

OVI99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LEROY D. OVIATT AND JUDY L. OVIATT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-WAY AT WEST SIDE  
OF 27 1/2 ROAD BETWEEN PATTERSON ROAD AND G ROAD - 609 27 1/2 ROAD, PARCEL  
NO. 2945-013-00-019

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1899262 04/23/99 0151PM  
MONIKA TODO CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

LeRoy D. Oviatt and Judy L. Oviatt, Grantors, for and in consideration of the sum of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 South 1/4 Corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE 1/4 SW 1/4 of said Section 1 to bear N 00°02'19" E with all bearings contained herein being relative thereto; thence N 00°02'19" E along the East line of the SE 1/4 SW 1/4 of said Section 1 a distance of 429.98 feet; thence leaving the East line of the SE 1/4 SW 1/4 of said Section 1, N 89°47'35" W a distance of 25.00 feet to a point on the West right-of-way line for 27 1/2 Road as described by Quit Claim Deed recorded in Book 749 at Page 491 in the Office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;

thence N 00°02'19" E along said West right-of-way line for 27 1/2 Road a distance of 75.00 feet; thence leaving said West right-of-way line, N 89°47'35" W a distance of 5.00 feet; thence S 00°02'19" W a distance of 75.00 feet; thence S 89°47'35" E a distance of 5.00 feet to the Point of Beginning, containing 375.00 square feet as described herein and 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 Grantors hereby covenanting that they 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<sup>th</sup> day of April, 1999.

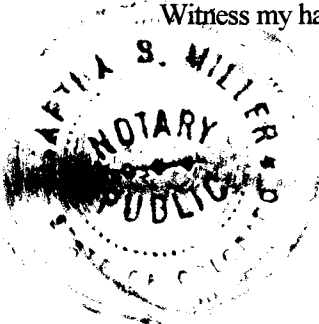
LeRoy D. Oviatt  
LeRoy D. Oviatt

Judy L. Oviatt  
Judy L. Oviatt

State of Colorado )  
                                  )ss.  
County of Mesa        )

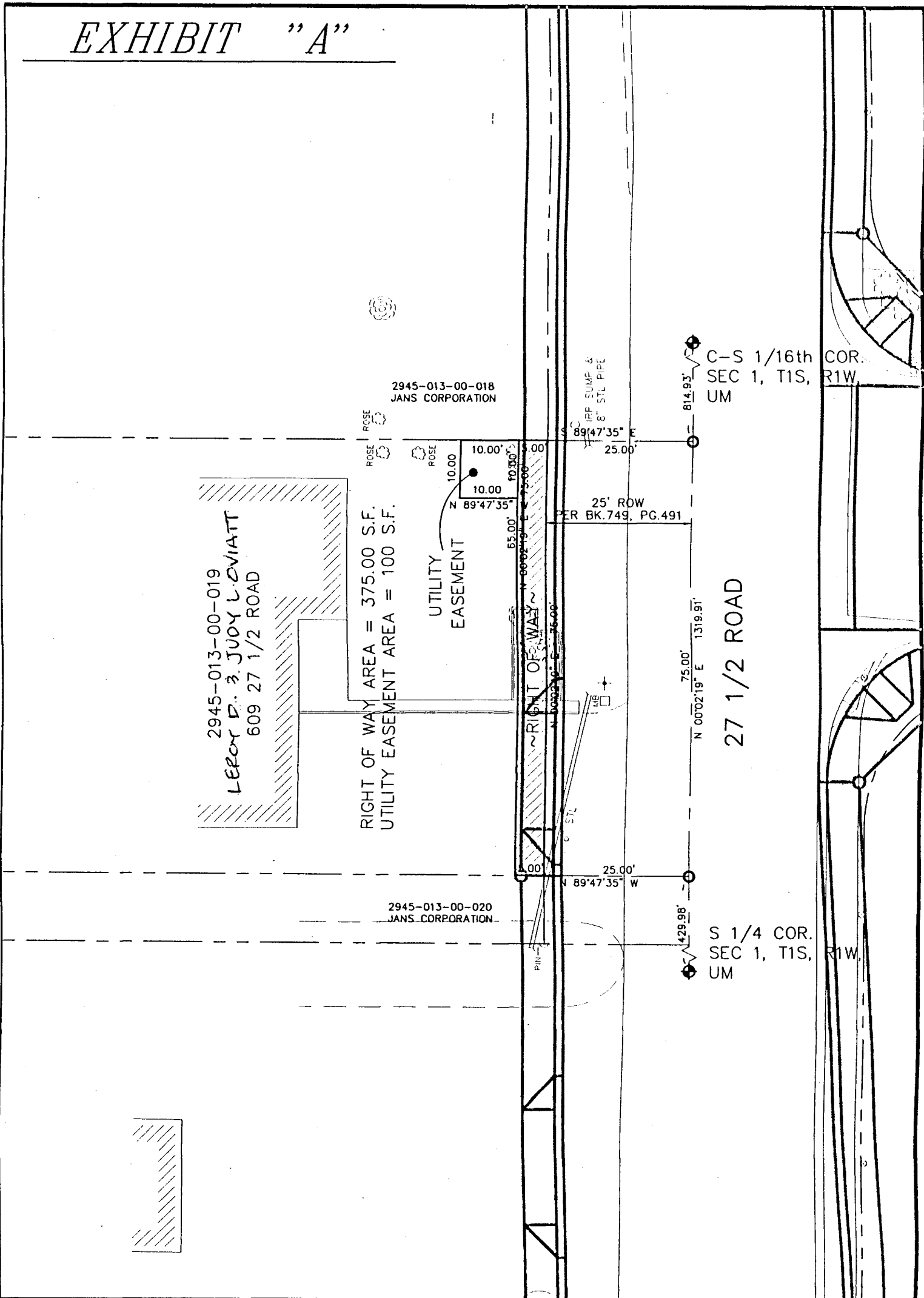
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 1999, by LeRoy D. Oviatt and Judy L. Oviatt.

My commission expires 6-7-1999.  
Witness my hand and official seal.



Anita S. Miller  
Notary Public

EXHIBIT "A"



DRAWN BY: JCS  
 DATE: 1-21-99  
 SCALE: 1" = 20'  
 APPR. BY: TW  
 FILE NO: 01300019.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**  
 27 1/2 ROAD - PATTERSON ROAD TO C ROAD

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