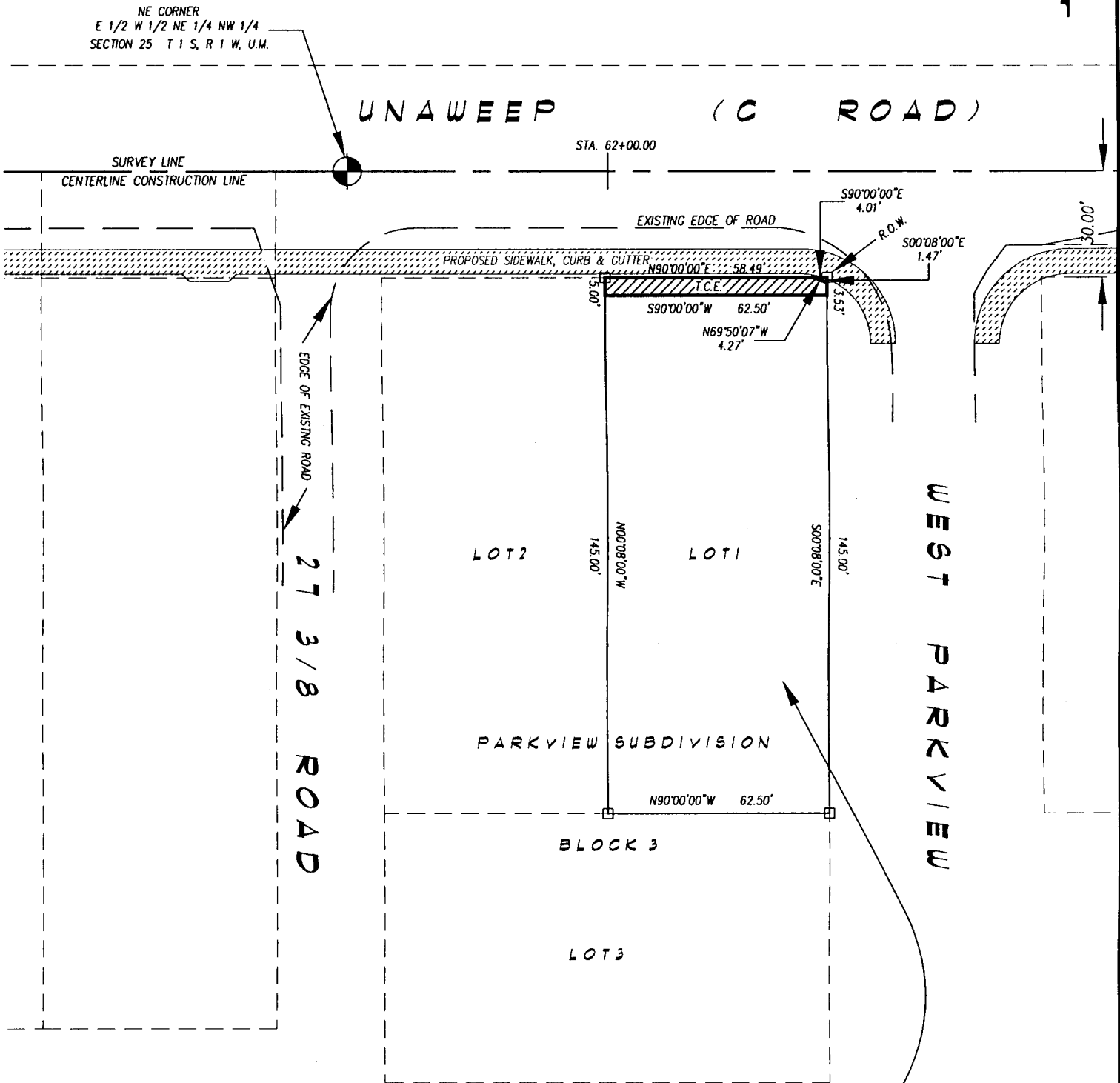
Martha S. Miller
Notary Public

My commission expires 6-7-1999.

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

EXHIBIT "A"

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION



2945-252-22-001
JOHN D. & MINNIE L. KRATZER
299 50 W. PARKVIEW DR.
RIGHT-OF-WAY AREA = 2.95 SQFT.
TEMPORARY CONSTRUCTION EASEMENT AREA = 309.55 SQFT.

DRAWN BY: SRP
DATE: 11-20-96
SCALE: 1" = 40'
APPR. BY: TW
FILE NO: WEEP76.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (189)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION