

REP97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: RONALD E. PRINCELER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2708 UNAWEEP AVENUE,  
EASEMENT, PARCEL NO. 2945-243-00-086

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1787070 0309PM 02/03/97  
MONIKA TODD CLK&REG MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

RONALD E. PRINCELER, whose address is 2708 UnawEEP Avenue, Grand Junction, Colorado, Grantors, for and in consideration of the sum of Forty-Eight and 38/100 Dollars (\$48.38), the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell and convey and by these presents do hereby grant, bargain, sell and convey to THE CITY OF GRAND JUNCTION, a Colorado home rule municipality of the State of Colorado, Grantee, the following described tract of land, being Parcel No. 142 of City of Grand Junction UnawEEP Avenue Improvement Project, for Roadway and Utilities Right-of-Way purposes, to wit:

Beginning at a point on the North Right-of-Way for UnawEEP Avenue which is N 90°00'00" E a distance of 409.99 feet and N 00°00'00" W a distance of 30.00 feet from the Southwest Corner of Lot 5 in Section 24, Township 1 South, Range 1 West of the Ute Meridian In the City of Grand Junction, County of Mesa, State of Colorado;  
thence leaving said Right-of-Way, N 57°08'20" E a distance of 11.92 feet to a point on the West Right-of-Way for Pinon Street;  
thence S 00°00'00" E along said Right-of-Way a distance of 6.47 feet to a point on the North Right-of-Way for UnawEEP Avenue;  
thence S 90°00'00" W along said Right-of-Way a distance of 10.01 feet to the Point of Beginning, containing 32.35 square feet as described herein and as depicted on the attached Exhibit "A".

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and forever defend the title and quiet possession to said premises unto the said Grantee and unto the Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Deed has been executed and delivered this 24<sup>th</sup> day of January, 1997.

Ronald E. Princeler  
Ronald E. Princeler

Recorder's Note: Grantee Address, 15250 North 5th St., Grand Jct, CO 81501

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of January, 1997, by Ronald E. Princeler.

Witness my hand and official seal.  
My commission expires 3.3.97

Peggy H. Wepfer  
Notary Public

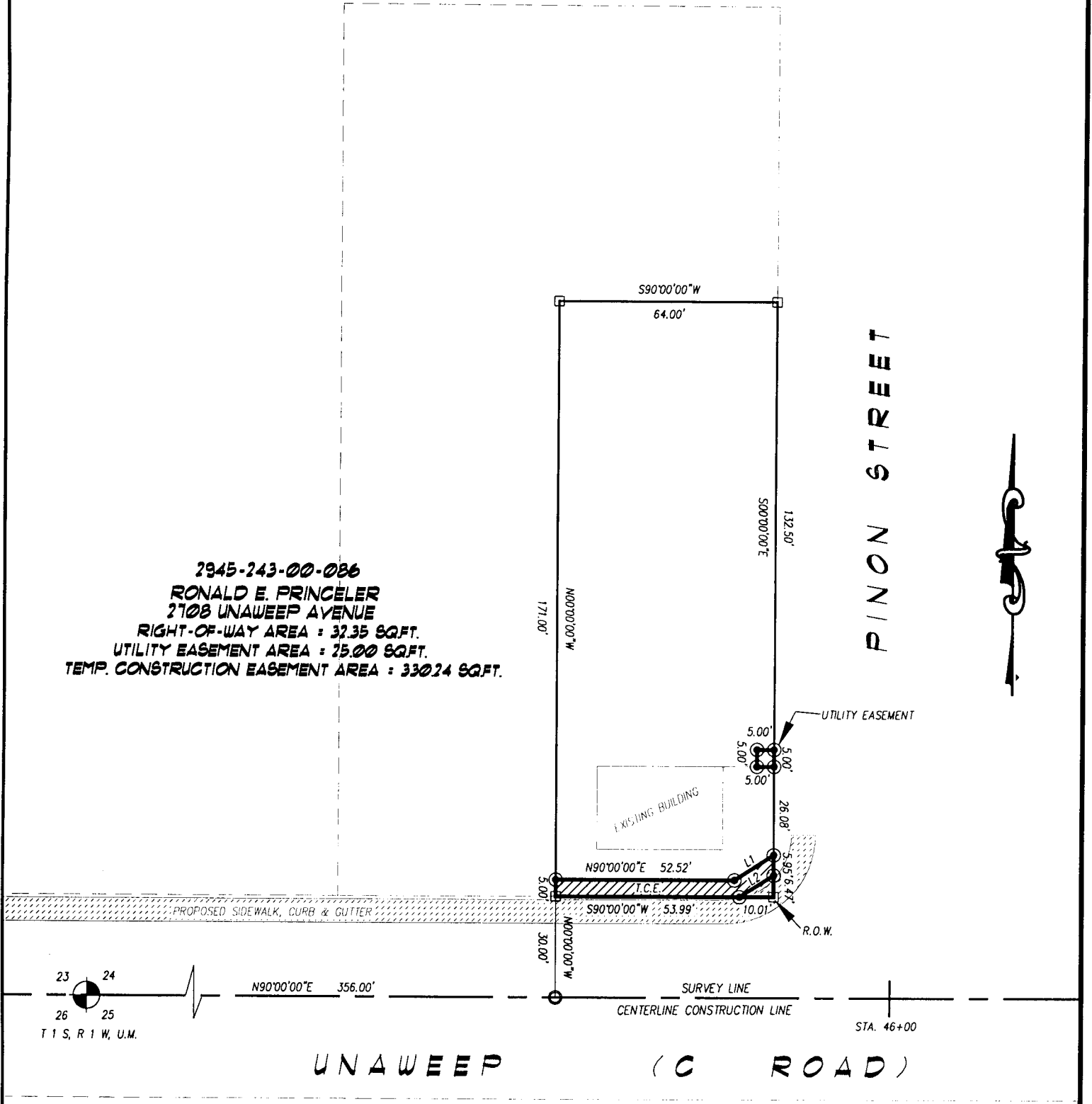


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The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

**EXHIBIT "A"**

2945-243-00-086  
 RONALD E. PRINCELER  
 2708 UNAWEEP AVENUE  
 RIGHT-OF-WAY AREA : 32.35 SQ.FT.  
 UTILITY EASEMENT AREA : 25.00 SQ.FT.  
 TEMP. CONSTRUCTION EASEMENT AREA : 330.24 SQ.FT.



LINE	DIRECTION	DISTANCE
L1	N57°08'20"E	13.67'
L2	S57°08'20"W	11.92'

DRAWN BY: SRP  
 DATE: 10-23-96  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: WEEP39.DWG

**EASEMENT DESCRIPTION MAP**  
 UNAWEEP ( 142 )

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