

RAS88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: FOREST M. RASMUSSEN AND ILA M.  
RASMUSSEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON  
ROAD RIGHT OF WAY NORTH SIDE BETWEEN 1ST AND 7TH STREET,  
2634 F ROAD, PARCEL NO. 2945-023-00-042

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made this 5th day of April, 19 88,  
between FOREST M. RASMUSSEN and ILA M. RASMUSSEN

County of Mesa, of the \_\_\_\_\_, State of Colorado, grantor(s), and

THE CITY OF GRAND JUNCTION, a Municipal Corporation

whose legal address is 250 North 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, have ve granted, bargained, sold and conveyed, and by these presents do 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

1422055 DOC EXEMPT 11:59 AM  
APR 06 1988 E.SAWYER,CLK&REC MESA CTY,CO

also known by street and number as: 2634 F Road, Grand Junction CO

**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 themselves, their heirs and personal representatives or successors, do covenant and agree that  
they 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) have ve executed this deed on the date set forth above.

Forest M. Rasmussen  
Forest M. Rasmussen

Ila M. Rasmussen  
Ila M. Rasmussen

STATE OF COLORADO

County of Mesa

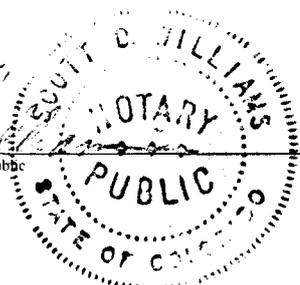
The foregoing instrument was acknowledged before me this \_\_\_\_\_  
by Forest M. Rasmussen and Ila M. Rasmussen

} ss.  
5th day of April, 19 88

Witness my hand and official seal,

My commission expires \_\_\_\_\_

Robert D. Williams  
Notary Public



\*If in Denver, insert "City and."

Copies to Jim Woodmansee on 4-15-88

EXHIBIT A

2945-023-00-042  
Forest M and Ila M. Rasmussen  
2634 F. Road  
Grand Junction, 81506  
Book 868 Page 766

PARCEL RW-14

A parcel of land for road and utility right-of-way purposes being a portion of the South half of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at a point 30 feet North and 300 feet East of the Southwest Corner of the Southeast quarter of the Southwest quarter of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, said point of beginning also being a point on the present North right-of-way line of Patterson Road; thence North, a distance of 2.91 feet; thence South 88°55'33" East, a distance of 100.02 feet; thence South, a distance of 1.03 feet to a point in the present North right-of-way line of Patterson Road; thence West along said present right-of-way line, a distance of 100.00 feet to the point of beginning, containing 197 square feet, more or less.

