

MSA88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: THE COUNTY OF MESA, STATE OF
COLORADO BY: MARK S. ECKERT (ACTING, COUNTY ADMINISTRATOR)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD RIGHT OF WAY WEST OF 7TH STREET ALONG ST. MARY'S
HOSPITAL, 515 F ROAD, MESA COUNTY HEALTH DEPT. REHAB
CENTER, PARCEL NO. 2945-112-00-931

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

1479971 DOC EXEMPT 10:42 AM
MAR 10, 1988 E. SAWYER, CLK&REC MESA CTY, CO
BOOK 1683 PAGE 689

THIS DEED, Made this 8th day of March, 1988,
between The County of Mesa,
State of Colorado

County of Mesa of the _____ State of Colorado, grantor(s), and

The City of Grand Junction,
a municipal Corporation

whose legal address is 250 N. 5th Street,
Grand Junction

of the _____ County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of One Dollar (\$1.00) and other good
and valuable consideration ~~DOLLARS~~
the receipt and sufficiency of which is hereby acknowledged, ha S granted, bargained, sold and conveyed, and by these presents do es grant,
bargain, sell, convey and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements,
if any, situate, lying and being in the said County of Mesa, State of Colorado,
described as follows:

See attached Exhibit A and hereby made a part of:

also known by street and number as: For Road and Utility Right-of-Way Purposes

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the
grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), its heirs and
assigns forever. The grantor(s), for it self, Its heirs and personal representatives or successors, do es covenant and agree that
it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s),
its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).
IN WITNESS WHEREOF, the grantor(s) ha s executed this deed on the date set forth above.

Mark S. Eckert
County Administrator (Acting)

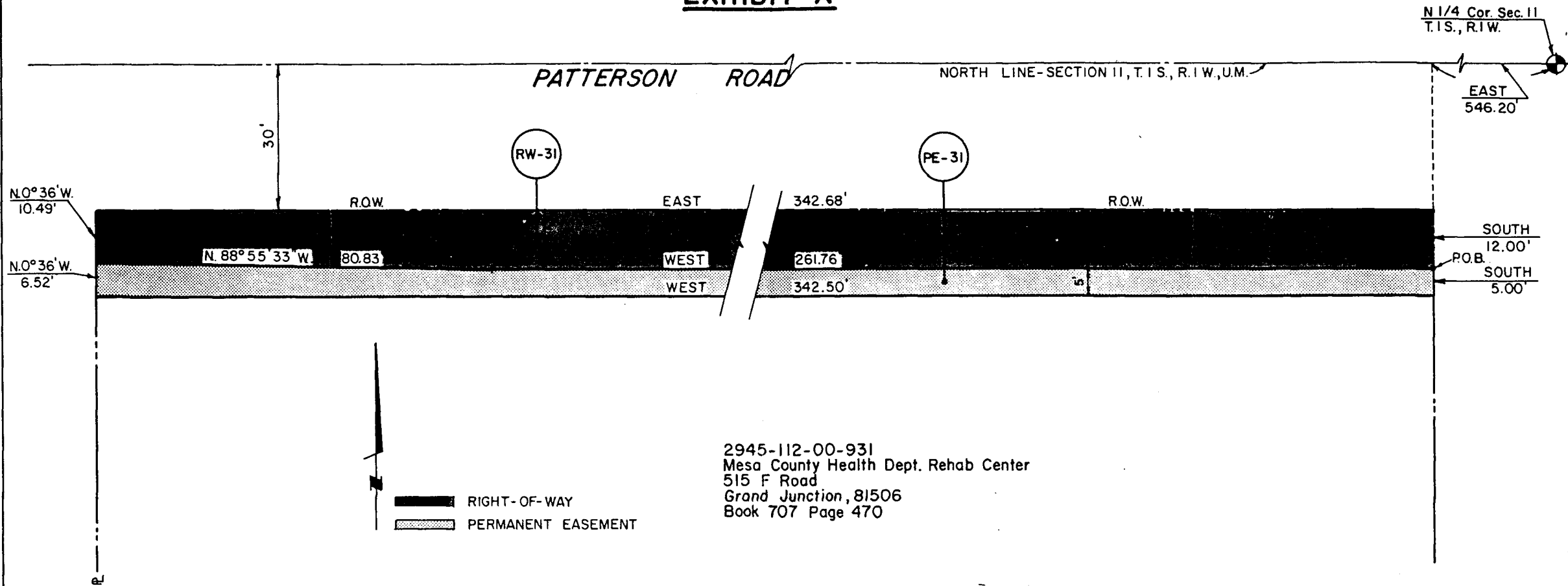
STATE OF COLORADO
County of Mesa
The foregoing instrument was acknowledged before me this
by Mark S. Eckert

} ss.
ETH day of March, 1988

Witness my hand and official seal.
My commission expires 12-28-91
Mary Elizabeth Gilton
Notary Public

*If in Denver, insert "City and."

EXHIBIT A



2945-112-00-931
 Mesa County Health Dept. Rehab Center
 515 F Road
 Grand Junction, 81506
 Book 707 Page 470

PARCEL RW-31

PARCEL PE-31

A parcel of land for road and utility right-of-way purposes being a portion of the North one-half of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at a point from which the North one-quarter Corner of Section 11, Township 1 South, Range 1 West, Ute Meridian bears North 30 feet and East 546.20 feet; thence South, a distance of 12.00 feet; thence West, along a line which is parallel with and 42.00 feet South of the North line of said Section 11, a distance of 261.76 feet; thence North 88°55'33" West, a distance of 80.83 feet; thence North 00°36' West, a distance of 10.49 feet to a point in the present South right-of-way line of Patterson Road; thence East along the present South right-of-way line of Patterson Road, a distance of 342.68 feet to the point of beginning, containing 4,051 square feet, more or less.

A parcel land for utility easement purposes being a portion of the North one-half of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing at a point from which the North one-quarter Corner of Section 11, Township 1 South, Range 1 West, Ute Meridian, bears North 30 feet and East 546.20 feet; thence South, a distance of 12.00 feet to the point of beginning; thence South, a distance of 5.00 feet; thence West, along a line parallel with and 47.00 feet South of the North line of said Section 11, a distance of 342.50 feet; thence North 00°36' West, a distance of 6.52 feet; thence South 88°55'33" East, a distance of 80.83 feet; thence East, along a line parallel with and 42.00 feet South of the North line of said Section 11, a distance of 261.76 feet to the point of beginning, containing 1,774 square feet, more or less.