## LOW97SRM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LOWE DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION, DAVID G. BEHRHORST, PRESIDENT

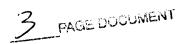
STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: OPEN SPACE ADJACENT TO LOT 11 SOUTH RIM SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



MONIKA TODD CLK&REC MESA COUNTY CO DOCUMENT FEE \$EXEMPT

1800847

0956AM 06/03/97

## **SPECIAL WARRANTY DEED**

Lowe Development Corporation, a California corporation, Grantor, for as a gift of open space for public purposes, the receipt and sufficiency of which is hereby acknowledged, has gifted, granted, and conveyed, and by these presents does hereby gift, grant, and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors 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" and Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, 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, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

The Grantor, for itself and for its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person and persons claiming the whole or any part thereof, by, through or under the Grantor.

Executed and delivered this  $20^{\text{H}}$  day of MAY, 1997.

Lowe Development Corporation, a California corporation

B

David G. Behrhorst, Vice President

State of COLORADO )ss. County of MESA

The foregoing instrument was acknowledged before me this  $20^{\circ}$  day of 1997, by David G. Behrhorst as Vice President of Lowe Development Corporation, a California corporation.

My commission expires October 9 199.9 Witness my hand and official seal. Notary Public CHARLES M JE CC

## EXHIBIT A

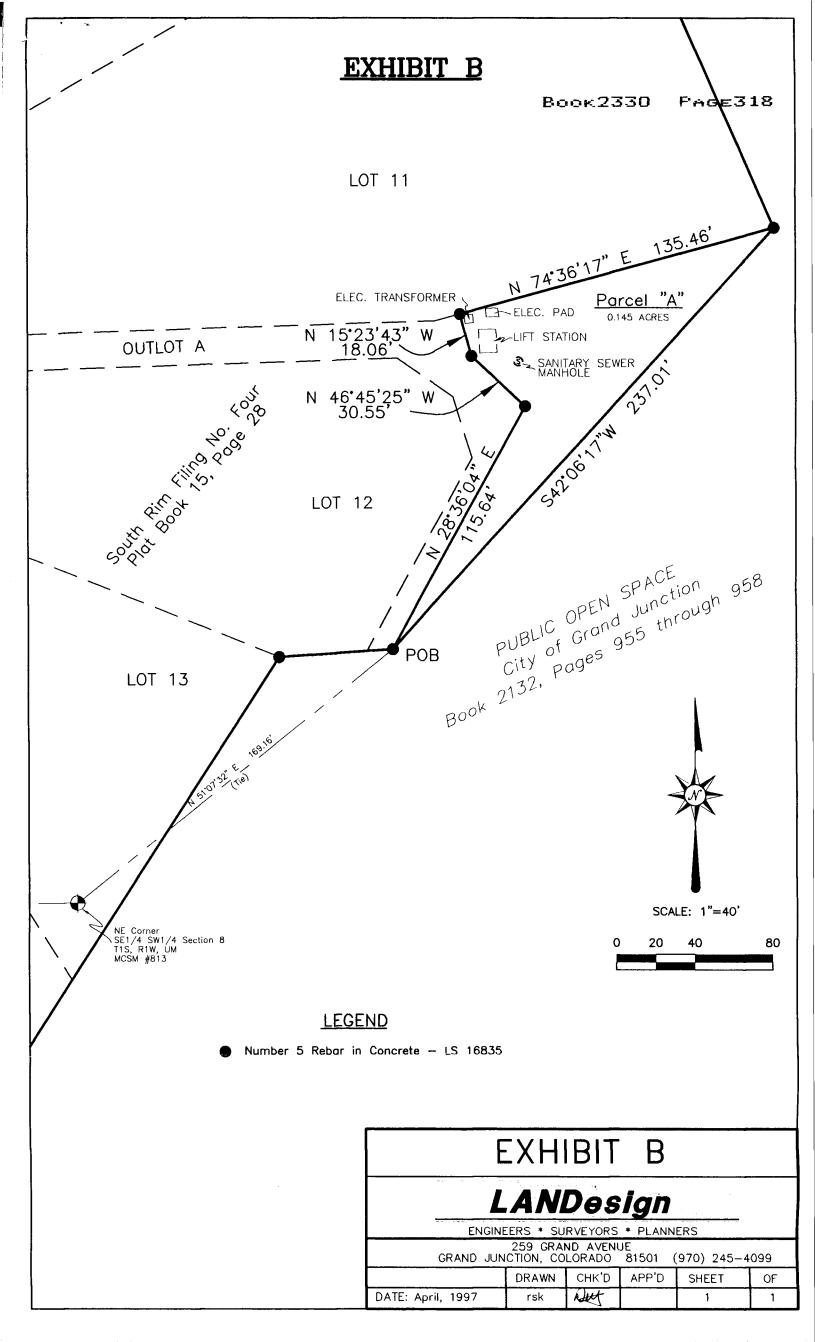
## (Parcel A)

BEGINNING at the Southeasterly corner of Outlot A as shown on the Subdivision Plat of South Rim, Filing No. Four, as recorded in Plat Book 15, Page 28 of the Mesa County Records, with all bearings contained herein relative to said recorded plat thereof; thence North 28 degrees 36 minutes 04 seconds East, a distance of 115.64 feet, along the Southeasterly line of said Outlot A; thence North 46 degrees 45 minutes 25 seconds West, a distance of 30.55 feet; thence North 15 degrees 23 minutes 43 seconds West, a distance of 18.06 feet to a common corner between Outlot A and Lot 11 of said South Rim, Filing No. Four; thence North 74 degrees 36 minutes 17 seconds East, a distance of 135.46 feet, along the Southeasterly line of said Lot 11 to a common angle point on the boundary of said Lot 11 and Public Open Space, City of Grand Junction, as recorded in Book 2132, Pages 955 through 958 of the Mesa County Records; thence South 42 degrees 06 minutes 17 seconds West, a distance of 237.01 feet, along the boundary of said Public Open Space to the POINT OF BEGINNING.

Said parcel containing 0.145 acres, as described

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Prepared by: Dennis W. Johnson, PLS 16835 LANDesign, L.L.C. 259 Grand Avenue Grand Junction, Colorado 81501



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