

PHP98PHB

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: PARADISE HILLS PARTNERSHIP BY ROBERT L. BRAY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARADISE HILLS
PARTNERSHIP, PARADISE HILLS BLVD, PARCEL NO. 2701-261-00-022, RIGHT OF WAY,
26 1/2 AND H ROADS

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3 PAGE DOCUMENT

1857887 07/31/98 0255PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Paradise Hills Partnership, a Sole Proprietorship, of the County of Mesa, State of Colorado, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

A parcel of land situate in the NW 1/4 SE 1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 26, whence the Center-East 1/16 corner of said Section 26 bears N 89°53'00" E a distance of 1319.78 feet, with all bearings contained herein being relative thereto;
thence N 89°53'00" E along the north line of the NW 1/4 SE 1/4 of said Section 26 a distance of 558.00 feet to a point;
thence S 00° 03'01" W a distance of 21.33 feet to the True Point of Beginning of the parcel described herein;
thence 81.78 feet along the arc of a curve concave to the southwest, having a radius of 371.25 feet, a delta angle of 1237'16" and a chord bearing S 55° 11'44" E a distance of 81.61 feet to a point;
thence S 42° 39'31" W a distance of 48.02 feet to a point;
thence 43.29 feet along the arc of a curve concave to the southwest, having a radius of 323.25 feet, a delta angle of 07° 40'22" and a chord bearing N 52° 57'02" W a distance of 43.25 feet to a point;
thence N 00° 03'01" E a distance of 55.84 feet to a the point of beginning.

The above described parcel of land contains 3,007.16 square feet as described herein and depicted on the attached Exhibit "A".

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 covenants 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 1st day of July, 1998.

PARADISE HILLS PARTNERSHIP, a Sole Proprietorship,

BY:

Robert L. Bray
Robert L. Bray

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 1ST day of July, 1998, by Robert L. Bray, for Paradise Hills Partnership, a Sole Proprietorship.

My commission expires 3.3.01.

Witness my hand and official seal.

Robert L. Bray

Notary Public

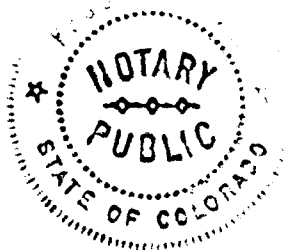
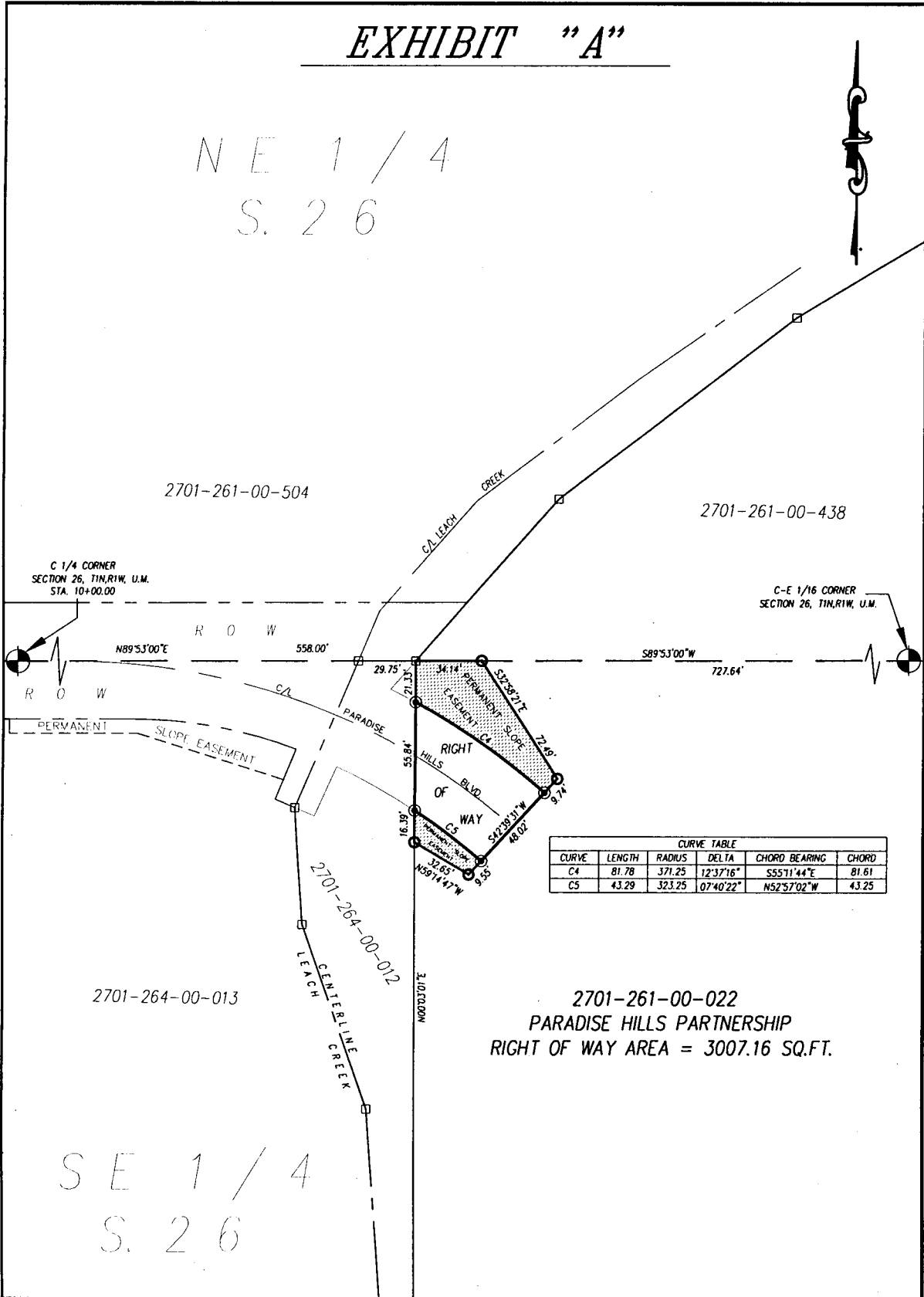


EXHIBIT "A"

NE 1/4
S. 26



2701-261-00-022
PARADISE HILLS PARTNERSHIP
RIGHT OF WAY AREA = 3007.16 SQ.FT.

SE 1/4
S. 26

DRAWN BY: SRP
DATE: 3-25-98
SCALE: 1" = 60'
APPR. BY: IW
FILE NO: PARADISE.e.DWG

RIGHT-OF-WAY DESCRIPTION MAP

PARADISE HILLS BLVD.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION