

PHI88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RAYMOND G. PHIPPS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD AND UTILITES, RIGHT OF WAY SE COR. 1ST AND PATTERSON,
2550 NORTH FIRST STREET PARCEL NO. 2945-112-13-019
AND 108 BELAIRE DEIVE PARCEL NO. 2945-112-12-044
CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 29th day of February, 1988,
between Raymond G. Phipps, whose address is:
P.O. Box 3360

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County of Mesa of the County *
, State of Colorado, grantor and

The City of Grand Junction, a municipal corporation

whose legal address is 250 North 5th Street

1479397 DOC EXEMPT 03:15 PM
MAR 02, 1988 E.SAWYER, CLK&REC MESA CTY, CO

of the _____ County of Mesa, State of Colorado, grantee

WITNESSETH, That the grantor for and in consideration of the sum of One dollar (\$1.00) and other valuable considerations ~~ROD CARA~~, 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 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 Parcel RW-18, PE-18 and PE-18A in attached Exhibit A and hereby made a part of.

~~FOR ROAD AND UTILITY PURPOSES~~ For road and utility right-of-way purposes.

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 , 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 , its heirs and assigns forever. The grantor , for him self, his heirs and personal representatives or successors, does 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 its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor . IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Raymond G. Phipps
Raymond G. Phipps

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this
by Raymond G. Phipps

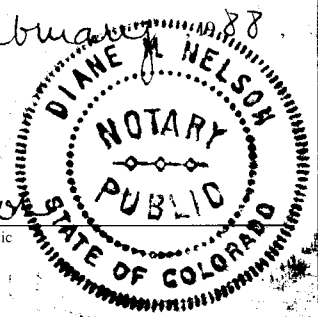
} ss.
29th

day of February, 1988

Witness my hand and official seal.

My commission expires 12/15/90

Diane M. Nelson
Notary Public

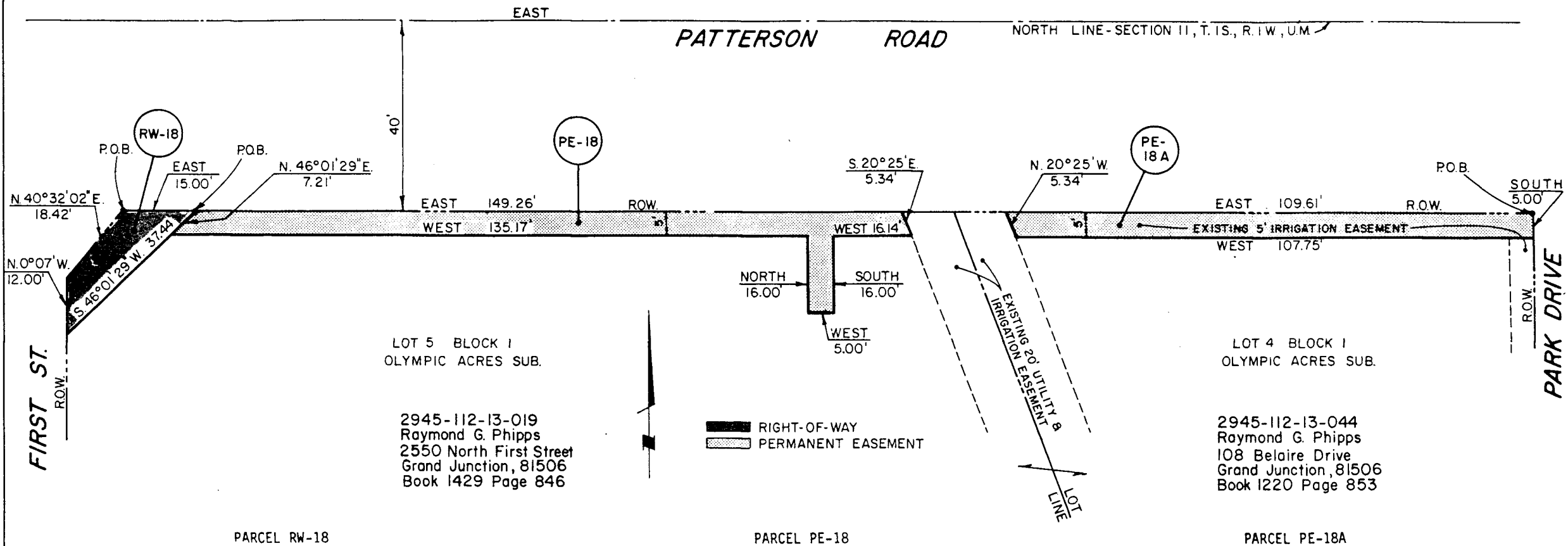


*If in Denver, insert "City and."



Copy to - in Woodmansee on 3-10-88.

EXHIBIT A



A parcel of land for road and utility right-of-way purposes being a portion of Lot 5, Block 1 in Olympic Acres Subdivision in Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing at the Northwest Corner of said Lot 5; thence East along the North line of said Lot 5, a distance of 12.00 feet to the point of beginning in the present South right-of-way line of Patterson Road; thence East along the present South right-of-way line of Patterson Road, a distance of 15.00 feet to a point in the North line of said Lot 5; thence South 46°01'29" West, a distance of 37.44 feet to a point in the present East right-of-way line of First Street; thence North 0°07'00" West along the present East right-of-way line of First Street, a distance of 12.00 feet; thence North 40°32'02" East along the present (April 28, 1983) Southeasterly right-of-way line of First Street, a distance of 18.42 feet to a point in the present South right-of-way line of Patterson Road, said point being the point of beginning, containing 267 square feet, more or less.

A parcel of land for utility easement purposes being a portion of Lot 5, Block 1 in Olympic Acres Subdivision in Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing at the Northwest Corner of said Lot 5; thence East along the North line of said Lot 5, a distance of 27.00 feet to a point in the present South right-of-way line of Patterson Road, said point being the point of beginning; thence East along the present South right-of-way line of Patterson Road, a distance of 149.26 feet; thence South 20°25'00" East along the West edge of an existing 20 foot wide utility and irrigation easement, a distance of 5.34 feet; thence West, a distance of 16.14 feet; thence South, a distance of 16.00 feet; thence West, a distance of 5.00 feet; thence North a distance of 16.00 feet; thence West parallel with and 45 feet South of the North line of said Section 11, a distance of 135.17 feet; thence North 46°01'29" East, a distance of 7.21 feet to a point in the present South right-of-way line of Patterson Road, said point being the point of beginning, containing 845 square feet, more or less.

A parcel of land for utility and irrigation easement purposes being a portion of Lot 4, Block 1 in Olympic Acres in Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Northeast Corner of said Lot 4; thence South along the present West right-of-way line of Park Drive, a distance of 5.00 feet; thence West parallel with and 45 feet South of the North line of said Section 11, a distance of 107.75 feet to a point in the Easterly edge of an existing 20 foot wide utility and irrigation easement; thence North 20°25'00" West along the Easterly edge of said existing 20 foot wide utility and irrigation easement, a distance of 5.34 feet; to a point in the present South right-of-way line of Patterson Road; thence East along the present South right-of-way line of Patterson Road, a distance of 109.61 feet to the point of beginning, containing 543 square feet, more or less.