

PFA88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: H. GARY PFANDER AND JOYDALE H.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD, LOT 5 BLOCK 1 WILLOWBROOK SUBDIVISION REPLAT, 209
WILLOWBROOK ROAD PARCEL NO. 2945-023-03-006 RIGHT OF WAY 1ST
TO 7TH STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

BOOK 1718 PAGE 746

THIS DEED, Made this 3rd day of October, 19 88,
between H. GARY PFANDER and JOYDALE H. PFANDER

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

THE CITY OF GRAND JUNCTION, a Municipal Corporation

whose legal address is 250 N. 5th Street, Grand Junction

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

1501187 DOC EXEMPT 02:52 PM
NOV 15, 1988 E.SAWYER, CLK&REC MESA CTY, CO

the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do 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 themselves, their heirs and personal representatives or successors, do covenant and agree that
they 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) have executed this deed on the date set forth above.

H. Gary Pfander

H. Gary Pfander

Joydale H. Pfander

Joydale H. Pfander

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this
by H. Gary Pfander and Joydale H. Pfander

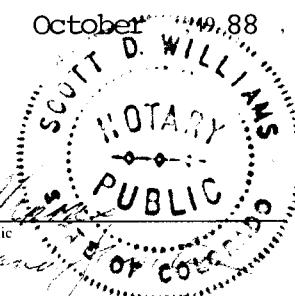
} ss.
5:00
day of October 19, 88

Witness my hand and official seal.

My commission expires

Scott D. Williams

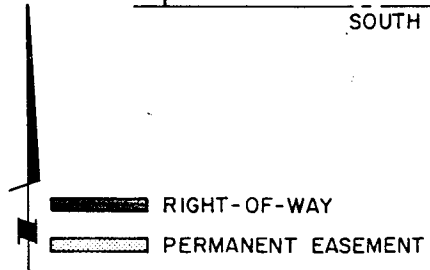
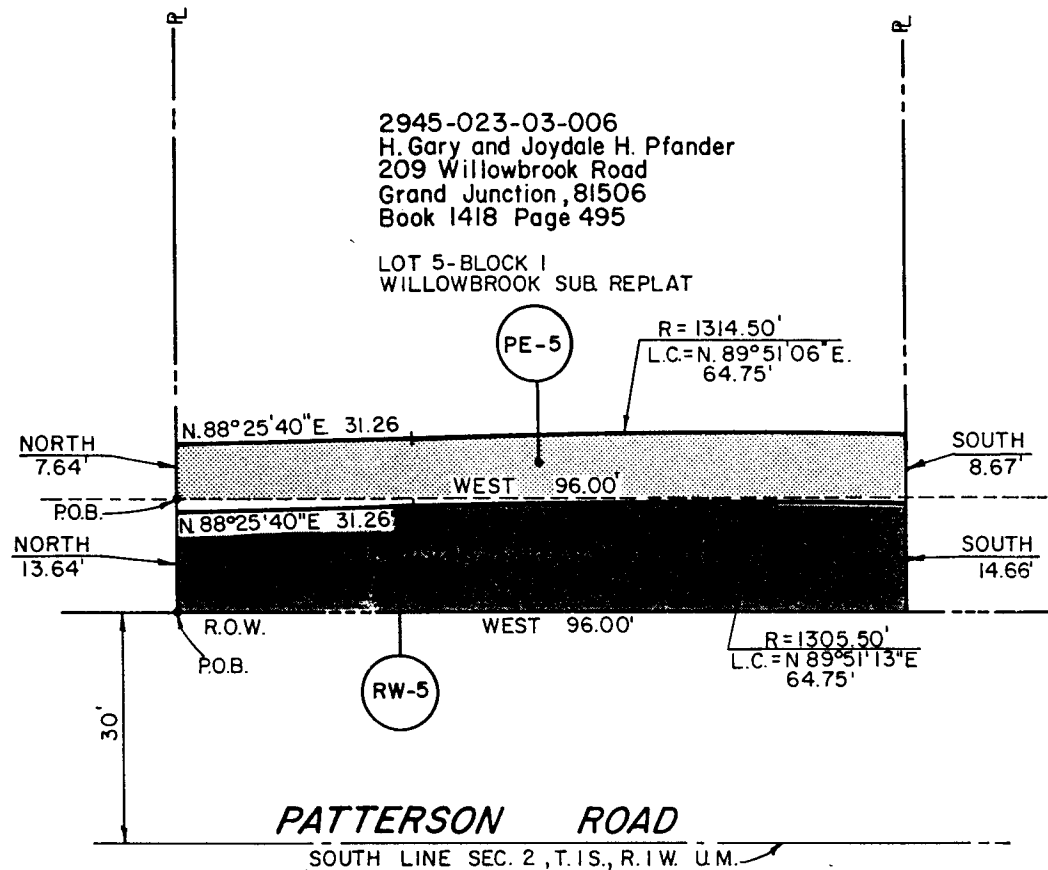
Notary Public
331 East Ave, Grand Junction, CO



*If in Denver, insert "City and."

EXHIBIT A

BOOK 1718 PAGE 747



PARCEL RW-5

A parcel of land for road and utility right-of-way purposes being a portion of Lot 5 in Block 1 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Southwest Corner of said Lot 5; thence North along the West line of said Lot 5, a distance of 13.64 feet; thence North 88°25'40" East, a distance of 31.26 feet to a point of curvature; thence along the arc of a curve to the right having a radius of 1,305.50 feet and a long chord which bears North 89°51'13" East for a chord distance of 64.75 feet to a point in the East line of said Lot 5; thence South along the East line of said Lot 5, a distance of 14.66 feet to a point in the present North right-of-way line of Patterson Road; thence West along said present right-of-way line, a distance of 96.00 feet to the point of beginning, containing 1,401 square feet, more or less.

PARCEL PE-5

A parcel of land for utility and irrigation easement purposes being a portion of Lot 5 in Block 1 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing from the Southwest Corner of said Lot 5; thence North, a distance of 15.00 feet to the point of beginning; thence North along the West line of said Lot 5, a distance of 7.64 feet; thence North 88°25'40" East, a distance of 31.26 feet to a point of curvature; thence along the arc of a curve to the right having a radius of 1,314.50 feet and a long chord which bears North 89°51'06" East for a chord distance of 64.75 feet to a point in the East line of said Lot 5; thence South along the East line of said Lot 5, a distance of 8.67 feet to a point in the North edge of an existing 15 foot wide utility easement; thence West along the North edge of said utility easement, a distance of 96.00 feet to the point of beginning, containing 825 square feet, more or less.