

MCI98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ROBERTA R. MCINTYRE AND CHARLES S. MCINTYRE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2735 UNAWEEP AVENUE  
PARCEL NO. 2945-252-00-107 ROADWAY AND UTILITIES RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1882691 01/07/99 1227PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REG FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Roberta R. McIntyre and Charles S. McIntyre, Grantors, for and in consideration of the sum of Two Thousand Two Hundred and 00/100 Dollars (\$2,200.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 Northwest corner of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 (E1/2 W1/2 NE1/4 NW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the E1/2 W1/2 NE1/4 NW1/4 of said Section 25 to bear N 90°00'00" E with all bearings contained herein being relative thereto;  
thence N 90°00'00" E along the North line of said E1/2 W1/2 NE1/4 NW1/4 a distance of 80.00 feet;  
thence leaving the North line of said E1/2 W1/2 NE1/4 NW1/4, S 00°00'00" W a distance of 16.00 feet to the True Point of Beginning;  
thence N 90°00'00" E a distance of 75.00 feet;  
thence S 00°00'00" W a distance of 14.00 feet;  
thence S 90°00'00" W a distance of 75.00 feet;  
thence N 00°00'00" E a distance of 14.00 feet to the Point of Beginning,  
containing 1,050.0 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 28<sup>th</sup> day of December, 1998.

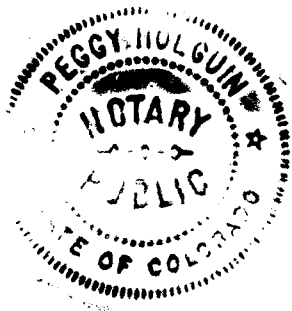
Roberta R McIntyre  
Roberta R. McIntyre

[Signature]  
Charles S. McIntyre

State of Colorado )  
                                  )ss.  
County of Mesa     )

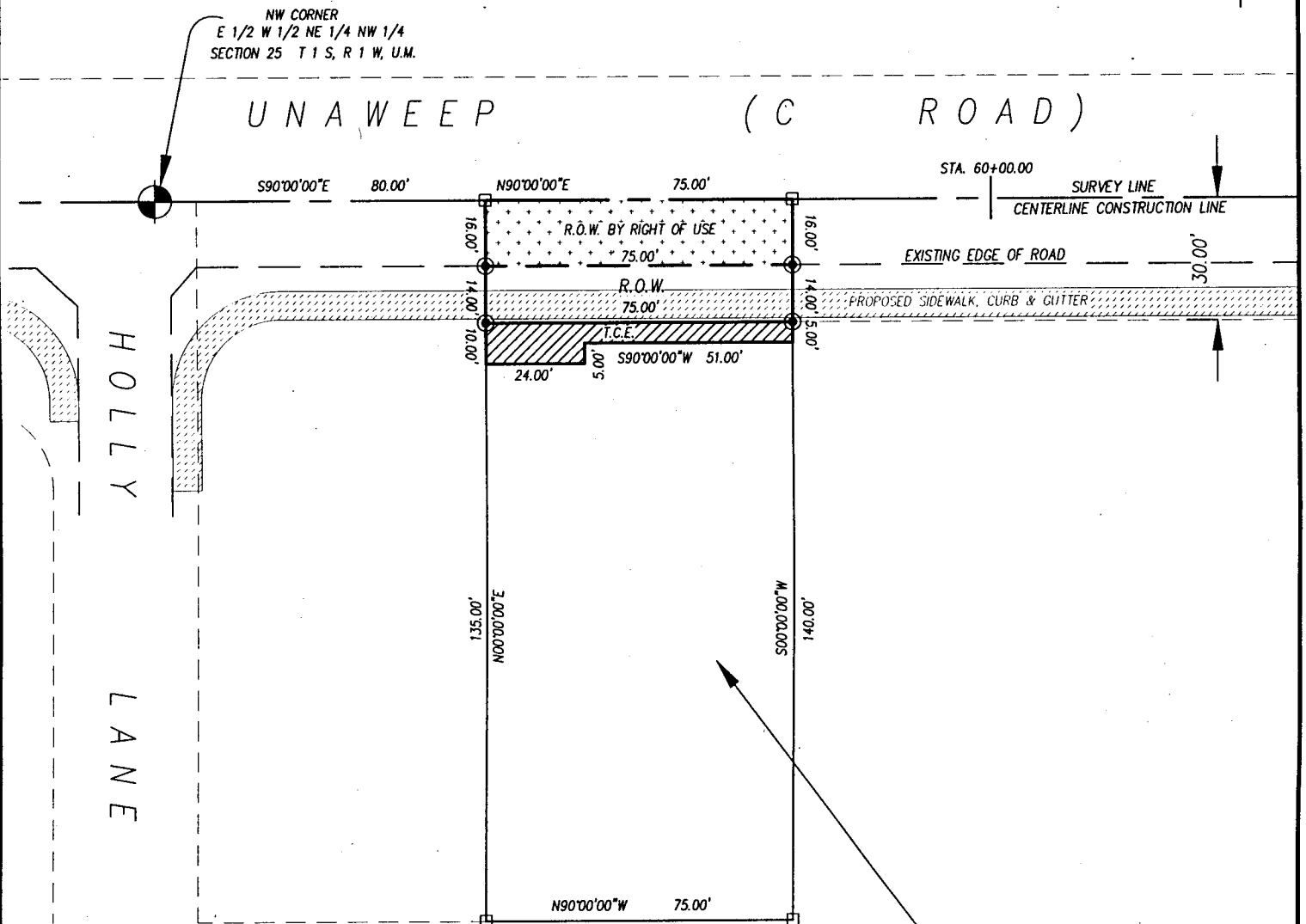
The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of December, 1998, by Roberta R. McIntyre and Charles S. McIntyre.

My commission expires 3-3-01.  
Witness my hand and official seal.



[Signature]  
Notary Public

**EXHIBIT "A"**



2945-252-00-107  
 ROBERTA R. MCINTYRE & CHARLES S. MCINTYRE  
 2735 UNAWEEP AVENUE  
 R.O.W. BY RIGHT OF USE AREA = 1200.00 SQ.FT.  
 RIGHT-OF-WAY AREA = 1050.00 SQ.FT.  
 TEMPORARY CONSTRUCTION EASEMENT AREA = 495.00 SQ.FT.

DRAWN BY: SRP  
 DATE: 11-19-96  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: WEEP72.DWG

EASEMENT DESCRIPTION MAP  
 UNAWEEP ( 181 )

DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION