

MAV857TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: PAUL H. MAVRAKIS AND MARY  
MAVRAKIS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: UTILITY RIGHT  
OF WAY FOR 7TH STREET BETWEEN PATTERSON AND HORIZON DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorder's Stamp

PAUL H. MAVRAKIS and

MARY MAVRAKIS

1391112 DDC EXEMPT 11:10 AM  
MAY 28 1985 E. SAWYER, CLK&REC MESA CTY, CO  
BOOK 1540 PAGE 570

whose address is GRAND JUNCTION  
SAID County of MESA and State of  
COLORADO for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----Dollars,  
in hand paid, hereby sell(s) and convey(s) to  
THE CITY OF GRAND JUNCTION

a MUNICIPAL CORPORATION, whose address is

250 NORTH 5TH STREET County of MESA and State of  
COLORADO, ~~in joint tenancy~~, the following real property situate  
in the SAID County of MESA and State of Colorado, to-wit:

SEE EXHIBIT A ATTACHED

with all its appurtenances and warrant(s) the title to the same, subject to easements,  
restrictions, rights-of-way of record; 1985 taxes due and payable in 1986  
and all sbusequent taxes and assessments thereafter.

Signed this 24TH day of MAY, 19 85

PAUL H. MAVRAKIS by HARRY P. MAVRAKIS  
ATTORNEY-IN-FACT

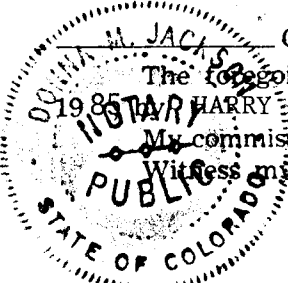
MARY MAVRAKIS by HARRY P. MAVRAKIS  
ATTORNEY-IN-FACT

STATE OF COLORADO

County of MESA

SS

The foregoing instrument was acknowledged before me this 24TH day of MAY  
1985 by HARRY P. MAVRAKIS, ATTORNEY-IN-FACT FOR PAUL H. MAVRAKIS and MARY  
MAVRAKIS  
My commission expires October 2, 19 87  
Witness my hand and official seal.



*Anna M. Jackson*  
Notary Public

EXHIBIT "A"

A parcel of land for Road and Utility right of way purposes being a portion of SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 2, Township 1 South, Range 1 West of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the found Mesa County Brass Cap #55 set for the S $\frac{1}{4}$  Corner of said Section 2, with all bearings herein being relative to North between found Mesa County Brass Caps #55 and #112-1 set for the S $\frac{1}{4}$  Corner and S  $\frac{1}{16}$  Corner of said Section 2 as the bases of bearings;  
Thence along the West boundary line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 2 North, 315 feet to the True Point of Beginning;  
Thence continuing along said boundary line North, 140 feet;  
Thence East 40 feet along the Northerly boundary line of a tract of land owned by the undersigned, described and recorded in Book 1004 Page 878 filed in the office of the Mesa County Clerk and Recorder;  
Thence S 02°03'43" E, 140.09 feet to the Southerly boundary line of said tract;  
Thence along said boundary line West 45 feet to the True Point of Beginning.

The above described parcel contains 5,950 sq. ft., more or less, of which 4,200 sq. ft., more or less, is road and utility right of way for present 7th Street.