

RAU971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CARE' MCINNIS RAAUM

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2330 NORTH  
1ST STREET ROAD RIGHT OF WAY FOR NORTH FIRST STREET  
BETWEEN ORCHARD AVENUE AND PATTERSON ROAD 2945-112-00-013

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1795058 0423PM 04/15/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

WARRANTY DEED

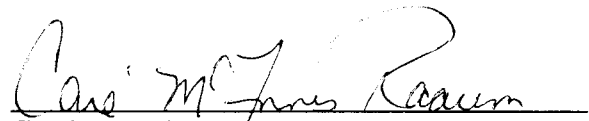
Care' McInnis Raaum, whose address is 2330 North First Street, Grand Junction, Colorado 81501, Grantor, for and in consideration of the sum of Three Hundred Ninety One and 08/100 Dollars (\$391.08), the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to The City of 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 Southwest Corner of the NW1/4 NW1/4 of Section 11, 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 West line of the NW1/4 NW1/4 of said Section 11 to bear N 00°29'40" W with all bearings contained herein being relative thereto; thence N 00°29'40" W along the West line of said NW1/4 NW1/4 a distance of 216.00 feet; thence N 89°30'20" E a distance of 30.00 feet to a point on the East right-of-way line for North First Street as described in Book 939 at Page 58 in the office of the Mesa County Clerk and Recorder and the **True Point of Beginning**;

thence N 00°29'40" W along said East right-of-way line a distance of 64.85 feet;  
thence leaving said East right-of-way line, N 79°58'20" E a distance of 3.05 feet;  
thence S 00°29'41" E a distance of 65.35 feet;  
thence S 89°30'20" W a distance of 3.00 feet to the Point of Beginning, containing 195.54 square feet as described herein and as depicted on **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 14 day of March, 1997.

  
Care' McInnis Raaum

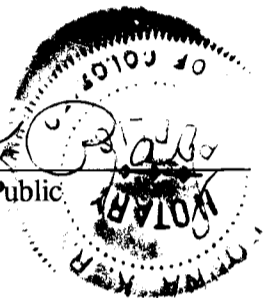
State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 14 day of March, 1997, by Care' McInnis Raam.

My commission expires 12/8/99.

Witness my hand and official seal.

Donna K. Stally  
Notary Public



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

# EXHIBIT "A"



NORTH FIRST STREET

90+00

00+58

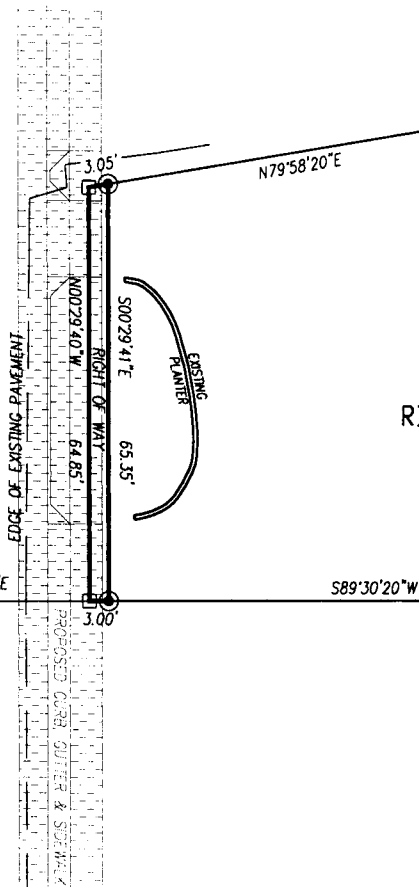
N00°29'40"W

WEST LINE OF SECTION 11  
216.00'

216.00'



SOUTHWEST CORNER  
NW 1/4 NW 1/4 SECTION 11  
T15, R1W, U.M.



2945-112-00-013  
CARE' MCINNIS RAAUM  
2330 NORTH 1ST. ST.  
RIGHT OF WAY AREA = 195.54 SQ.FT.

DRAWN BY: SRP  
DATE: 2-12-97  
SCALE: 1" = 30'  
APPR. BY: TW  
FILE NO: F120.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE.  
( 120 )

**DEPARTMENT OF PUBLIC WORKS**  
ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**