

RGP83PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: RAYMOND G. PHIPPS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1ST AND
PATTERSON RIGHT OF WAY , LOT 5, BLOCK 1, OLYMPIC AREAS
SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

RAYMOND G. PHIPPS

Recorder's Stamp

whose address is GRAND JUNCTION
said County of MESA and State of
COLORADO for the consideration of

1324507 BSC EXEMPT 01:12 PM
APR 28, 1983 E. SAWYER, CLK & REC MESA CITY, CO

--TEN DOLLARS AND OTHER VALUABLE CONSIDERATION-- Dollars

BOOK 1427 PAGE 846

in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION

a Municipal Corporation, whose address is

Grand Junction County of Mesa and State of
Colorado, ~~in joint tenancy~~, the following real property situate
in the said County of Mesa and State of Colorado, to-wit:

A triangular tract of land for road and utility right of way purposes
being a portion of Lot 5 in Block 1 of Olympic Acres Subdivision in
Grand Junction, Mesa County, State of Colorado more particularly des-
cribed as follows;

Beginning at the Northwest corner of said Lot 5, which is S00°07' 00"E
40.08 feet and N89° 53'00"E 40.00 feet from the Northwest corner of
Section 11, T.1S., R.1W., U.M.; thence along the North boundary
line of said Lot 5 East 12.00 feet;

Thence S40° 32'02"W 18.42 feet to a point on the West boundary line of
said Lot 5;

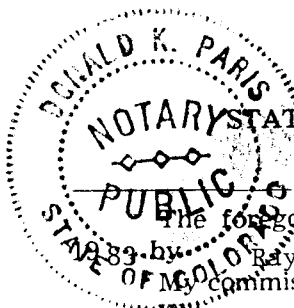
Thence along said West line N00°07'00"W 14.00 to the point of beginning.

The above described parcel contains 84 sq. ft., more or less.

with all its appurtenances and warrant(s) the title to the same, subject to easements,
restrictions, rights-of-way of record; 1983 taxes due and payable in 1984
and all subsequent taxes and assessments.

Signed this 27 day of April, 19

Raymond G. Phipps
RAYMOND G. PHIPPS



NOTARY STATE OF COLORADO

County of MESA

ss

The foregoing instrument was acknowledged before me this 27 day of April
1983 by Raymond G. Phipps
My commission expires, 19

Witness my hand and official seal.
My Commission Expires 8/4/1985
Western Colorado Title Co.
521 Reed Ave., Grd Jct., CO 81501

Donald K. Paris
Notary Public