

MLH99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: MARION L. HOWARD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 27 1/2 ROAD PATTERSON ROAD
TO G ROAD, RIGHT OF WAY, PARCEL NO. 2945-013-00-034, 601 27 1/2 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2 PAGE DOCUMENT

1903025 05/19/99 0330PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE *EXEMPT

WARRANTY DEED

Marion L. Howard, Grantor, for and in consideration of the sum of Three Thousand Nine Hundred Twenty Three and 86/100 Dollars (\$3,923.86), 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 tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing the South ¼ Corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the Southeast ¼ of the Southwest ¼ (SE ¼ SW ¼) of said Section 1 to bear N 00°02'19" E with all bearings contained herein being relative thereto;

thence N 00°02'19" E along the East line of the SE¼ SW¼ of said Section 1 a distance of 329.98 feet to a point on the North line of the South ¼ of the Southeast ¼ of the Southwest ¼ (S¼ SE¼ SW¼) of said Section 1; thence N 89°47'35" W along the North line of said S¼ SE¼ SW¼ a distance of 12.10 feet to a point on the West line of the open, used and historical right-of-way for 27 ½ Road and the **True Point of Beginning**;

thence along the West line of the open, used and historical right-of-way for 27 ½ Road the following three (3) courses:

1. S 00°02'19" W a distance of 58.10 feet;
2. S 05°09'03" W a distance of 74.25 feet;
3. S 00°02'19" W a distance of 12.96 feet;

thence leaving the West line of the open, used and historical right-of-way for 27 ½ Road, N 89°57'41" W a distance of 6.27 feet;

thence S 00°02'19" W a distance of 35.00 feet;

thence N 89°57'41" W a distance of 2.00 feet;

thence N 00°02'19" E a distance of 93.89 feet;

thence N 00°53'02" W a distance of 86.18 feet to a point on the North line of the S¼ SE¼ SW¼ of said Section 1;

thence S 89°47'35" E along the North line of said S¼ SE¼ SW¼ a distance of 16.29 feet to the Point of Beginning,

containing 1,961.93 square feet 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 Grantor hereby covenanting that he 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.

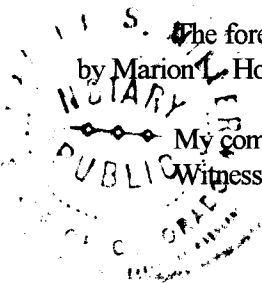
Executed and delivered this 4th day of March, 1999.

Marion L. Howard
Marion L. Howard

State of Colorado)
)ss.
County of Mesa)

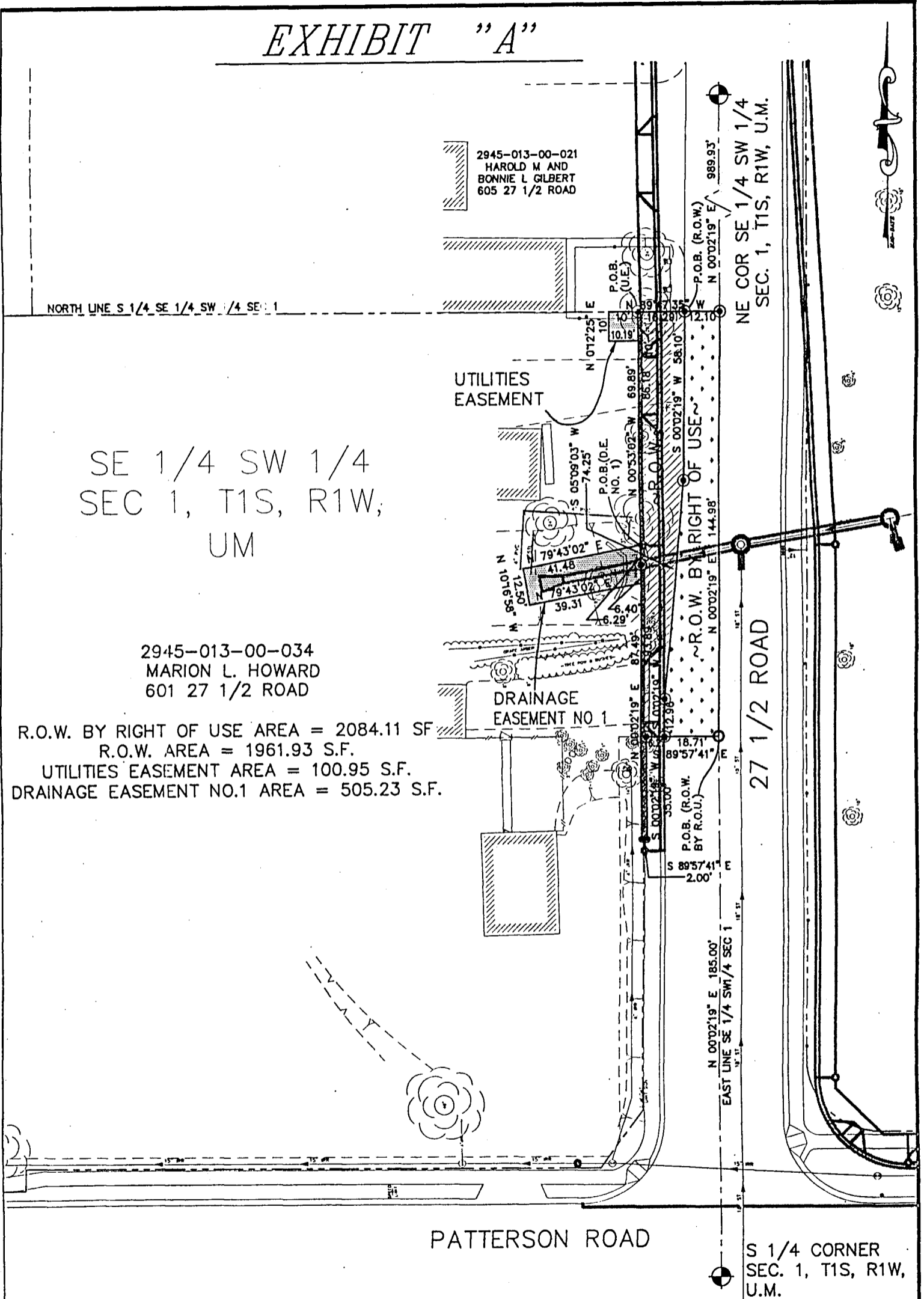
I, S. Martha S. Mills, the foregoing instrument was acknowledged before me this 4th day of March, 1999, by Marion L. Howard.

My commission expires June 7, 1999.
Witness my hand and official seal.



Martha S. Mills
Notary Public

EXHIBIT "A"



DRAWN BY: JCS
 DATE: 1-18-99
 SCALE: 1" = 40'
 APPR. BY: JW
 FILE NO: 01300013.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 27 1/2 ROAD - PATTERSON ROAD TO G ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION