

KIM97UNE

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: BERNARD A. KIMMEY JR. AND
MARILYN W. KIMMEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2717 UNAWEEP
AVENUE UNAWEEP AVENUE IMPROVEMENTS PROJECT 2945-252-00-021

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1790254 1104AM 03/05/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Bernard A. Kimmey Jr. and Marilyn W. Kimmey, Grantors, for and in consideration of the sum of Twenty Two and 10/100 Dollars (\$22.10), 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 Northwest Corner 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 Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of said Section 25 to bear N 90°00'00" E with all bearings contained herein being relative thereto; thence N 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 835.56 feet; thence S 00°09'00" E a distance of 30.00 feet to a point on the South right-of-way line for UnawEEP Avenue and the True Point of Beginning;
thence N 90°00'00" E along the South right-of-way for UnawEEP Avenue a distance of 8.08 feet;
thence leaving said right-of-way line, S 61°32'01" W a distance of 9.18 feet to a point on the West right-of-way line for Cedar Street;
thence N 00°09'00" W along the West right-of-way for Cedar Street a distance of 4.38 feet to the True Point of Beginning,
containing 17.68 square feet as described herein and as depicted on the **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 February, 1997.

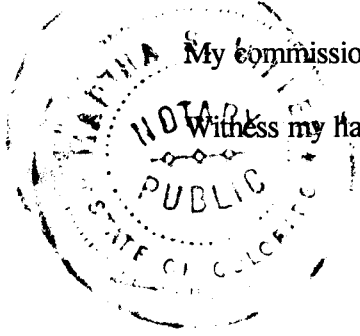
Bernard A. Kimmey Jr. Marilyn W. Kimmey
Bernard A. Kimmey Jr. Marilyn W. Kimmey

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of February, 1997, by Bernard A. Kimmey Jr. and Marilyn W. Kimmey.

My commission expires June 7, 1999.

Witness my hand and official seal.



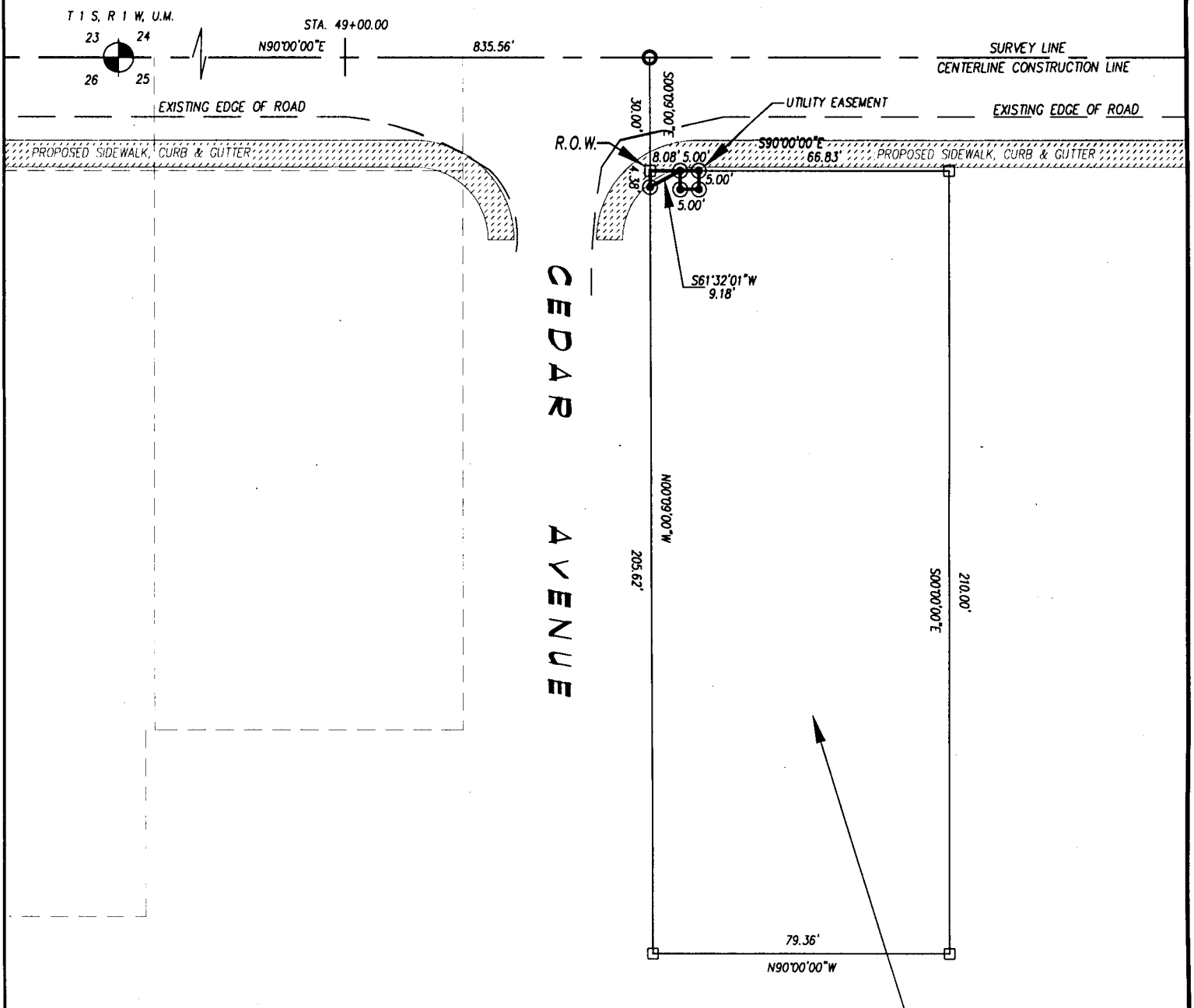
Martha S. Miller
Notary Public

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

EXHIBIT "A"



UNAWEEP (C ROAD)



2945-252-00-021
 BERNARD A. KIMMEY, JR. & MARILYN W. KIMMEY
 2717 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA = 17.68 SQ.FT.
 UTILITY EASEMENT AREA = 25.00 SQ.FT.

DRAWN BY: SRP
 DATE: 1-31-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP65.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (167)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION