

MYS97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: PERCY MAYES

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 724 UNAWEEP
AVENUE ROAD RIGHT OF WAY FOR UNAWEEP AVENUE AT ESCALANTE
STREET 2945-233-05-008

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

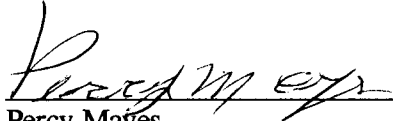
1797833 1037AM 05/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Percy Mayes, Grantor, for and in consideration of the sum of Sixty One and 52/100 Dollars (\$61.52), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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 Southwest Corner of Lot 36, Block 11 of Orchard Mesa Heights, a subdivision situate in the Southwest 1/4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 1 at Page 16 in the office of the Mesa County Clerk and Recorder, and considering the South line of the SW1/4 of said Section 23 to bear N 89°43'19" E with all bearings contained herein being relative thereto; thence S 89°43'19" W a distance of 16.10 feet to the **True Point of Beginning**;
thence S 89°43'19" W a distance of 3.90 feet;
thence N 00°16'41" W a distance of 9.50 feet;
thence N 89°43'19" E a distance of 1.86 feet;
thence S 12°23'58" E a distance of 9.71 feet to the True Point of Beginning,
containing 27.34 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 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 29th day of April, 1997.

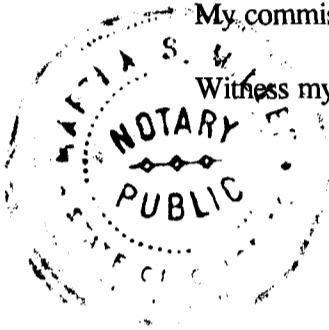

Percy Mayes

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29th day of April, 1997, by Percy Mayes.

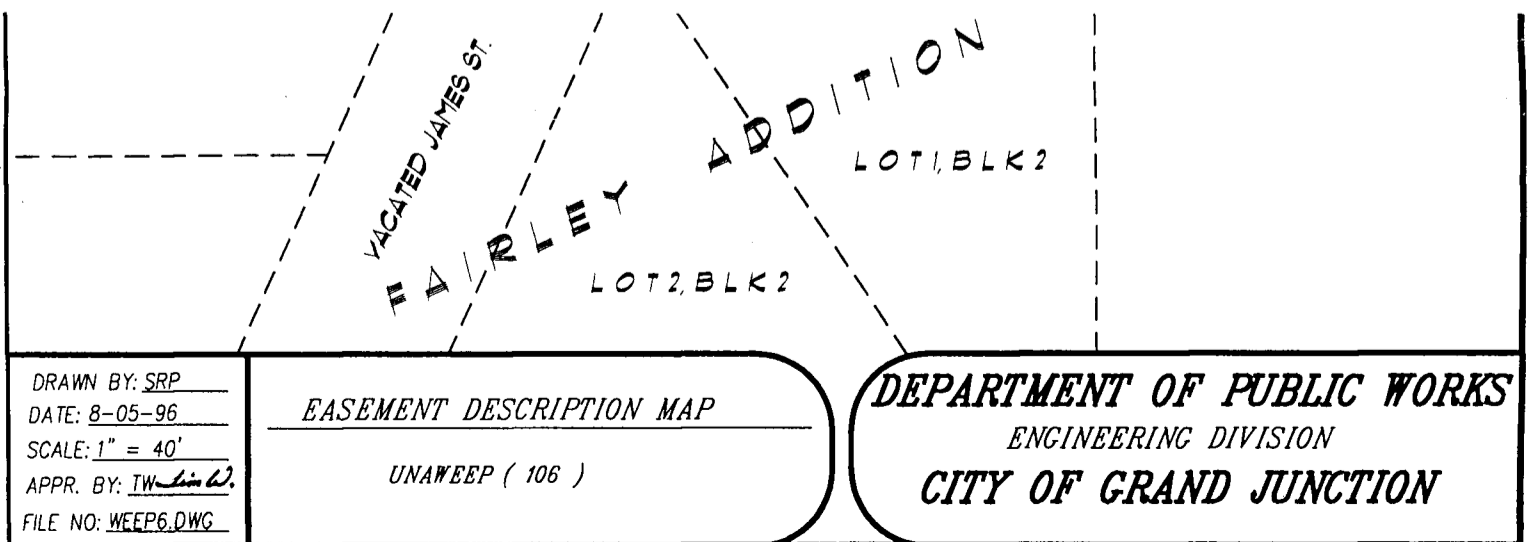
My commission expires 6-7-99.

Witness my hand and official seal.



Matthew S. Miller
Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.



DRAWN BY: SRP
DATE: 8-05-96
SCALE: 1" = 40'
APPR. BY: TW Tim W.
FILE NO: WEEP6.DWG

EASEMENT DESCRIPTION MAP
UNAWEEP (106)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION