

PAT88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: WILLIAM R. PATTERSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 550
PATTERSON ROAD RIGHT OF WAY 1ST TO 7TH (NORTH SIDE) PARCEL
NO. 2945-023-14-006,

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 13th day of June, 19 88,
between WILLIAM R. PATTERSON

BOOK 1697 PAGE 450

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

THE CITY OF GRAND JUNCTION, a Municipal Corporation

whose legal address is 255 N. 5th Street, Grand Junction

1488200 DOC EXEMPT 02:27 PM
JUN 14 1988 E.SAWYER,CLK&REC MESA CTY,CO

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

WITNESSETH, That the grantor(s), for and in consideration of the sum of
Ten dollars and other consideration

DOLLARS,

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does 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 County of Mesa, State of Colorado,
described as follows:

See Exhibit "A" attached hereto and made a part hereof

also known by street and number as:

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 himself, his heirs and personal representatives or successors, do es covenant and agree that
he 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) has executed this deed on the date set forth above.

William R. Patterson

William R. Patterson

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this
by William R. Patterson

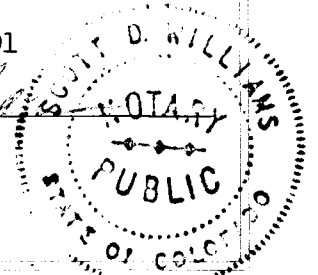
} ss.
13th day of June, 19 88

Witness my hand and official seal.

My commission expires 1/12/91

Step D. Williams

Notary Public



*If in Denver, insert "City and."

EXHIBIT A

BOOK 1697 PAGE 451

2945-023-14-006
William R. Patterson
550 Patterson Road
Grand Junction, 81506
Book 963 Page 726

LOT 6
FAIRMOUNT HEIGHTS SUB.

LOT 5
FAIRMOUNT HEIGHTS SUB.

R=1145.50'
L.C.=N. 87°00'27" E.
23.92'

LOT
LINE

R=1146.50'
L.C.=N. 88°12'16" E.
71.84'

ROW

RIGHT-OF-WAY

EAST 58.98'

S. 0°05' E.
3.50'

WEST 154.69'

ROW.

P.O.B.

RW-17

30'

PATTERSON ROAD

SOUTH LINE SEC. 2, T.1S., R.1W. U.M.

PARCEL RW-17

A parcel of land for road and utility right-of-way purposes being a portion of Lots 5 and 6 in Fairmount Heights Subdivision as recorded in Book 6 on Page 12 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Southeast Corner of said Lot 5; thence West along the present North right-of-way line of Patterson Road, a distance of 154.69 feet; thence along the arc of a curve to the left having a radius of 1,145.50 feet and a long chord which bears North 87°00'27" East for a chord distance of 23.92 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 1,146.50 feet and a long chord which bears North 88°12'16" East for a chord distance of 71.84 feet to a point of tangency; thence East along a line which is parallel with and 33.50 feet North of the South line of said Section 2, a distance of 58.98 feet to a point in the East line of said Lot 5; thence South 00°05' East along the East line of said Lot 5, a distance of 3.50 feet to the point of beginning, containing 418 square feet, more or less.