

LEL88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LELAND L. MUHR AND DELORIS D. MUHR

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON ROAD EASEMENT SOUTH SIDE 1ST TO 7TH 325 PATTERSON ROAD LOT 24 VANDEREN-FORD HEIGHTS REPALT PARCEL NO. 2945-112-11-021

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this _____ day of August, 19 88,
between **LELAND L. MUHR and DELORIS D. MUHR**

BOOK 1704 PAGE 149

County of **Mesa**, State of Colorado, grantor(s), and

THE CITY OF GRAND JUNCTION, a Municipal Corporation
whose legal address is **250 N. 5th Street, Grand Junction**

of the _____ County of **Mesa**, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of
ten dollars and other consideration DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, ha **VE** granted, bargained, sold and conveyed, and by these presents do grant,
bargain, sell, convey and confirm, unto the grantee(s), **its** heirs and assigns forever, all the real property, together with improvements,
if any, situate, lying and being in the _____ County of **Mesa**, State of Colorado,
described as follows:

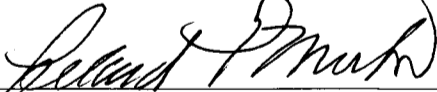
See Exhibit "A" attached hereto and made a part hereof

1492072 DOC EXEMPT 09:12 AM
AUG 03, 1988 E.SAWYER, CLK&REC MESA CTY, CO

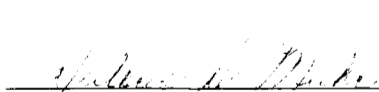
also known by street and number as:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the
grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), **its** heirs and
assigns forever. The grantor(s), for **them sel ves their** heirs and personal representatives or successors, do covenant and agree that
they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s),
its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).
IN WITNESS WHEREOF, the grantor(s) ha **VE** executed this deed on the date set forth above.



Leland L. Muhr



Deloris D. Muhr

STATE OF COLORADO

County of **Mesa**

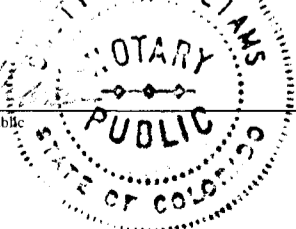
The foregoing instrument was acknowledged before me this
by **Leland L. Muhr and Deloris D. Muhr**

} ss.

day of **August**, 19 88

Witness my hand and official seal.

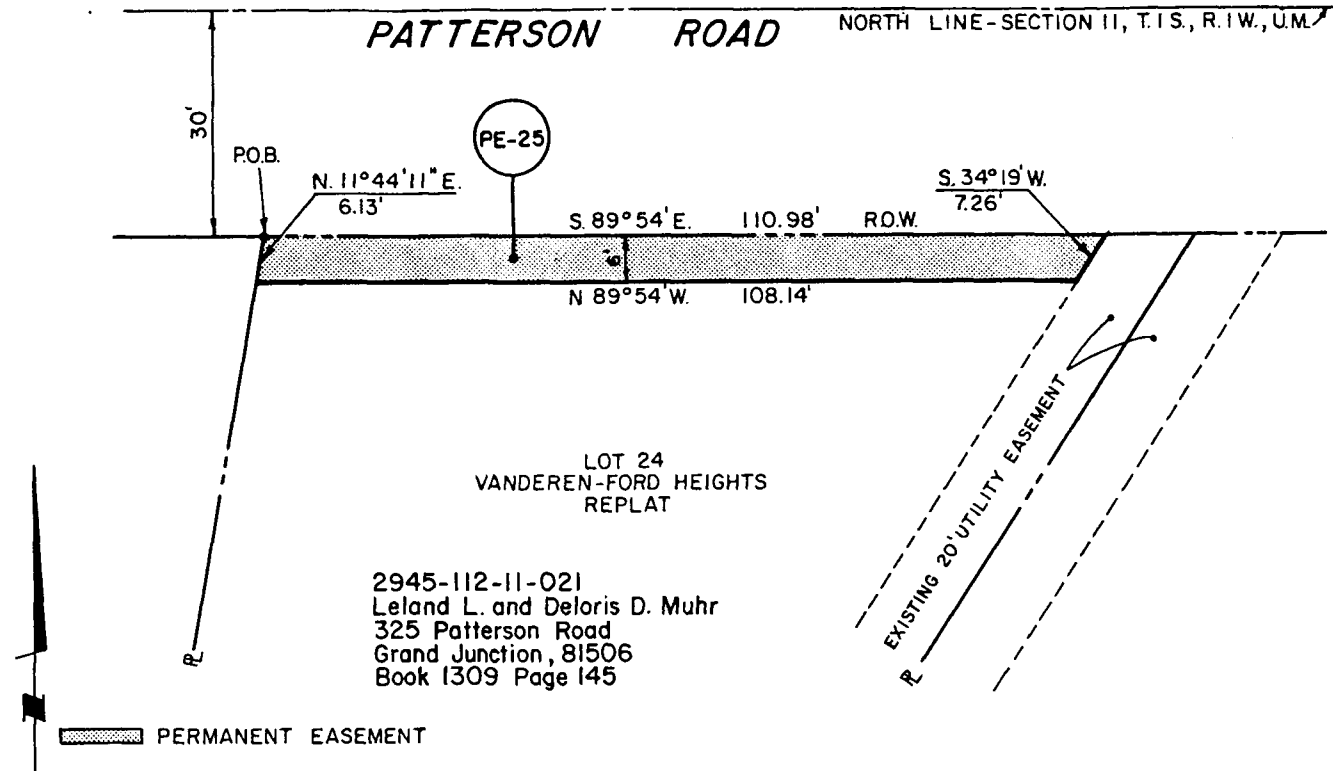
My commission expires _____



Notary Public

*If in Denver, insert "City and."

EXHIBIT A



LOT 24
VANDEREN-FORD HEIGHTS
REPLAT

2945-112-11-021
Leland L. and Deloris D. Muhr
325 Patterson Road
Grand Junction, 81506
Book 1309 Page 145

PARCEL PE-25

A parcel of land for utility easement purposes being a portion of Lot 24 in Vanderen-Ford Heights Replat in Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Northwest of said Lot 24; thence South 89°54' East along the present South right-of-way line of Patterson Road, a distance of 110.98 feet to a point in the West edge of an existing 20 foot wide utility easement; thence South 34°19' West along the West edge of said easement, a distance of 7.26 feet; thence North 89°54' West along a line parallel with and 36 feet Southerly of the North line of said Section 11, a distance of 108.14 feet to a point in the West line of said Lot 24; thence North 11°44'11" East along the West line of said Lot 24, a distance of 6.13 feet to the point of beginning, containing 657 square feet, more or less.