

LLC98UDE

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: 3090 12TH STREET LLC

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 3090 N. 12TH STREET PARCEL
NO. 2945-013-00-010 UTILITY AND DRAINAGE EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1877171 12/02/98 0412PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

3090 12th Street LLC, a Colorado limited liability company, Grantor, for and in consideration of the sum of Six Thousand Nine Hundred Eighty Eight and 26/100 Dollars (\$6,988.26), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 tracts or parcels of land for Roadway and Utilities right-of-way purposes, to wit:

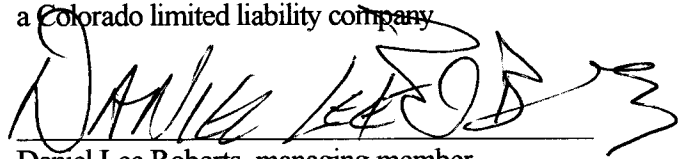
Commencing at a Mesa County Brass Cap set for the Southwest Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, from whence a Mesa County Brass Cap set for the Northwest Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 bears N 00°04'41" E a distance of 659.19 feet, with all bearings contained herein being relative thereto; thence S 89°50'28" E along the South line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 a distance of 16.58 feet to a point on the East line of the open, used and historical right-of-way for North 12th Street, said point being the True Point of Beginning;
thence N 00°12'02" W along the East line of the open, used and historical right-of-way for North 12th Street a distance of 37.92 feet to a point;
thence continuing along said right-of-way line, N 00°00'29" E a distance of 28.00 feet to a point on the North line of the South 1 acre of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$;
thence S 89°50'24" E along the North line of the South 1 acre of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 20.64 feet to a point;
thence S 00°04'41" W along a line 37.00 feet east of and parallel with the West Line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1, a distance of 367.93 feet to a point on the southerly boundary of that certain real property conveyed to Grantor by Warranty Deed dated the 23rd day of July, 1998, and recorded in Book 2468 at Pages 119 and 120 in the office of the Mesa County Clerk and Recorder;
thence,
S 44°34'41" W along the southerly boundary line of said real property a distance of 9.99 feet to a point on the existing right-of-way line for North 12th Street;
thence N 00°04'41" E along said right-of-way line a distance of 309.14 feet to a point on the North line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1;
thence N 89°50'28" W along the North line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 13.42 feet to the Point of Beginning,
containing 3,494.13 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 it 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 18th day of November, 1998.

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3090 12th Street LLC,
a Colorado limited liability company



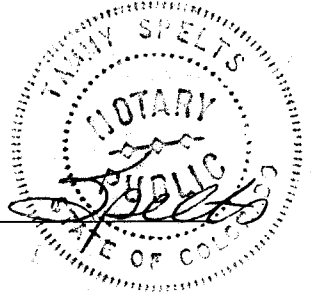
Daniel Lee Roberts, managing member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of November, 1998, by Daniel Lee Roberts, managing member of 3090 12th Street LLC, a Colorado limited liability company.

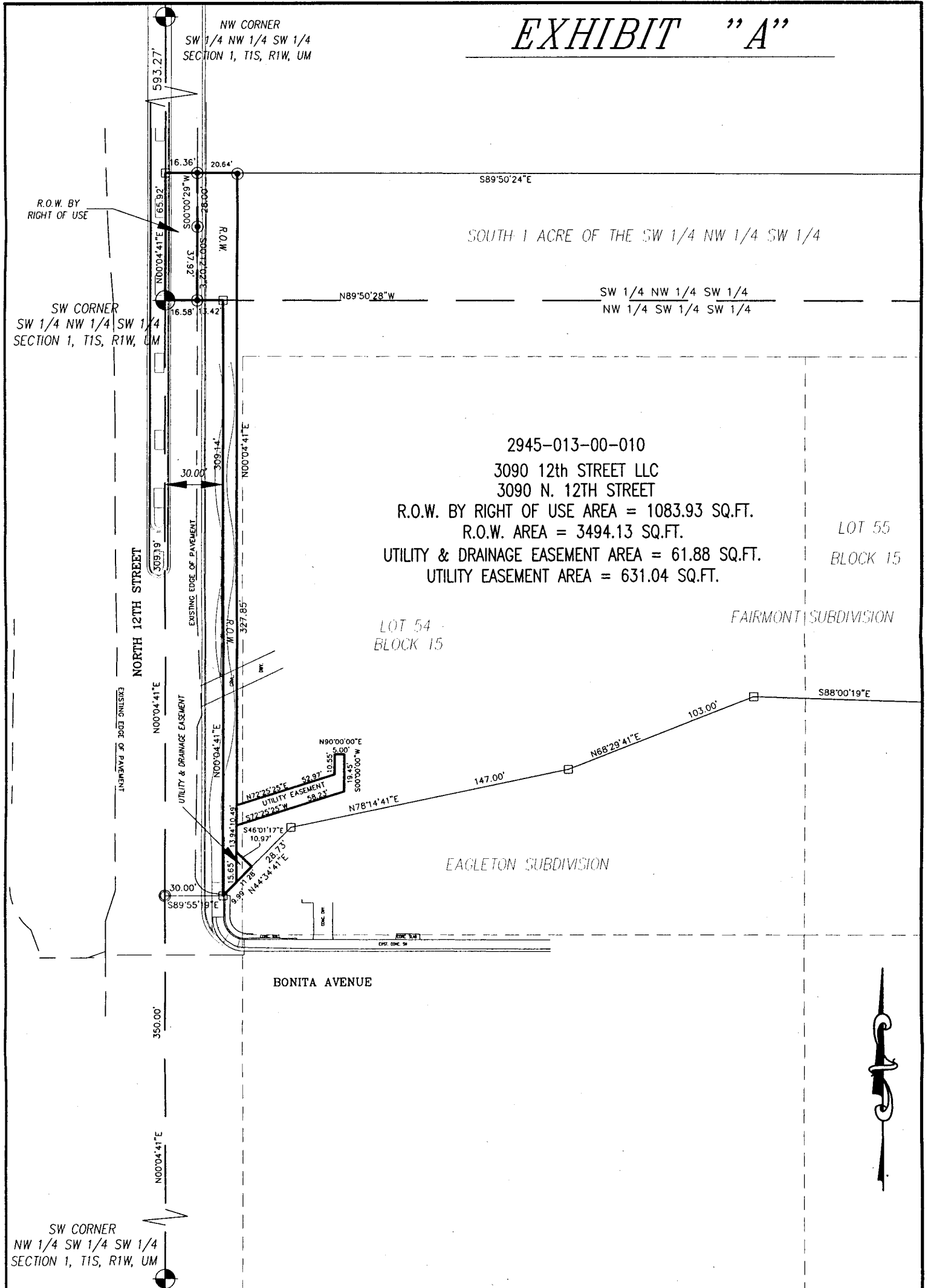
My commission expires 09-09-99.
Witness my hand and official seal.


Notary Public



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

EXHIBIT "A"



DRAWN BY: SRP
DATE: 11-16-98
SCALE: 1" = 60'
APPR. BY: TW
FILE NO: 12TH13.DWG

RIGHT-OF-WAY DESCRIPTION MAP
12TH STREET - BONITA TO HORIZON

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION