

PDH98CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: PAUL HOLLAND III AND DIANA
MARIE HOLLAND

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2762 C ROAD, UNAWEEP
EASEMENT, PARCEL NO. 2945-244-00-153

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Paul Holland, III and Diana Marie Holland, Grantors, for and in consideration of the sum of Two-Thousand One- Hundred Seventy-Six and 13/100 Dollars (\$2,176.13), the receipt and sufficiency of which is hereby acknowledged, 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:

A parcel of land situate in the SW 1/4 SE 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the E 1/2 E 2/5 SW 1/4 SW 1/4 SE 1/4 of said Section 24; thence N 00°00'00" E a distance of 16.00 feet to the True Point of Beginning of the parcel described herein; thence N 00°00'00" E a distance of 14.00 feet to a point; thence S 90°00'00" E a distance of 107.00 feet to a point; thence S 00°00'00" E a distance of 4.54 feet to a point on the north edge of an existing road and beginning of a curve concave to the northwest; thence 20.32 feet along the north edge of said existing road and arc of said curve, having a radius of 20.00 feet, a delta angle of 58°12'42" and a long chord bearing S 60°53'39" W a distance of 19.46 feet to a point; thence N 90°00'00" W along the north edge of said existing road a distance of 90.00 feet to the point of beginning, containing 1450.75 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 2nd day of January, 1998

Paul Holland, III
Paul Holland, III

Diana Marie Holland
Diana Marie Holland

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 1998, by Paul Holland, III and Diana Marie Holland.

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



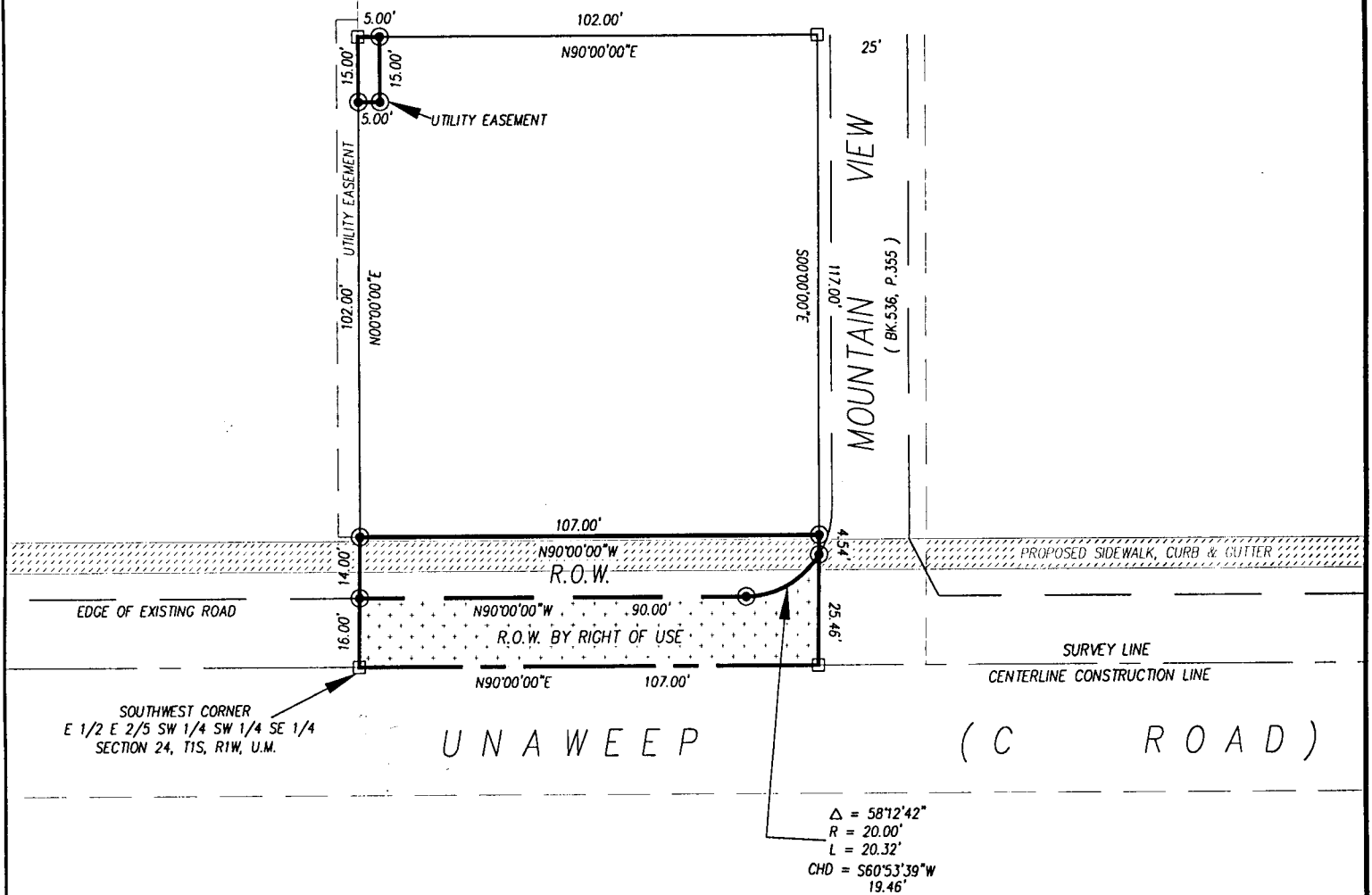
Mathea S. Miller
Notary Public

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

EXHIBIT "A"



2945-244-00-153
 PAUL HOLLAND, III & DIANA MARIE HOLLAND
 2762 C ROAD
 UTILITY EASEMENT AREA = 75.00 SQ.FT.
 R.O.W. BY RIGHT OF USE AREA = 1759.25 SQ.FT.
 R.O.W. AREA = 1450.75 SQ.FT.



DRAWN BY: SRP
 DATE: 12-10-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP98.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (188)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION