

POM88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JANET M. POMRENKE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD RIGHT OF WAY SW CORNER MIRA VISTA AND PATTERSON, PARCEL
NO. 2945-112-11-025, LOT 27 VANDEREN-FORD HEIGHTS REPLAT
346 BELAIRE DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

BOOK 1698 PAGE 571

THIS DEED, Made this 17th day of June, 19 88,
between JANET M. POMRENKE

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 DOLLARS,
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(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

1488947 DOC EXEMPT 10:54 AM
JUN 21 1988 E.SAWYER,CLK&REC MESA CTY,CO

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 her self, her heirs and personal representatives or successors, do es covenant and agree that
she 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) has executed this deed on the date set forth above.

Janet M. Pomrenke

STATE OF COLORADO

County of Mesa

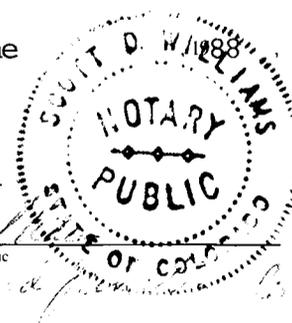
The foregoing instrument was acknowledged before me this
by Janet M. Pomrenke

} ss.
17th day of June

Witness my hand and official seal.

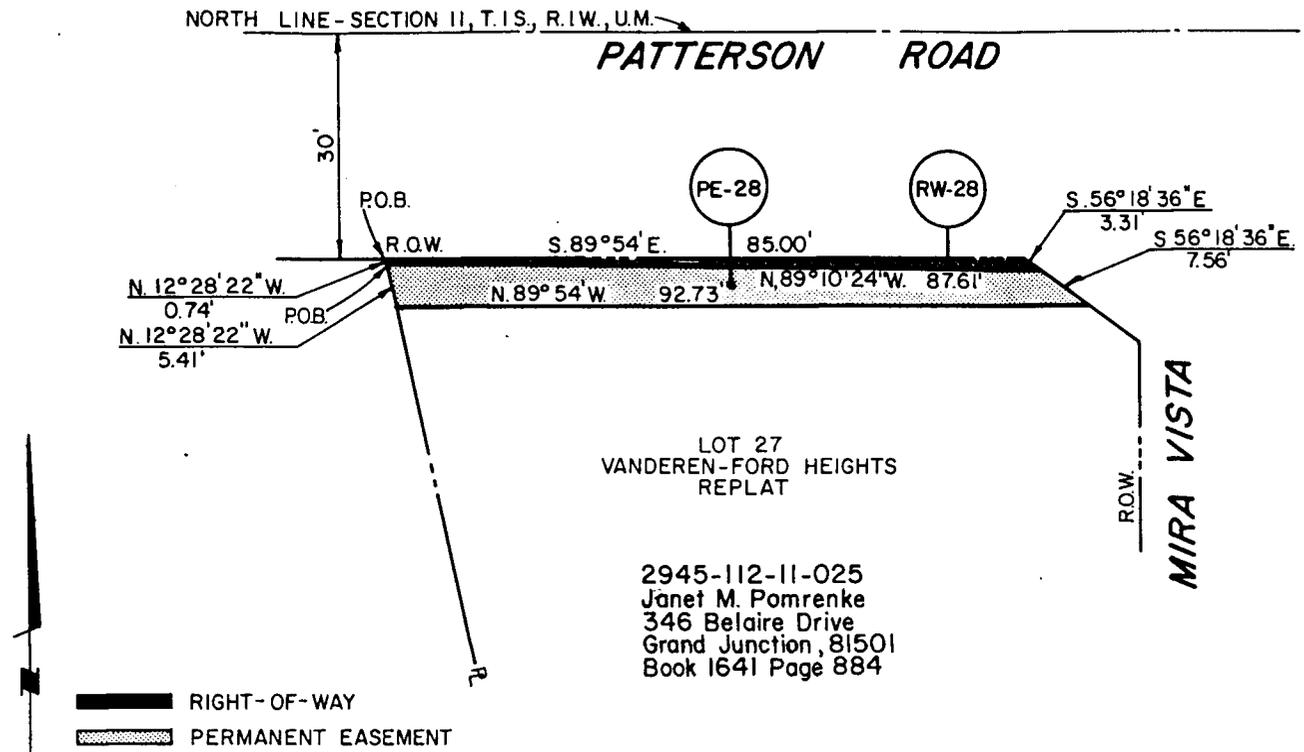
My commission expires 1/12/91

Notary Public



*If in Denver, insert "City and."

EXHIBIT A



PARCEL RW-28

A parcel of land for road and utility right-of-way purposes being a portion of Lot 27 in Vanderen-Ford Heights Replat in Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Northwest Corner of said Lot 27; thence South 89°54' East along the present South right-of-way line of Patterson Road, a distance of 85.00 feet; thence South 56°18'36" East continuing along the present (July 29, 1980) Southerly right-of-way line of Patterson Road, a distance of 3.31 feet; thence North 89°10'24" West, a distance of 87.61 feet to a point in the West line of said Lot 27; thence North 12°28'22" West along the West line of said Lot 27, a distance of 0.74 feet to a point in the present South right-of-way line of Patterson Road, said point being the point of beginning, containing 109 square feet, more or less.

PARCEL PE-28

A parcel of land for utility easement purposes being a portion of Lot 27 in Vanderen-Ford Heights Replat 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 27; thence South 12°28'22" East along the West line of said Lot 27, a distance of 0.74 feet to the point of beginning; thence South 89°10'24" East, a distance of 87.61 feet to a point in the present (July 29, 1980) Southerly right-of-way line of Patterson Road; thence South 56°18'36" East along the present Southerly right-of-way line of Patterson Road, a distance of 7.56 feet; thence North 89°54' West along a line parallel with and 36 feet Southerly of the North line of said Section 11, a distance of 92.73 feet to a point in the West line of said Lot 27; thence North 12°28'22" West along the West line of said Lot 27, a distance 5.41 feet to the point of beginning, containing 424 square feet, more or less.