

LUP03NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-
OF-WAY

NAME OF AGENCY OR CONTRACTOR: STANISLAW LUPINSKI AND
KRYSTYNA LUPINSKI

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
1600 NORTH AVENUE

PARCEL #: 2945-123-25-016

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

Book 3300 Page 131

2 PAGE DOCUMENT

2109608 03/13/03 0857AM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$No FEE

SPECIAL WARRANTY DEED

STANISLAW LUPINSKI and KRYSTYNA LUPINSKI, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do 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, a certain tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes lying in the Southwest Quarter (SW ¼) of Section 12, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

BEGINNING at the Southwest corner of Lot 10, Block 4, Plat of Parkplace Heights, as same is recorded in Plat Book 7, Page 77, Public Records of Mesa County, Colorado, and considering the centerline of North 16th Street, as shown on said Plat of Parkplace Heights, to bear S 00°03'09" E with all bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°03'09" W, along the West line of said Lot 10, also being the East right-of-way for said 16th Street (a 50.00 foot wide right-of-way), a distance of 10.00 feet; thence leaving the West line of said Lot 10, S 45°00'48" E a distance of 14.15 feet, more or less, to a point on the South line of said Lot 10; thence N 89°58'27" W along the South line of said Lot 10 a distance of 10.00 feet, more or less, to the Point of Beginning, containing 50.0 Square Feet, more or less, as described herein and 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 claiming by, through or under Grantors.

Executed and delivered this 12 day of MAR, 2003.

[Signature]
STANISLAW LUPINSKI

[Signature]
KRYSTYNA LUPINSKI

State of Colorado)
)ss.
County of Mesa)

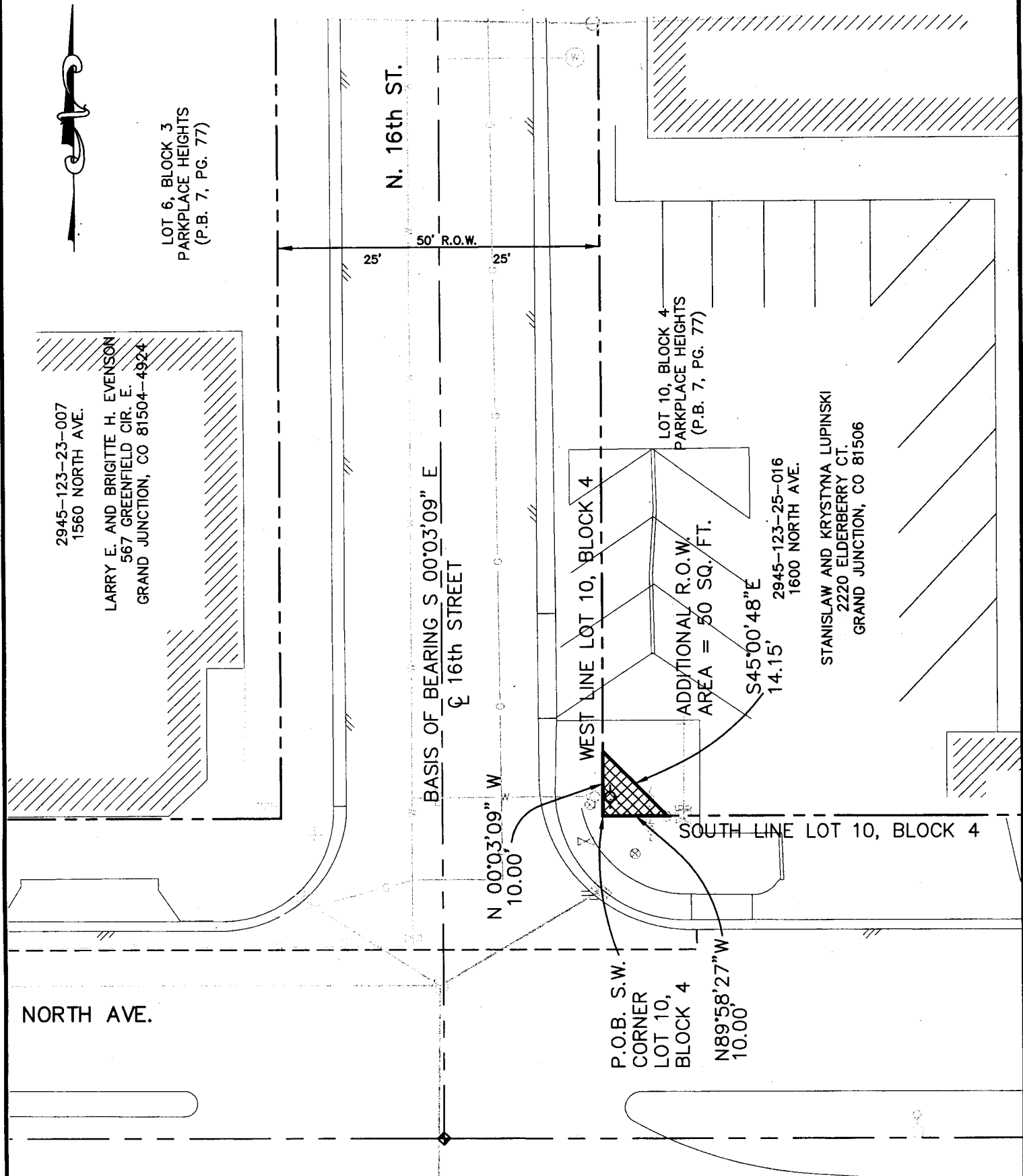
The foregoing instrument was acknowledged before me this 12th day of March, 2002, by STANISLAW LUPINSKI and KRYSTYNA LUPINSKI.

My commission expires 4-21-04.
Witness my hand and official seal.

[Signature]
Notary Public



EXHIBIT "A"



2945-123-23-007
1560 NORTH AVE.

LARRY E. AND BRIGITTE H. EVENSON
567 GREENFIELD CIR. E.
GRAND JUNCTION, CO 81504-4924

LOT 6, BLOCK 3
PARKPLACE HEIGHTS
(P.B. 7, PG. 77)

N. 16th ST.

BASIS OF BEARING S 00°03'09" E
CL 16th STREET

N 00°03'09" W
10.00

WEST LINE LOT 10, BLOCK 4

LOT 10, BLOCK 4
PARKPLACE HEIGHTS
(P.B. 7, PG. 77)

ADDITIONAL R.O.W.
AREA = 50 SQ. FT.

S45°00'48"E
14.15'

2945-123-25-016
1600 NORTH AVE.

STANISLAW AND KRYSZYNA LUPINSKI
2220 ELDERBERRY CT.
GRAND JUNCTION, CO 81506

SOUTH LINE LOT 10, BLOCK 4

P.O.B. S.W.
CORNER
LOT 10,
BLOCK 4

N89°58'27"W
10.00

NORTH AVE.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

DRAWN BY: JAH
DATE: 1-9-2003
SCALE: 1" = 20'
APPR. BY: TW
FILE NO. XIBIT.DWG

16th STREET
2945-123-25-016
RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION