

RAF97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: VIVIAN RAFF AKA VIVIAN HAHN BY
ESTER LORRENE RAFF

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2754 SOUTH
UNAWEEP AVENUE, PARCEL #2945-244-00-146

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: PERMANENT

DESTRUCTION DATE: NONE

WARRANTY DEED

1809253 0939AM 08/13/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Vivian Raff, formerly known as Vivian Hahn, Grantor, for and in consideration of the sum of Four Hundred Eight and 14/100 Dollars (\$408.14), the receipt and sufficiency of which is hereby acknowledged, hereby 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:

Commencing at the South 1/4 Corner of Section 24, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of the Southeast 1/4 of said Section 24 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the South line of the Southeast 1/4 of said Section 24 a distance of 279.00 feet; thence leaving said South line, N 00°00'00" E a distance of 30.00 feet to a point which is the intersection of the West right-of-way line for Cherry Lane with the North right-of-way line for Unaweep Avenue, said point being the True Point of Beginning; N 00°00'00" E along the West right-of-way line for Cherry Lane a distance of 19.50 feet; thence leaving the West right-of-way line for Cherry Lane, S 90°00'00" E a distance of 4.72 feet; thence S 43°27'05" E a distance of 26.86 feet to a point on the North right-of-way line for Unaweep Avenue; thence S 90°00'00" W along the North right-of-way line for Unaweep Avenue a distance of 23.19 feet to the True Point of Beginning, containing 272.09 square feet as described herein and as depicted on the **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 she 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 28th day of July, 1997.

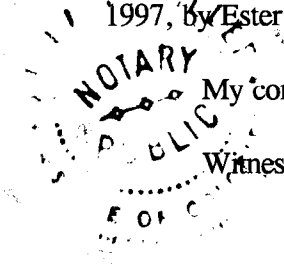
Ester Lorrene Raff
Ester Lorrene Raff, Attorney in Fact for
Vivian Raff, formerly known as Vivian Hahn

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28th day of July, 1997, by Ester Lorrene Raff, Attorney in Fact for Vivian Raff, formerly known as Vivian Hahn.

My commission expires June 7, 1999.

Witness my hand and official seal.



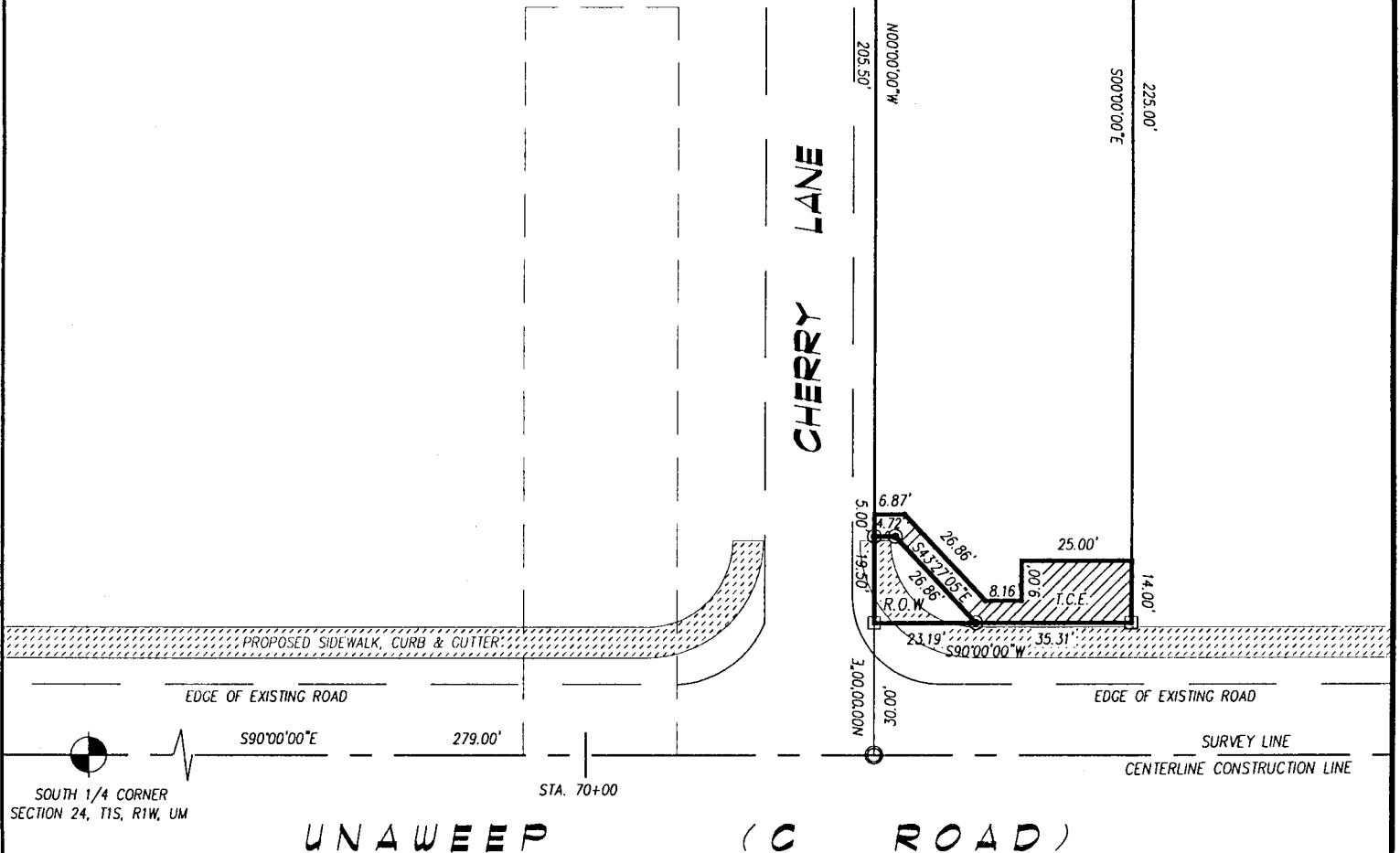
Martha S. Miller
Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2945-244-00-146
 VIVIAN HAHN
 2754 50 UNAWEEP AVENUE
 R.O.W. AREA = 272.09 SQFT.
 TEMP. CONSTRUCTION EASEMENT AREA = 559.43 SQFT.



DRAWN BY: SRP
 DATE: 12-05-96
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP95.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (182)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION