

KAT98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: KARL ANTUNES

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2699 UNAWEEP  
AVENUE, RIGHT OF WAY, PUBLIC SERVICE UTILITY EASEMENT,  
PARCEL NO. 2945-261-00-015

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1834265 02/27/98 0142PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

KARL ANTUNES, Grantor, for and in consideration of the sum of Three Hundred Eighty Five and 02/100 Dollars (\$385.02), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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 Section 26, 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 Northeast 1/4 of the Northeast 1/4 (NE1/4 NE1/4) of said Section 26 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 NE1/4 NE1/4 a distance of 30.00 feet; thence S 00°00'00" W a distance of 30.00 feet to the True Point of Beginning; thence S 00°00'00" W a distance of 18.50 feet; thence N 45°00'00" W a distance of 26.16 feet; thence S 90°00'00" E a distance of 18.50 feet to the True Point of Beginning, containing 171.12 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 Grantor hereby covenanting that he 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 26 day of February, 1998.

Karl A. Antunes  
Karl Antunes

State of Colorado )  
                          )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 26th day of February, 1998, by Karl Antunes.

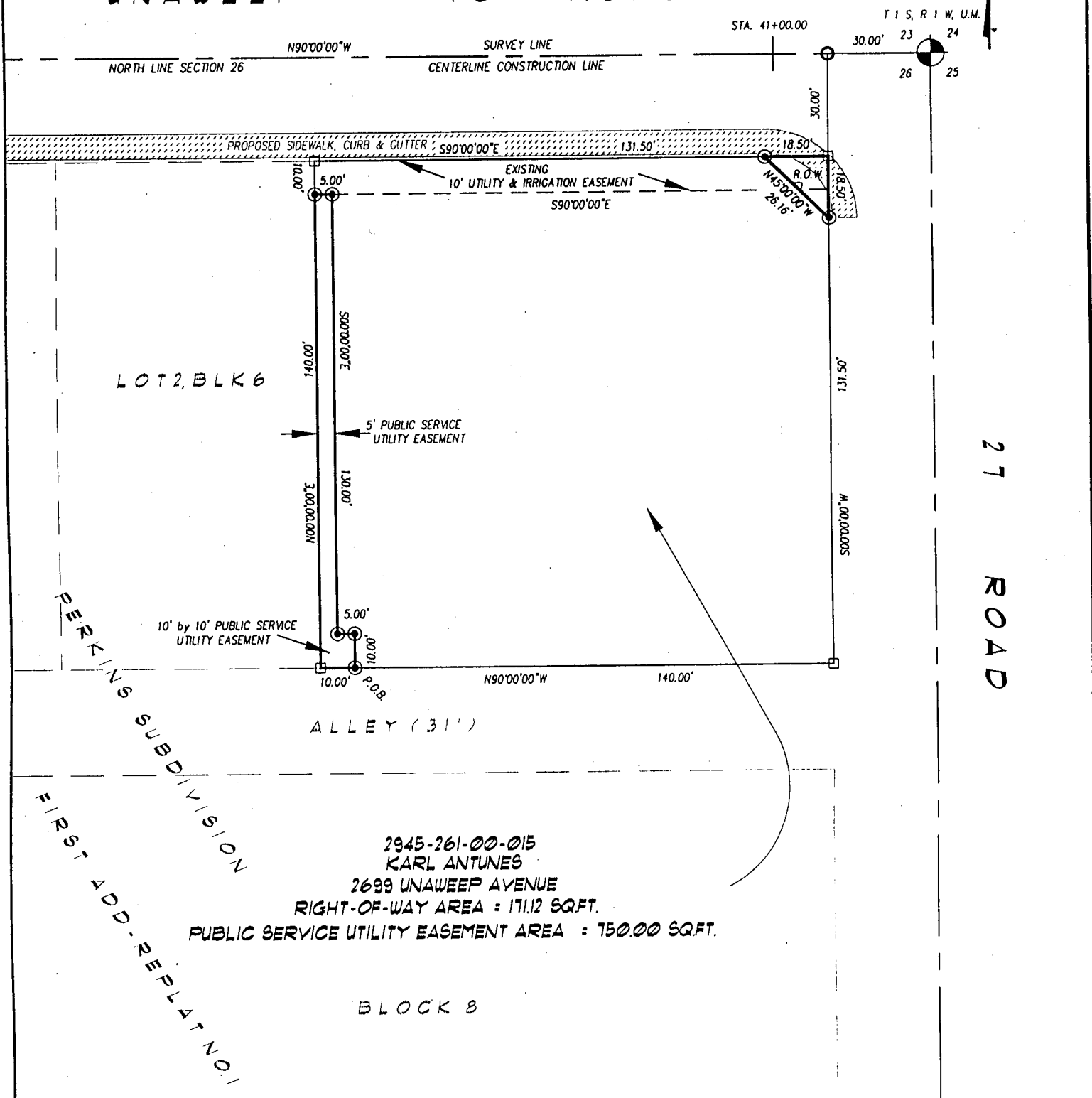
My commission expires June 13, 1999.  
Witness my hand and official seal.

Theresa A. Martin  
Notary Public

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

**EXHIBIT "A"**

**UNAWEEP (C ROAD)**



DRAWN BY: SRP  
 DATE: 2-27-97  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP26.DWG

**EASEMENT DESCRIPTION MAP**  
 UNAWEEP ( 153 )

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