

PHC9812T

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: PENTECOSTAL HOLINESS CHURCH BY PAUL D. CLARK
PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO 2945-012-00-958
3506 N. 12TH STREET AT F 1/2

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1877169 12/02/98 0412PM
 MONIKA TODD CLK&REC MESA COUNTY CO
 REC FEE \$15.00 SURCHG \$1.00
 DOCUMENTARY FEE \$EXEMPT

Pentecostal Holiness Church, Colorado Conference, Inc., a Colorado non-profit corporation, Grantor, for and in consideration of the sum of One Thousand Nine Hundred Seventy Four and 20/100 Dollars (\$1,974.20), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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 tracts or parcels of land for Roadway and Utilities right-of-way purposes, to wit:

Parcel No. 1:

Commencing at the West 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 west line of the Northwest 1/4 (NW1/4) of said Section 1 to bear N 00°03'32" E with all bearings contained herein being relative thereto; thence N 00°03'32" E along the west line of the NW1/4 of said Section 1 a distance of 30.0 feet; thence leaving said west line, N 89°52'32" E a distance of 40.0 feet to a point on the east right-of-way line for North 12th Street and the True Point of Beginning; thence N 00°03'32" E along the east right-of-way line for North 12th Street a distance of 9.11 feet; thence leaving the east right-of-way line for North 12th Street, S 43°07'26" E a distance 12.45 feet to a point on the north right-of-way line for F 1/2 Road; thence S 89°52'32" W along the north right-of-way line for F 1/2 Road a distance of 8.51 feet to the Point of Beginning, containing 38.81 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference; and also

Parcel No. 2:

Commencing at the West 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 west line of the Northwest 1/4 (NW1/4) of said Section 1 to bear N 00°03'32" E with all bearings contained herein being relative thereto; thence N 00°03'32" E along the west line of the NW1/4 of said Section 1 a distance of 30.0 feet; thence leaving said west line, N 89°52'32" E a distance of 40.0 feet to a point on the east right-of-way line for North 12th Street; thence N 00°03'32" E along the east right-of-way line for North 12th Street a distance of 256.38 feet to the True Point of Beginning; thence N 00°03'32" E along the east right-of-way line for North 12th Street a distance of 93.62 feet to a point on the south right-of-way line for Midway Avenue; thence N 89°52'32" E along the south right-of-way line for Midway Avenue a distance of 30.12 feet; thence leaving the south right-of-way line for Midway Avenue, S 47°07'36" W a distance of 27.20 feet; thence S 01°18'05" E a distance of 24.96 feet; thence S 08°14'21" W a distance of 24.14 feet; thence S 15°40'46" W a distance of 27.35 feet to the Point of Beginning, containing 948.29 square feet as described herein and as 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 Grantor hereby covenanting that it 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 3rd day of November, 1998.

Paul D. Clark, President
Pentecostal Holiness Church, Colorado
Conference, Inc., by: Paul D. Clark, President

State of Colorado)
)ss.
County of Arapahoe)

The foregoing instrument was acknowledged before me this 3rd day of November, 1998, by Paul D. Clark, President of Pentecostal Holiness Church, Colorado Conference, Inc., a Colorado non-profit corporation.

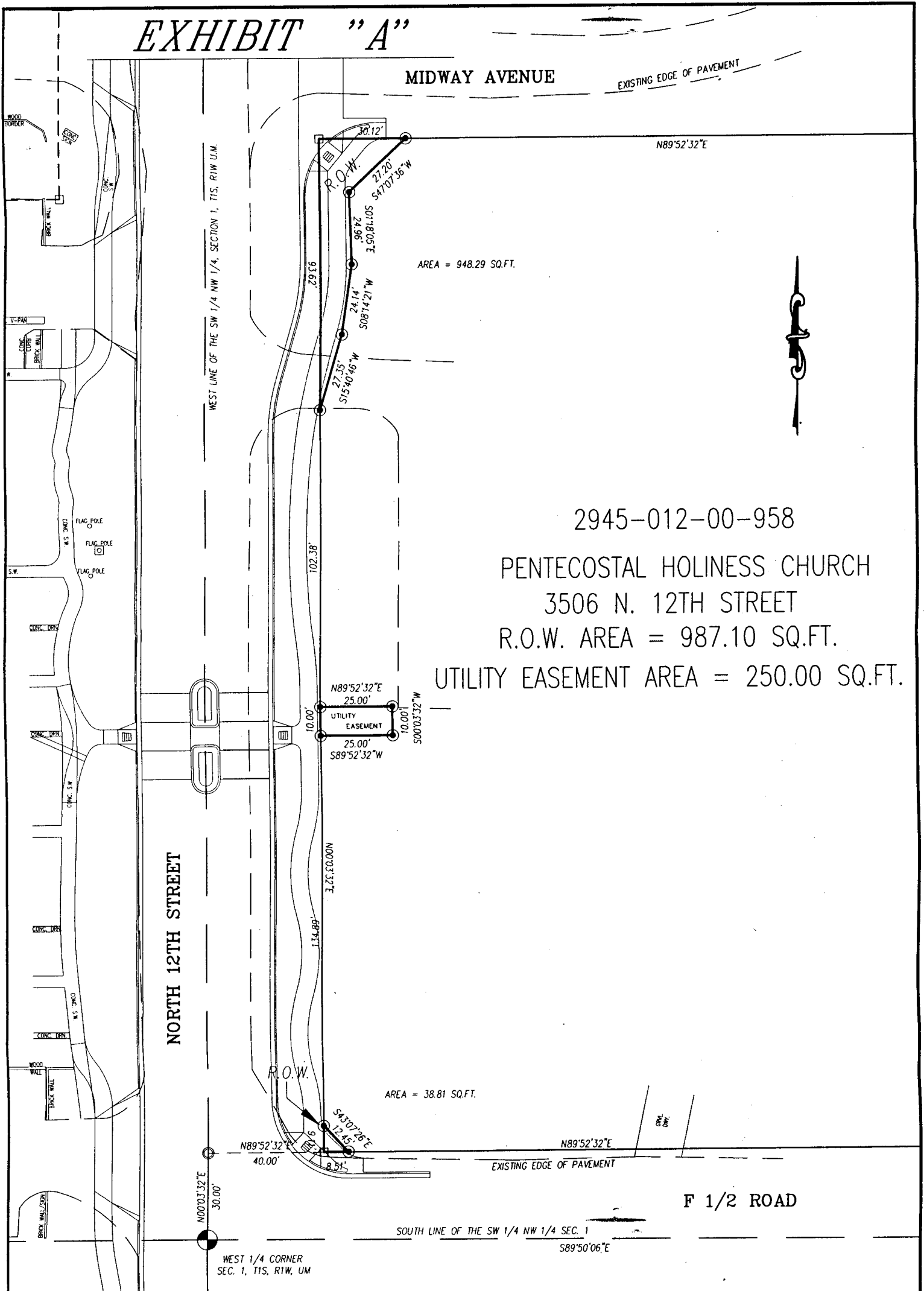
My commission expires 2/23/03.

Witness my hand and official seal.



Vi Peterson
Notary Public

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 05-28-98
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: 12TH8.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 12TH STREET - BONITA TO HORIZON

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION