

PTR8515S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY]

NAME OF AGENCY OR CONTRACTOR: HARRY CARL PETERSON AND LOTA ROSALIE FIKSTAD PETERSON, AS CO-TRUSTEES OF THE HARRY CARL PETERSON FAMILY LIVING TRUST

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 15TH STRET,
WEST OF NORTH 15TH STREET AND SOUTH OF F 1/2 ROAD, PARCEL
NO. 2945-013-00-006, FOR ROAD AND UTILITY RIGHT-A-WAY
PURPOSES PATTERSON ROAD TO RIDGE DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1390620 DOC EXEMPT 09:41 AM
MAY 22, 1985 E. SAWYER, CLK & REC MESA CTY, CO

Harry Carl Peterson and Lola Rosalie Fikstad Peterson, as Cotrustees (s) of the Harry Carl Peterson Family Living Trust

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whose address is 647 - 27 1/4 Road, Grand Junction, CO 81501

*County of Mesa, State of

Colorado, for the consideration of

_____ dollars, in hand paid, hereby sell(s)

and convey(s) to City of Grand Junction, Public Works Capital Improvements

whose legal address is 250 N. 5th Street, Grand Junction, CO 81501

County of Mesa, and State of Colorado

the following real property in the Said County of Mesa, and State of

Colorado, to wit: Refer to Exhibit "A" made a part hereof.

also known by street and number/s

with all its appurtenances, and warrant(s) to title to the same, subject to easements, restrictions, rights-of-way of record; 1985 taxes due and payable in 1986 and all subsequent taxes and assessments thereafter.

Signed this 9th day of May, 1985.

Harry Carl Peterson
Harry Carl Peterson
Lola Rosalie Fikstad Peterson
Lola Rosalie Fikstad Peterson,
as Co-trustees of the Harry Carl
Peterson Family Living Trust

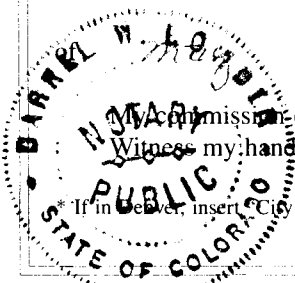
STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me in the Grand Junction County of Mesa, State of Colorado, this 9th day

, 1985, by Harry Carl Peterson and Lola Rosalie Fikstad Peterson as Co-trustees of the Harry Carl Peterson Family Living Trust.

My commission expires _____
Witness my hand and official seal.

(Signature)
Notary Public
250 North 5th St.
Address
Grand Junction, Co. 81501



RIGHT OF WAY TO BE ACQUIRED

FOR: City of Grand Junction, Public Works Capital Improvements
 Project No. 209-034098-901168-84094
 15th Street - Patterson Road to Ridge Drive
 Parcel No. R/W-17 & PE-17

FROM: Harry Carl Peterson and Lola Rosalie Fikstad Peterson, as Cotrustees
 of the Harry Carl Peterson Family Living Trust
 647 -- 27 1/4 Road
 Grand Junction, CO 81501
 2945-013-00-006

R/W - 17 Description (Right of Use)

A parcel of land for Road and Utility Right of Way purposes being a portion of the NE 1/4 NW 1/4 SW 1/4 of Section 1, T.1 S, R.1 W, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows:

Beginning at the NE Corner NW 1/4 SW 1/4 of said Section 1;
 Thence S 00°05'39" E along the East line NW 1/4 SW 1/4 of said Section 1, a distance of 659.18 feet;
 Thence S 89°54'21" W 18.00 feet;
 Thence N 00°05'39" W 659.23 feet to a point on the North line NE 1/4 NW 1/4 SW 1/4 of said Section 1;
 Thence S 89°56'57" E 18.00 feet to the point of beginning containing 11,865.6 square feet, more or less.

PE - 17 Description

A permanent Easement for Roadway Slope and Utility purposes, being a portion of the NE 1/4 NW 1/4 SW 1/4 of Section 1 aforementioned in the above parcel description, more particularly described as follows:

Commencing at the NE Corner NW 1/4 SW 1/4 of said Section 1;
 Thence S 00°05'39" E along the East line NW 1/4 SW 1/4 of said Section 1 a distance of 659.18 feet;
 Thence S 89°54'21" W 18.00 feet to the TRUE POINT OF BEGINNING;
 Thence continuing S 89°54'21" W 32.00 feet;
 Thence N 00°05'39" W 342.83 feet;
 Thence N 44°36'00" W 20.00 feet;
 Thence N 45°24'00" E 64.53 feet;
 Thence S 00°05'39" E 402.33 feet to the TRUE POINT OF BEGINNING containing 12,567.8 square feet, more or less.

Revised 2/18/85