

KCB97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: KRISTY C. BUTTERS

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2750 UNAWEEP AVENUE,
EASEMENT, PARCEL NO. 2945-244-00-051

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1826596 01/02/98 1116AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Book 2391 PAGE 608

Kristy C. Butters, Grantor, for and in consideration of the sum of One Thousand Four Hundred Seventy and 00/100 Dollars (\$1,470.00), 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:

A parcel of land situate in the SW 1/4 SE 1/4 of Section 24, 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:

Commencing at the South 1/4 of said Section 24; thence N 00°00'00" W along the north - south centerline of said Section 24 a distance of 16.00 feet to a point on the north edge of an existing road and True point of beginning of the parcel described herein; thence continuing along said north - south centerline N 00°00'00" W a distance of 14.00 feet to a point; thence leaving said north - south centerline N 90°00'00" E a distance of 70.00 feet to a point; thence S 00°00'00" E a distance of 14.00 feet to a point on the north edge of said existing road; thence N 90°00'00" W along the north edge of said existing road a distance of 70.00 feet to the point of beginning, containing 980.0 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 she 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 1st day of Dec, 1997.

Kristy C. Butters
Kristy C. Butters

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 1st day of December, 1997, by Kristy C. Butters.

My commission expires 2-10-98.
Witness my hand and official seal.

Lamara M. Reynolds
Notary Public

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

