

NOR9812S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: NORTHWOODS PARTNERSHIP BY JULIE A. GILBERT,  
ATTORNEY IN FACT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 3505 N. 12<sup>TH</sup> STREET,  
PARCEL NO. 2945-021-09-001, LOT 1, NORTHWOOD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Northwoods Partnership, a California general partnership, Grantor, for and in consideration of the sum of One Thousand Four Hundred Fifty Three and 56/100 Dollars (\$1,453.56), 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 at the Northeast Corner of Lot 1 of Northwood, a subdivision situate in the Southeast 1/4 of the Northeast 1/4 (SE 1/4 NE 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 12 at Page 393 in the office of the Mesa County Clerk and Recorder, and considering the East boundary line of the SE 1/4 NE 1/4 of said Section 2 to bear S 00°03'32" W with all bearings contained herein being relative thereto; thence S 00°03'32" W along the East boundary line of Lot 1 of Northwood a distance of 57.25 feet to the True Point of Beginning; thence S 00°03'32" W along the East boundary line of said Lot 1 a distance of 210.79 feet; thence leaving the East boundary line of said Lot 1, N 89°56'28" W a distance of 1.00 feet; thence N 00°03'32" E a distance of 93.29 feet; thence N 89°56'28" W a distance of 3.00 feet; thence N 00°03'32" E a distance of 117.50 feet; thence S 89°56'28" E a distance of 4.00 feet to the Point of Beginning, containing 593.29 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 it 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 26 day of October, 1998.

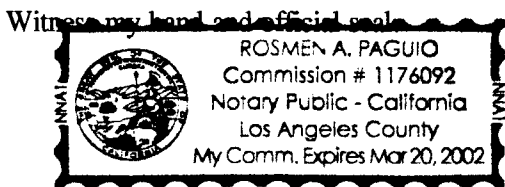
Northwoods Partnership,  
a California general partnership

By: [Signature]  
Julie A. Gilbert, attorney in fact

State of California )  
                                  )ss.  
County of Los Angeles )

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that on October 26, 1998, personally appeared before me Julie A. Gilbert, attorney in fact for Northwoods Corporation, known to me (or satisfactorily proven) to be the General Partner of Northwoods Partnership, a California general partnership

My commission expires: March 20, 2002



Rosmen A. Paguio  
Notary Public

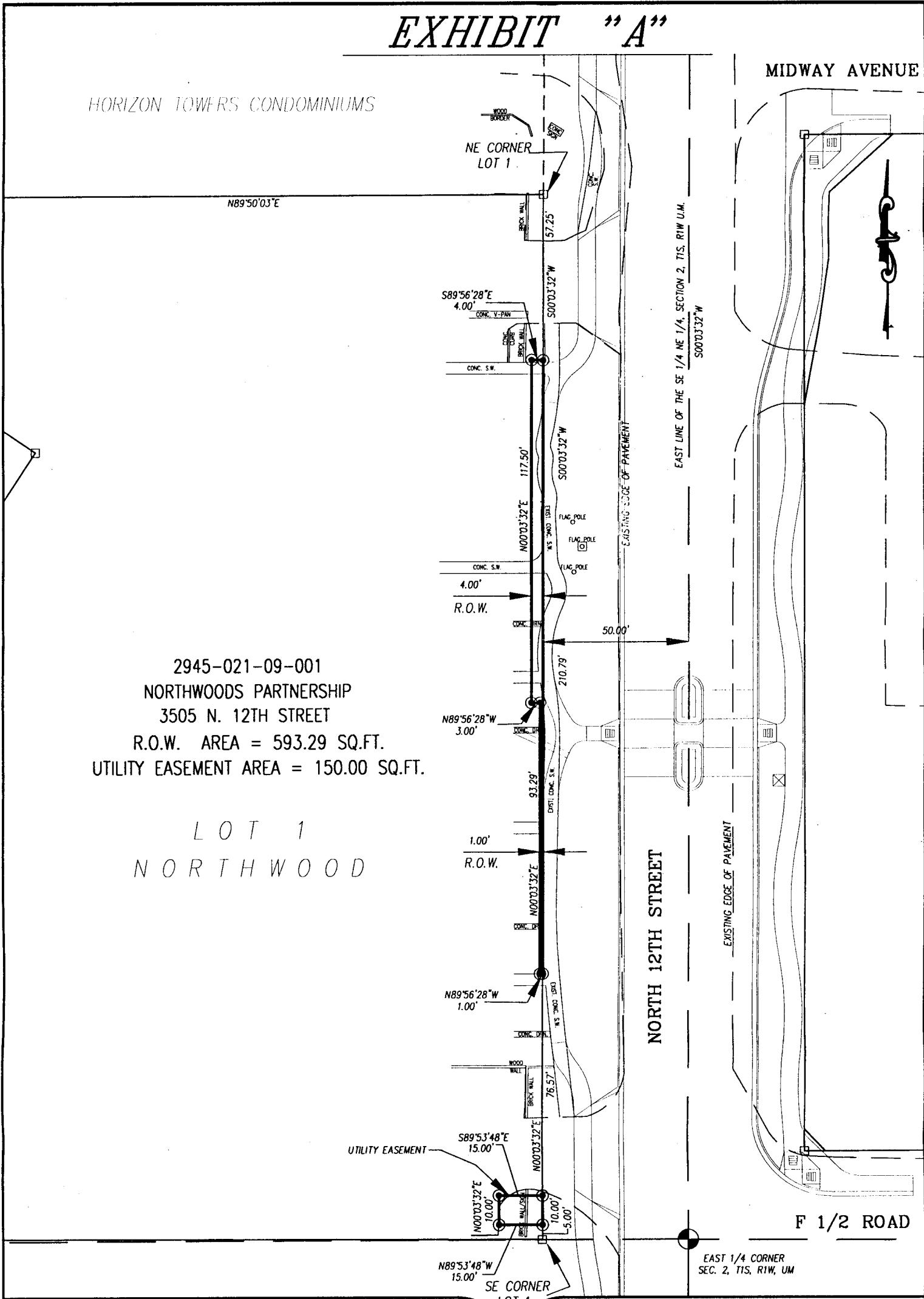
# EXHIBIT "A"

HORIZON TOWERS CONDOMINIUMS

MIDWAY AVENUE

2945-021-09-001  
 NORTHWOODS PARTNERSHIP  
 3505 N. 12TH STREET  
 R.O.W. AREA = 593.29 SQ.FT.  
 UTILITY EASEMENT AREA = 150.00 SQ.FT.

LOT 1  
 NORTHWOOD



DRAWN BY: SRP  
 DATE: 05-28-98  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: 12TH9.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**

12TH STREET - BONITA TO HORIZON

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**