

JQJ97EPD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: JANE F. JUSTIS AND QUINTON A. JUSTIS

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 295 EAST PARKVIEW DRIVE, UNAWEEP EASEMENT, PARCEL NO. 2945-252-23-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1827260 01/08/98 0347PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Jane F. Justis and Quinton A. Justis, Grantors, for and in consideration of the sum of Five and 43/100 Dollars (\$5.43), 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 Northwest corner of Lot 2, Block 1, Parkview Subdivision; thence N 90°00'00" E along the north line of said Lot 2, Block 1 a distance of 4.36 feet to a point; thence leaving said north line S 69°07'57" W a distance of 4.66 feet to a point on the west line of said Lot 2, Block 1; thence N 00°08'00" W along the west line of said Lot 2, Block 1 a distance of 1.66 feet to the point of beginning, containing 3.62 square feet 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 December, 1997.

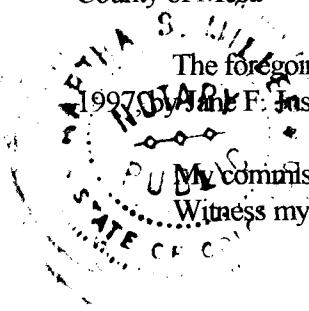
Jane F. Justis
Jane F. Justis

Quinton A. Justis
Quinton A. Justis

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of December, 1997 by Jane F. Justis and Quinton A. Justis.

My commission expires 6-7-1999.
Witness my hand and official seal.



Martha S. Muller
Notary Public

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

EXHIBIT "A"

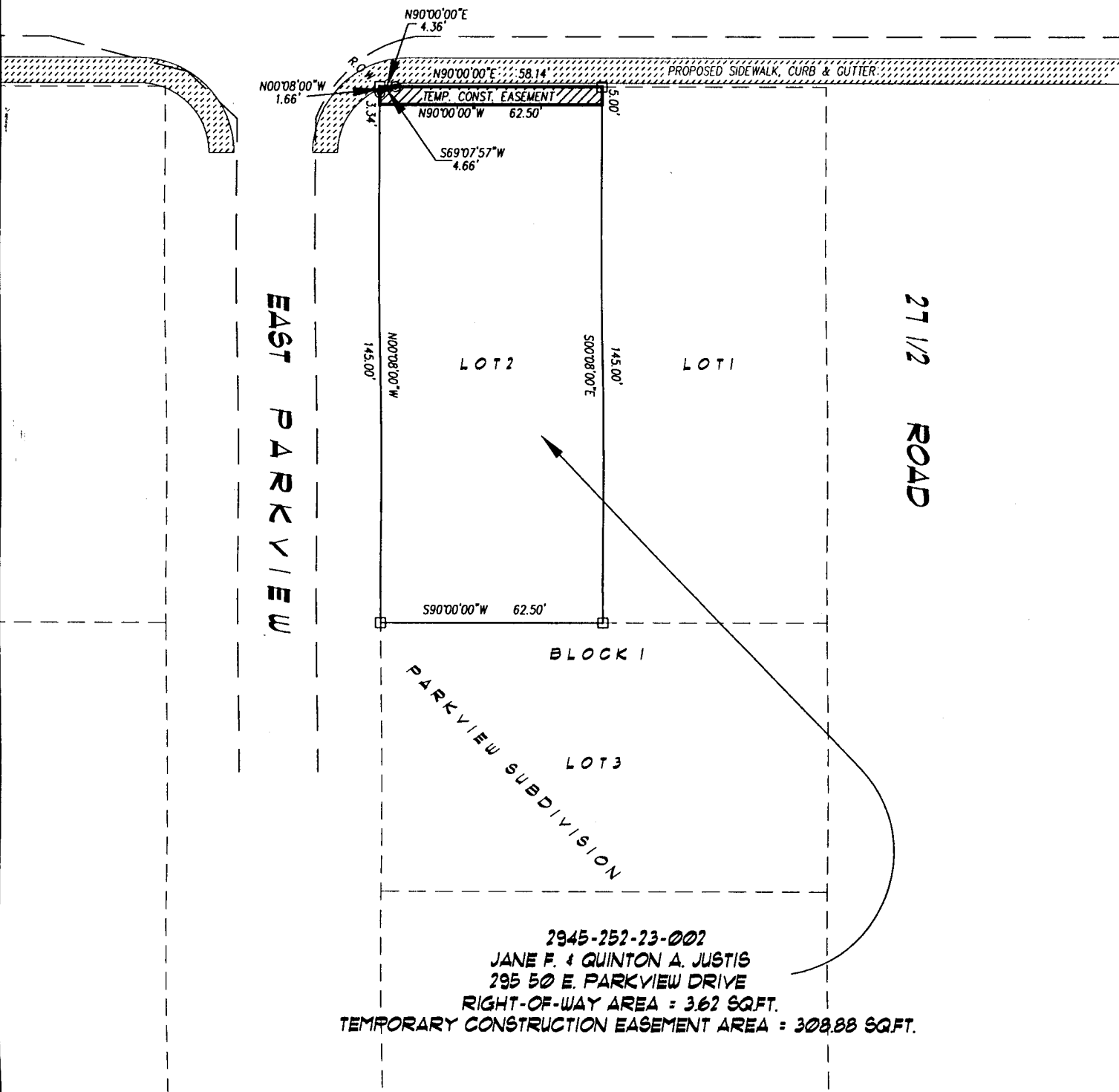


UNAWEEP (C ROAD)

N 1/4 CORNER
SECTION 25 T 1 S, R 1 W, U.M.

STA. 67+00.00

SURVEY LINE
CENTERLINE CONSTRUCTION LINE



DRAWN BY: SRP
DATE: 12-02-96
SCALE: 1" = 40'
APPR. BY: TW
FILE NO: WEEP81.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (195)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION