

PET97UNW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RICHARD DEAN PETERSON AND
DIANE MARIE PETERSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2716 UNAWEEP
AVENUE UNAWEEP AVENUE IMPROVEMENTS PROJECT 2945-243-00-094

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1788861 0236PM 02/20/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$No FEE

Richard Dean Peterson and Diane Marie Peterson, Grantors, for and in consideration of the sum of One Hundred Four and 15/100 Dollars (\$104.15), the receipt and sufficiency of which is hereby acknowledged, hereby 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 Southwest corner of Lot 5 of Section 24, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa State of Colorado, said point of commencement also known as the Southwest Corner of said Section 24, and considering the South line of said Section 24 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the South line of said Section 24 a distance of 777.28 feet; thence leaving said South line, N 00°00'00" E a distance of 30.00 feet to a point on the North right-of-way line for UnawEEP Avenue and the True Point of Beginning; thence S 90°00'00" E along the North right-of-way for UnawEEP Avenue a distance of 12.72 feet to a point which is the intersection of the North right-of-way for UnawEEP Avenue with the West right-of-way for Cedar Street; thence N 00°00'00" E along the West right-of-way for Cedar Street a distance of 10.92 feet; thence leaving said right-of-way, S 49°21'58" W a distance of 16.76 feet to the Point of Beginning, containing 69.43 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 4th day of February, 1997.

Richard Dean Peterson
Richard Dean Peterson

Diane Marie Peterson
Diane Marie Peterson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of February, 1997, by Richard Dean Peterson and Diane Marie Peterson.

My commission expires June 7, 1999.

Witness my hand and official seal.



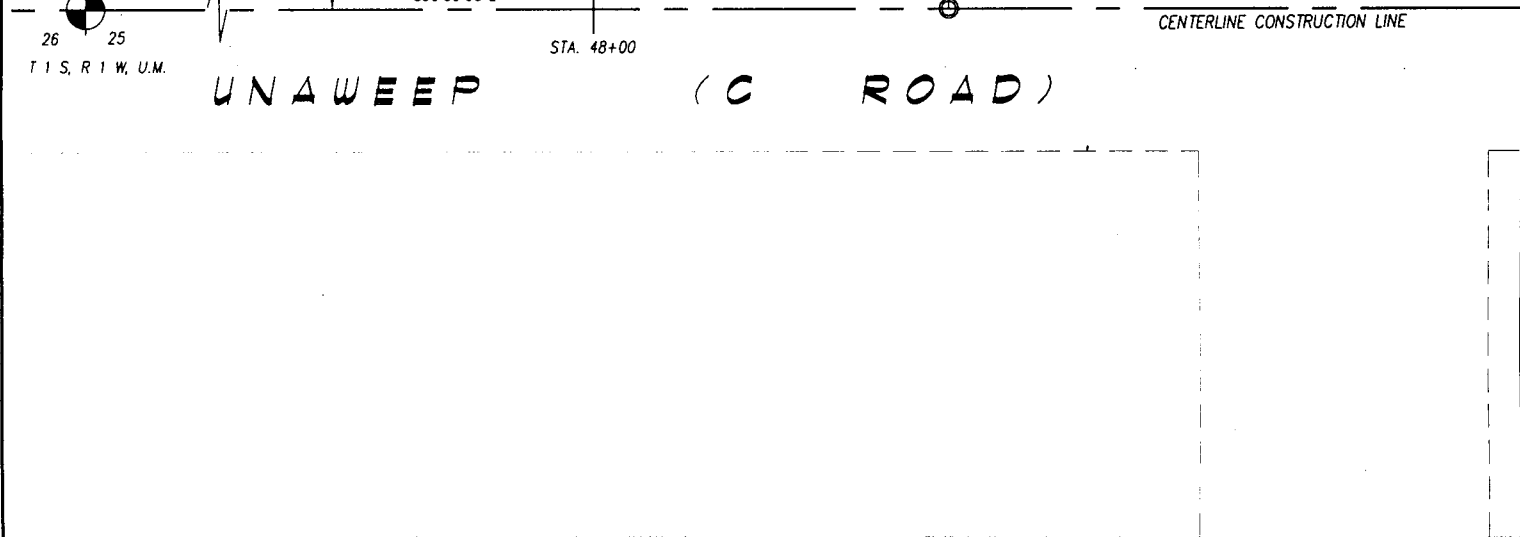
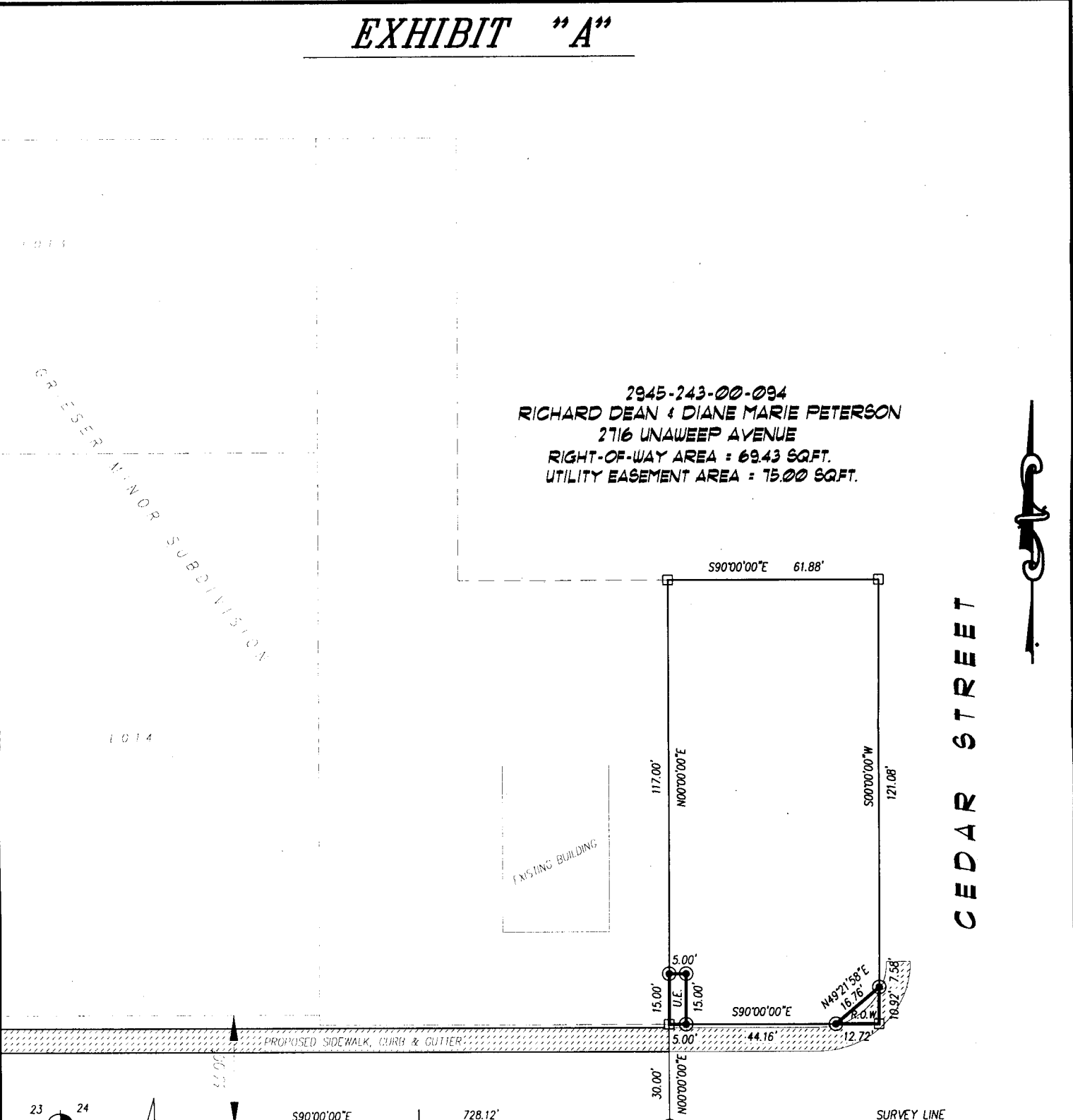
Martha S. Miller
Notary Public

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

EXHIBIT "A"

2945-243-00-094
 RICHARD DEAN & DIANE MARIE PETERSON
 2716 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA : 69.43 SQFT.
 UTILITY EASEMENT AREA : 75.00 SQFT.

GRADUATED EASEMENT
 MINOR SUBDIVISION



DRAWN BY: SRP
 DATE: 1-30-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP43.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (150)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION