

KAS97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: MARY M. KASTENDIECK AND LOIS
JOAN KASTENDIECK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2737
UNAWEEP AVENUE 2945-252-00-062 ROAD RIGHT OF WAY FOR
UNAWEEP AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1792533 1026AM 03/25/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Mary M. Kastendieck and Lois Joan Kastendieck, Grantors, for and in consideration of the sum of One Thousand One Hundred Thirty Seven and 50/100 Dollars (\$1,137.50), the receipt and sufficiency of which is hereby acknowledged, hereby 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 E1/2 W1/2 NE1/4 NW1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the E1/2 W1/2 NE1/4 NW1/4 of said Section 25 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the North line of said E1/2 W1/2 NE1/4 NW1/4 a distance of 20.00 feet; thence leaving said North line, S 00°00'00" W a distance of 16.00 feet to the **True Point of Beginning**;

thence S 00°00'00" W a distance of 14.00 feet;
thence N 90°00'00" W a distance of 65.00 feet;
thence N 00°00'00" E a distance of 14.00 feet;
thence S 90°00'00" E a distance of 65.00 to the True Point of Beginning,
containing 910.00 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 17th day of March, 1997.

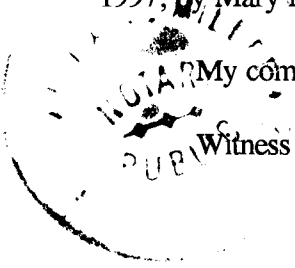
Mary M. Kastendieck
Mary M. Kastendieck

Lois Joan Kastendieck
Lois Joan Kastendieck

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of March, 1997, by Mary M. Kastendieck and Lois Joan Kastendieck.

My commission expires June 7, 1999.

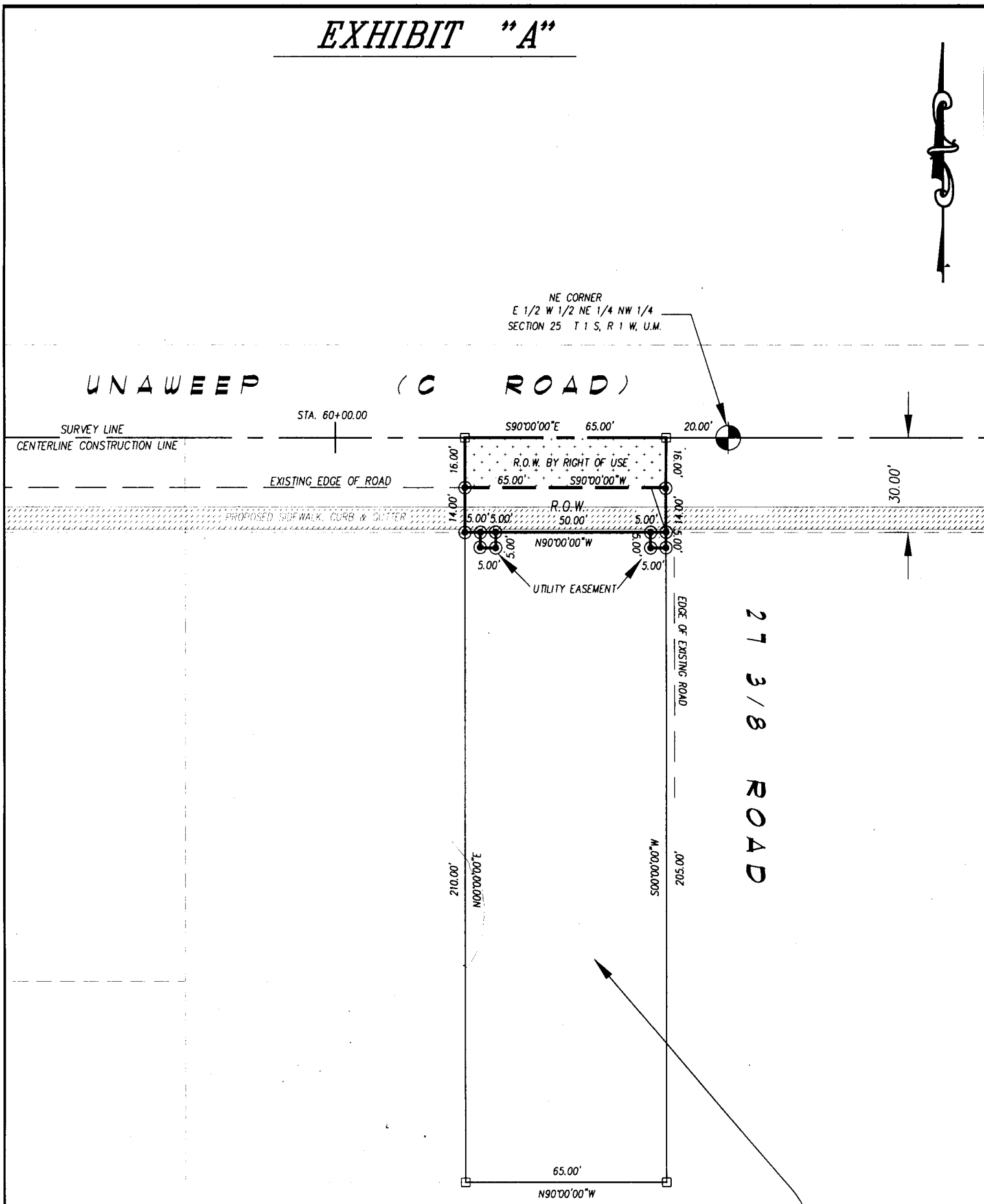


Witness my hand and official seal.

Martha S. Muller
Notary Public

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

EXHIBIT "A"



2945-252-00-062
 MARY M. KASTENDIECK & LOIS JOAN KASTENDIECK
 2737 UNAWEEP AVENUE
 R.O.W. BY RIGHT OF USE AREA : 1040.00 SQ.FT.
 RIGHT-OF-WAY AREA : 910.00 SQ.FT.
 UTILITY EASEMENT AREA : 50.00 SQ.FT.

DRAWN BY: SRP
 DATE: 3-10-97
 SCALE: 1" = 40'
 APPR. BY: JW
 FILE NO: WEEP74.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (185)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION