RBA98CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: RUTH B. ADELMAN AND JOHANNA M. QUAM

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2766 C ROAD, UNAWEEP EASEMENT, PARCEL NO. 2945-244-00-160

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

BOOK2409 PAGE870 1834263 02/27/98 0142PM MONIKA TODD CLK&REC MESA COUNTY CO RECFEE \$10.00 SURCHG \$1.00 DOCUMENTARY FEE \$EXEMPT

Ruth B. Adelman and Johanna M. Quam, Grantors, for and in consideration of the sum of One-Thousand Three-Hundred Eighty-Sixand 06/100 Dollars (\$1,386.06), the receipt and sufficiency of which is hereby acknowledged, hereby sell, grant and convey 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:

A parcel of land situate in the SW 1/4 SE 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the W 1/2 SW 1/4 SW 1/4 SE 1/4 of said Section 24; thence N 00°00'00" W along the west line of said W 1/2 SW 1/4 SW 1/4 SE 1/4 a distance of 21.57 feet to the True Point of Beginning of the parcel described herein; thence continuing along the west line of said W 1/2 SW 1/4 SW 1/4 SE 1/4 N 00°00'00" W a distance of 8.43 feet to a point; thence S 90°00'00" E a distance of 330.61 feet to a point on the east line of said W 1/2 SW 1/4 SW 1/4 SE 1/4; thence S 00°00'00" E along the east line of said W 1/2 SW 1/4 SW 1/4 SE 1/4 a distance of 14.00 feet to

a point on the north edge of an existing road; thence N 90°00'00" W along the north edge of said existing road a distance of 327.61 feet to a point; thence continuing along the north edge of said existing road N 28°18'03" W a distance of 6.33 feet to the point of beginning, containing 4,620.18 square feet as described herein and 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 Grantors hereby covenanting that they 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.

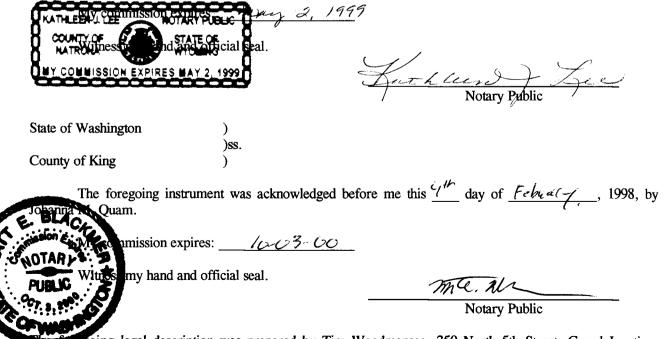
Executed and delivered this <u>2nd</u> day of <u>February</u>, 1998. Buth B. Adelman Ruth B. Adelman Johanna M. Quam

State of Wyoming

County of Natrona

The foregoing instrument was acknowledged before me this 2" day of Je louin y, 1998, by Ruth B. Adelman.

)ss.



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

