

RCK98PIT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ROCKY MOUNTAIN C-STORES, INC.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTHWEST CORNER OF LOT
16, BLOCK 147, ORIGINAL TOWNSITE, 459 PITKIN AVENUE, PARCEL NO. 2945-143-39-
007, 5TH STREET LIGHTING AND STREETScape

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1262211 08/28/98 1107AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Rocky Mountain C-Stores, Inc., a Colorado corporation, Grantor, for and in consideration of the sum of One Thousand Four Hundred Eighty Nine and 80/100 Dollars (\$1,489.80), the receipt and sufficiency of which is hereby acknowledged, hereby sells, 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 Northwest corner of Lot 16, Block 147 of the Original Plat of the City of Grand Junction, situate in the Southwest 1/4 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado;
thence S 87°55'06" E along the north boundary line of said Lot 16 a distance of 1.51 feet to the True Point of Beginning;
thence S 87°55'06" E along the north boundary line of said Lot 16 a distance of 8.49 feet;
thence leaving the north boundary line of said Lot 16, S 24°35'59" E a distance of 19.64 feet;
thence N 42°31'27" W a distance of 24.65 feet to the Point of Beginning,
containing 74.49 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 Grantor hereby covenanting that it 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 3 day of Aug, 1998.

Attest:

Rocky Mountain C-Stores, Inc.,
a Colorado corporation

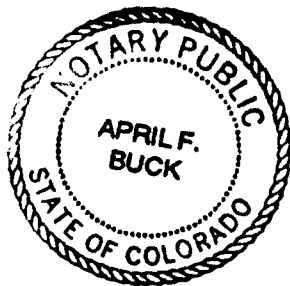
Keith Pockross
Keith Pockross, Secretary

Gary Dean
Gary Dean, President

State of Colorado)
)ss.
County of)

The foregoing instrument was acknowledged before me this 25 day of Aug, 1998, by Gary Dean as President and attested to by Keith Pockross as Secretary of Rocky Mountain C-Stores, Inc., a Colorado corporation.

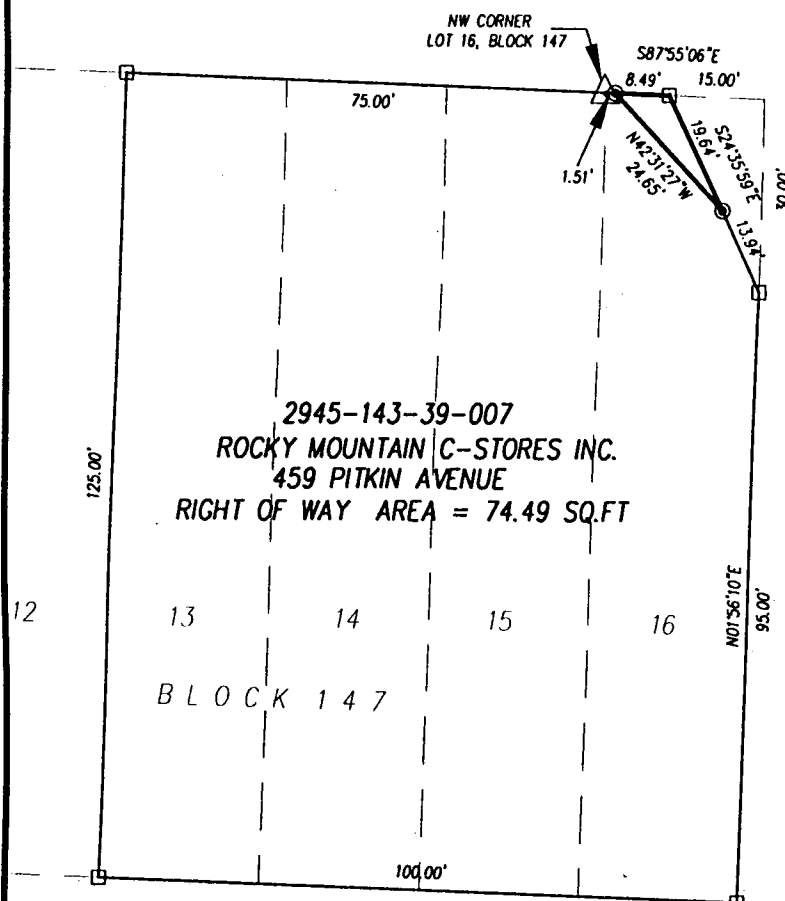
My commission expires 4/8/2001.
Witness my hand and official seal.



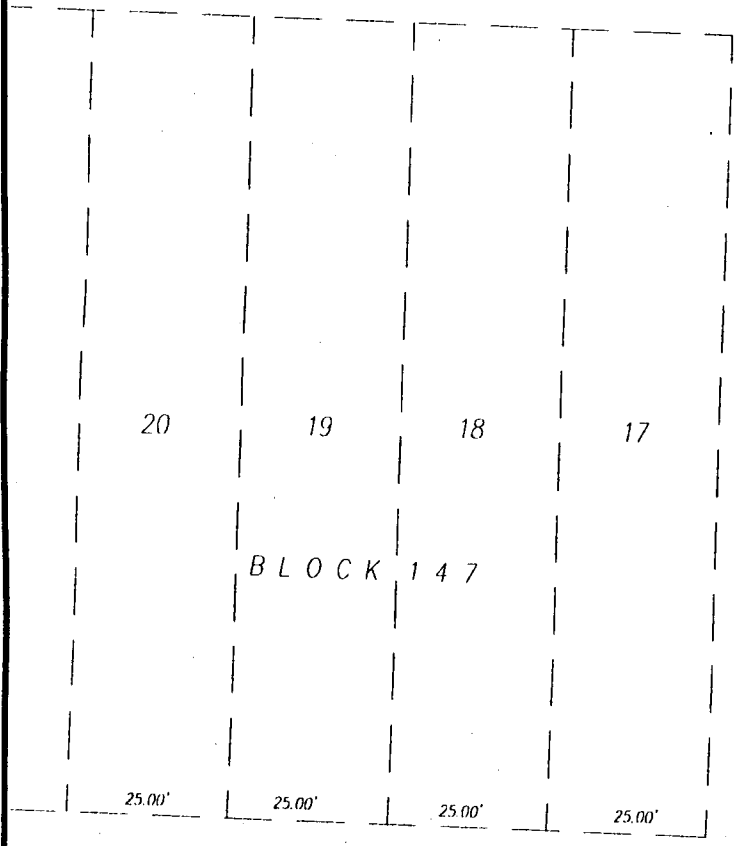
April F. Buck
Notary Public

EXHIBIT "A"

PITKIN AVENUE



ALLEY



SOUTH 5TH STREET



DRAWN BY: SRP
 DATE: 01-29-98
 SCALE: 1" = 30'
 APPR. BY: TW
 FILE NO: 5TH_3.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 5TH STREET LIGHTING AND STREETScape
 (PARCEL 3)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION