

LIP021ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: GEAN F. LIPSON AND
ROBERT LEE LIPSON, III

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
1917 NORTH 1ST STREET

PARCEL NO.: 2945-101-00-033

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Gean F. Lipson and Robert Lee Lipson, III, as trustees of the Gean F. Lipson Trust dated November 4, 1996, Grantors, for and in consideration of the sum of Three Hundred Twelve and 50/100 Dollars (\$312.50), the receipt and sufficiency of which is hereby acknowledged, hereby sell, 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 East 1/4 Corner of Section 10, 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 East line of the Southeast 1/4 of the Northeast 1/4 (SE1/4 NE1/4) of Section 10 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 00°00'00" E along the East line of the SE1/4 NE1/4 of said Section 10 a distance of 150.00 feet; thence leaving the East line of said SE1/4 NE1/4, N 89°42'00" W a distance of 40.00 feet to a point on the West right-of-way line for North First Street; thence N 00°00'00" E along said West right-of-way line a distance of 85.55 feet to the **True Point of Beginning**; thence N 40°35'30" W a distance of 17.08 feet to a point on the South right-of-way line for Lorey Drive; thence S 81°11'00" E along the South right-of-way line for Lorey Drive a distance of 11.25 feet; thence S 00°00'00" E a distance of 11.25 feet to the Point of Beginning, containing 62.50 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 3RD day of July, 1997.

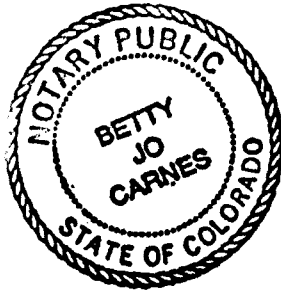
Gean F. Lipson
Gean F. Lipson, trustee

Robert Lee Lipson, III
Robert Lee Lipson, III, trustee

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of July, 1997, by Gean F. Lipson and Robert Lee Lipson, III, trustees of the Gean F. Lipson Trust dated November 4, 1996.

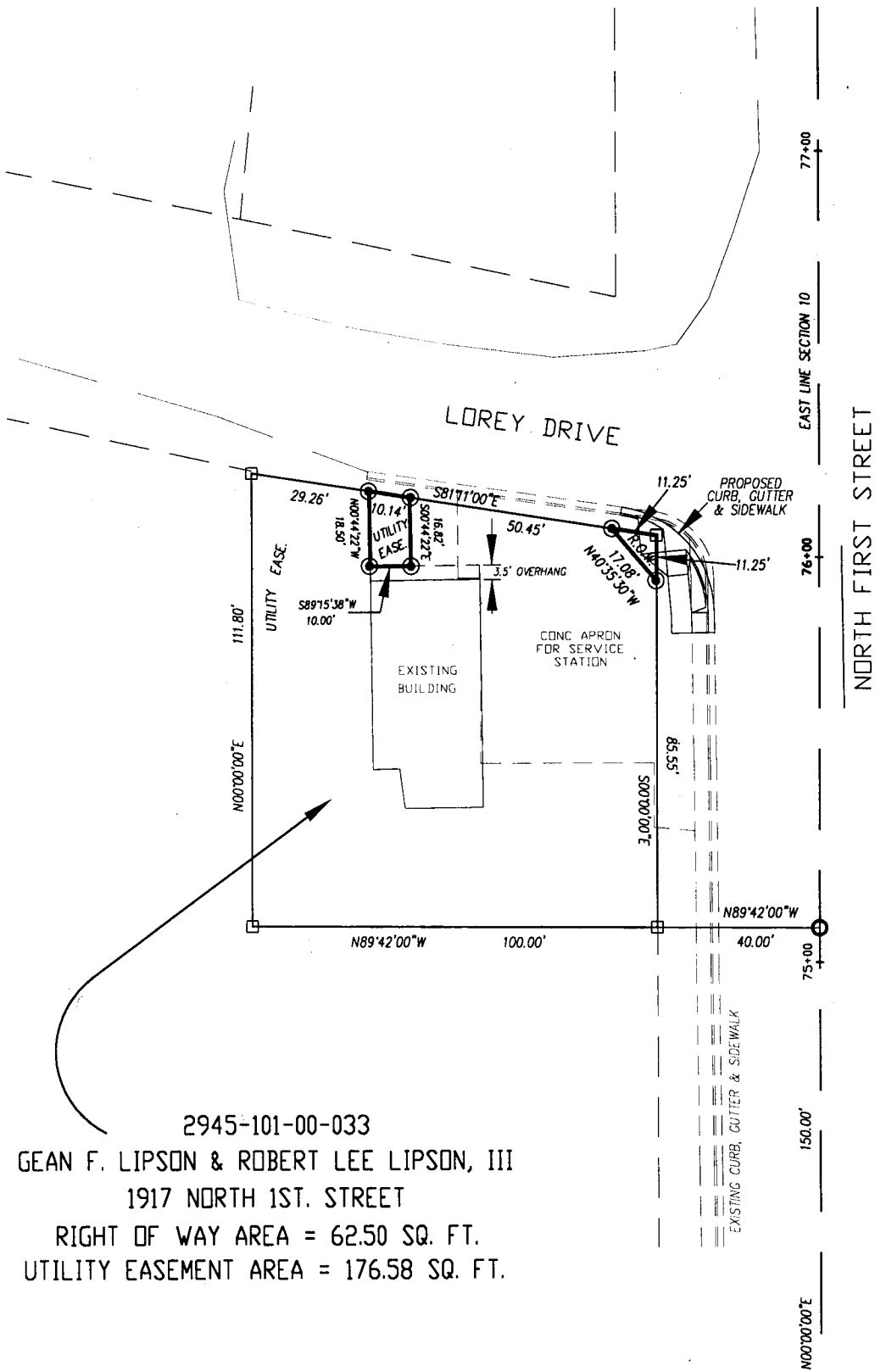
My commission expires 6-6-2001.
Witness my hand and official seal.



Betty Jo Carnes
Notary Public

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

EXHIBIT "A"



2945-101-00-033
 GEAN F. LIPSON & ROBERT LEE LIPSON, III
 1917 NORTH 1ST. STREET
 RIGHT OF WAY AREA = 62.50 SQ. FT.
 UTILITY EASEMENT AREA = 176.58 SQ. FT.

EAST 1/4 CORNER
 SECTION 10, T1S, R1W, U.M.

DRAWN BY: SRP
 DATE: 6-13-97
 SCALE: 1" = 40'
 APPR. BY: IKH
 FILE NO: F101.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 FIRST STREET - ORCHARD TO PATTERSON

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION