

MNM97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: MARCELLA N. MAHLER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2705 UNAWEEP AVENUE,
EASEMENT, PARCEL NO. 2945-252-00-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1788219 0500PM 02/13/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Marcella N. Mahler, whose address is 2705 Unaweep Avenue, Grand Junction, Colorado, Grantors, for and in consideration of the sum of One Thousand Seven Hundred Fifty and 00/100 Dollars (\$1,750.00), the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell and convey and by these presents do hereby grant, bargain, sell and convey to THE CITY OF GRAND JUNCTION, a Colorado home rule municipality of the State of Colorado, Grantee, the following described tract of land, being Parcel No. RW159 of City of Grand Junction Unaweep Avenue Improvement Project, for Roadway and Utilities Right-of-Way purposes, to wit: 250 N. 5TH STREET, GRAND JUNCTION, CO 81501

Commencing at the Northwest Corner of the Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado; and considering the North line of the Northwest 1/4 of said Section 25 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 285.00 feet; thence S 00°00'00" W a distance of 16.00 feet to the Point of Beginning;

thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 125.00 feet;
thence S 00°00'00" W a distance of 14.00 feet
thence N 90°00'00" W a distance of 125.00 feet;
thence N 00°00'00" E a distance of 14.00 feet to the Point of Beginning;

containing 1,750.00 square feet as described herein and as depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenants that she will warrant and forever defend the title and quiet possession to said premises unto the said Grantee and unto the Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

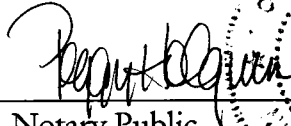
IN WITNESS WHEREOF, this Deed has been executed and delivered this 3/5th day of January, 1997.

Marcella N. Mahler
Marcella N. Mahler

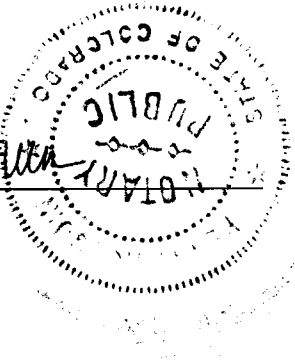
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31st day of January, 1997, by Marcella N. Mahler.

Witness my hand and official seal.
My commission expires March 3, 1997

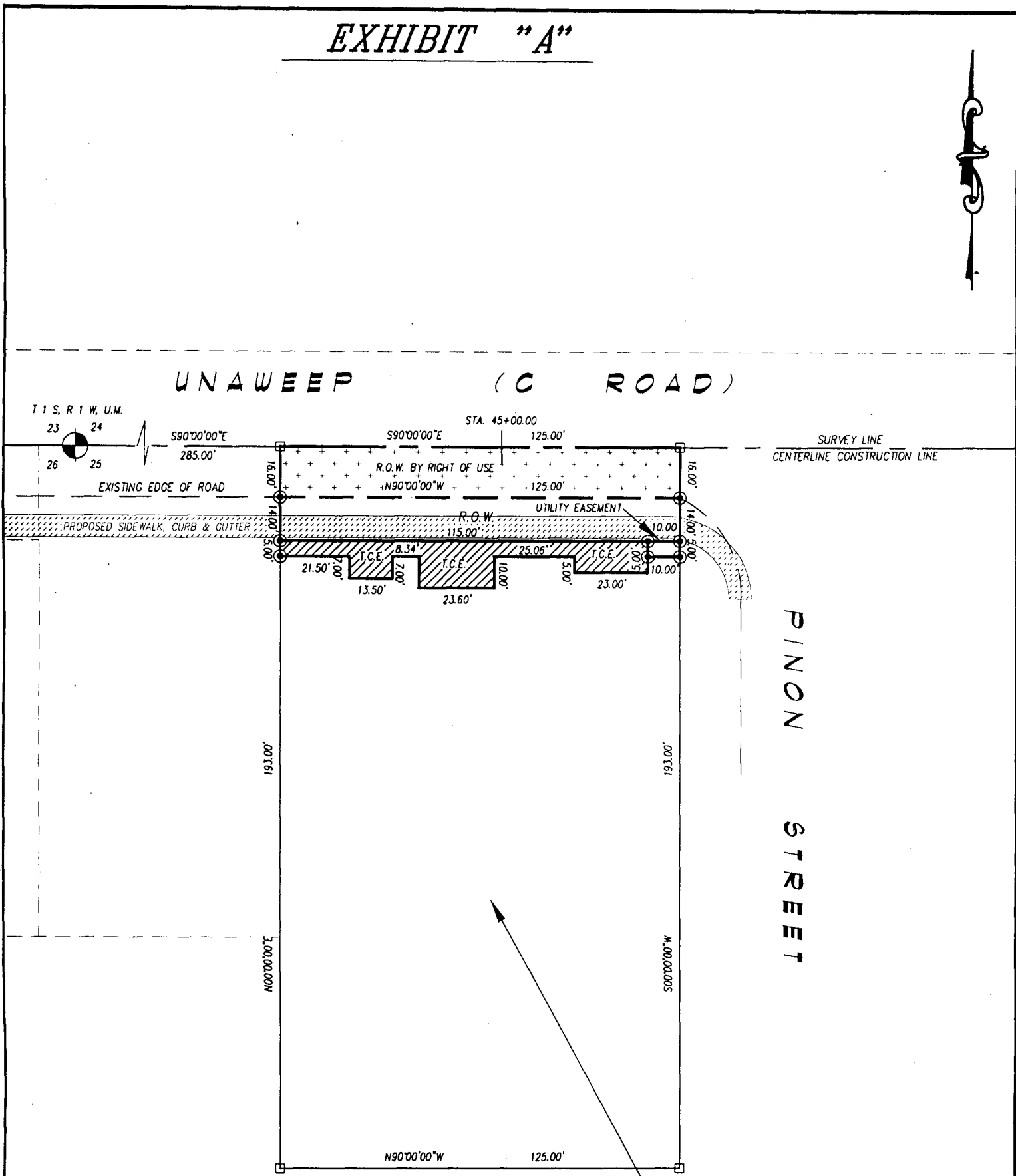


Notary Public



H:\UNAWEEP\WD\MAHLER.159

EXHIBIT "A"



2945-252-00-002
 MARCELLA N. MAHLER
 2705 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA : 1750.00 SQ.FT.
 R.O.W. BY RIGHT OF USE AREA : 2000.00 SQ.FT.
 UTILITY EASEMENT AREA : 50.00 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA : 1020.50 SQ.FT.

DRAWN BY: SRP
 DATE: 1-31-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP61.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (159)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION