

NJE98GRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: NANCY J. EATON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO.
2701-343-00-106, 2526 G ROAD, G ROAD RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1850504 06/12/98 0325PM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Nancy J. Eaton, Grantor, for and in consideration of the sum of Two Thousand Four Hundred Seventeen and 29/100 Dollars (\$2,417.29), 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 Southeast Corner of the SE1/4 SW1/4 SW1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the SE1/4 SW1/4 SW1/4 of said section 34 to bear S 89°58'43" W with all bearings contained herein being relative thereto;

thence S 89°58'43" W along the south line of the SE1/4 SW1/4 SW1/4 of said Section 34 a distance of 329.48 feet to the Southwest Corner of the East 1/2 of Lot 64, Pomona Park Subdivision;

thence N 00°07'46" W along the west boundary line of the East 1/2 of said Lot 64 a distance of 16.03 feet to a point on the north line of the open, used and historical right-of-way for G Road and the True Point of Beginning;

thence along said north line following six (6) courses and distances:

1. S 88°35'09" E a distance of 37.65 feet;
2. N 89°56'09" E a distance of 49.09 feet;
3. S 88°48'39" E a distance of 51.36 feet;
4. S 89°34'25" E a distance of 66.25 feet;
5. S 89°38'08" E a distance of 73.88 feet;
6. S 89°42'48" E a distance of 51.29 feet to a point on the east line of the SE1/4 SW1/4 SW1/4 of said Section 34;

thence N 00°06'36" W along the east line of said SE1/4 SW1/4 SW1/4 a distance of 17.25 feet;

thence leaving the east line of said SE1/4 SW1/4 SW1/4, S 89°58'43" W a distance of 329.49 feet to a point on the west line of the East 1/2 of Lot 64, Pomona Park Subdivision;

thence S 00°07'46" E along the west line of the East 1/2 of said Lot 64 a distance of 13.97 feet to the Point of Beginning,

containing 5,254.97 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 she 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 10 day of June, 1998.

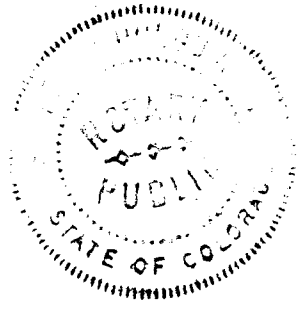
Nancy J. Eaton
Nancy J. Eaton

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10th day of June, 1998, by Nancy J. Eaton.

My commission expires 3-3-01.

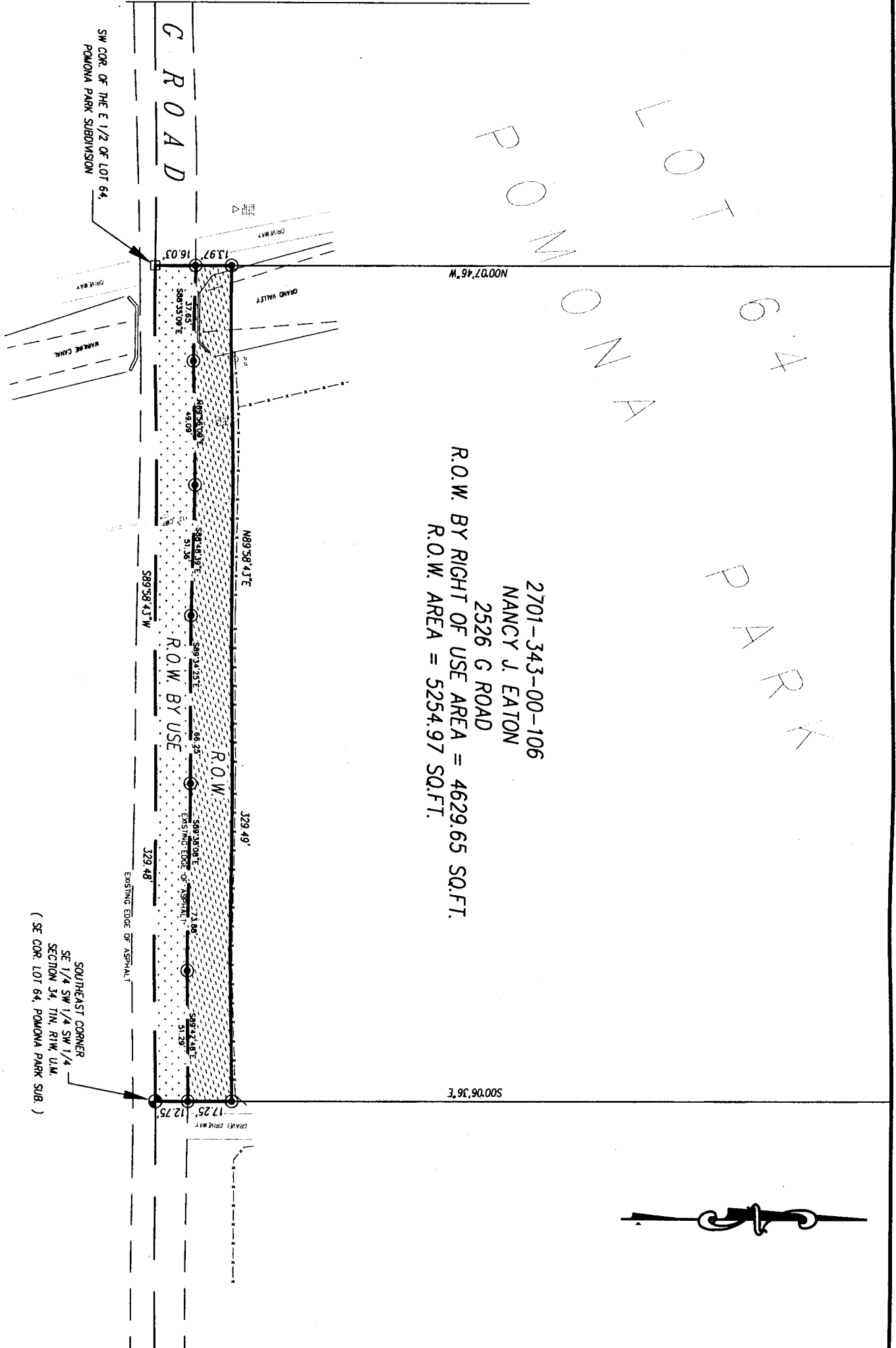
Witness my hand and official seal.



[Signature]
Notary Public

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

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 04-06-98
 SCALE: 1" = 50'
 APPR. BY: TW
 FILE NO: G_RD2.DWG

RIGHT-OF-WAY DESCRIPTION MAP

G ROAD SHOULDER WIDENING

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION