

RIG97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: PAUL RIGA, DONNA M. RIGA, GREG  
DEMERS AND TENA DEMERS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2701 UNAWEEP  
AVENUE ROAD RIGHT OF WAY FOR UNAWEEP AVENUE 2945-252-  
00-098

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

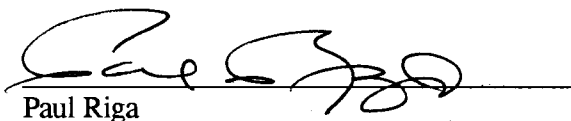
WARRANTY DEED

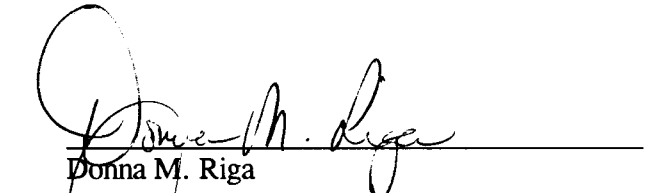
PAUL RIGA, DONNA M. RIGA, GREG DEMERS and TENA DEMERS, Grantors, for and in consideration of the sum of Two Hundred Thirteen and 88/100 Dollars (\$213.88), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, 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:

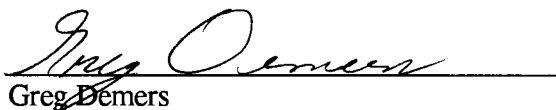
Commencing at the Northwest Corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 25 to bear S 90°00'00" E with all bearings contained herein being relative thereto;  
thence S 90°00'00" E along the north line of said Northwest 1/4 Northwest 1/4 a distance of 30.00 feet;  
thence S 00°10'00" E distance of 30.00 feet to the intersection of the South Right-of-Way for UnawEEP Avenue with the East Right-of-Way for 27 Road and the **True Point of Beginning**;  
thence S 90°00'00" E along the South Right-of-Way for UnawEEP Avenue a distance of 18.50 feet;  
thence leaving said right-of-way line, S 44°55'00" W a distance of 26.12 feet to a point on the West Right-of-Way for 27 Road;  
thence N 00°10'00" W along the East Right-of-Way for 27 Road a distance of 18.50 feet to the Point of Beginning,  
containing 171.06 square feet as described herein and as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

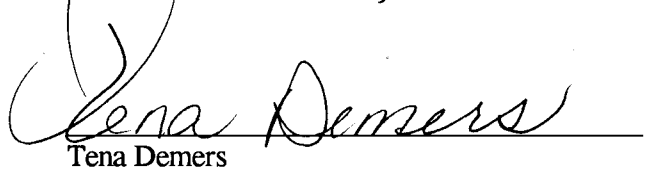
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend 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 30<sup>th</sup> day of January, 1997.

  
Paul Riga

  
Donna M. Riga

  
Greg Demers

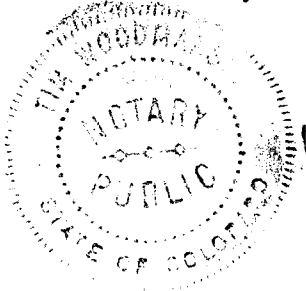
  
Tena Demers

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 1997, by Paul Riga and Donna M. Riga.

My commission expires 2-28-98.

Witness my hand and official seal.



Tim Woodmansee  
Notary Public

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of January, 1997, by Greg Demers and Tena Demers.

My commission expires February 28, 1998.

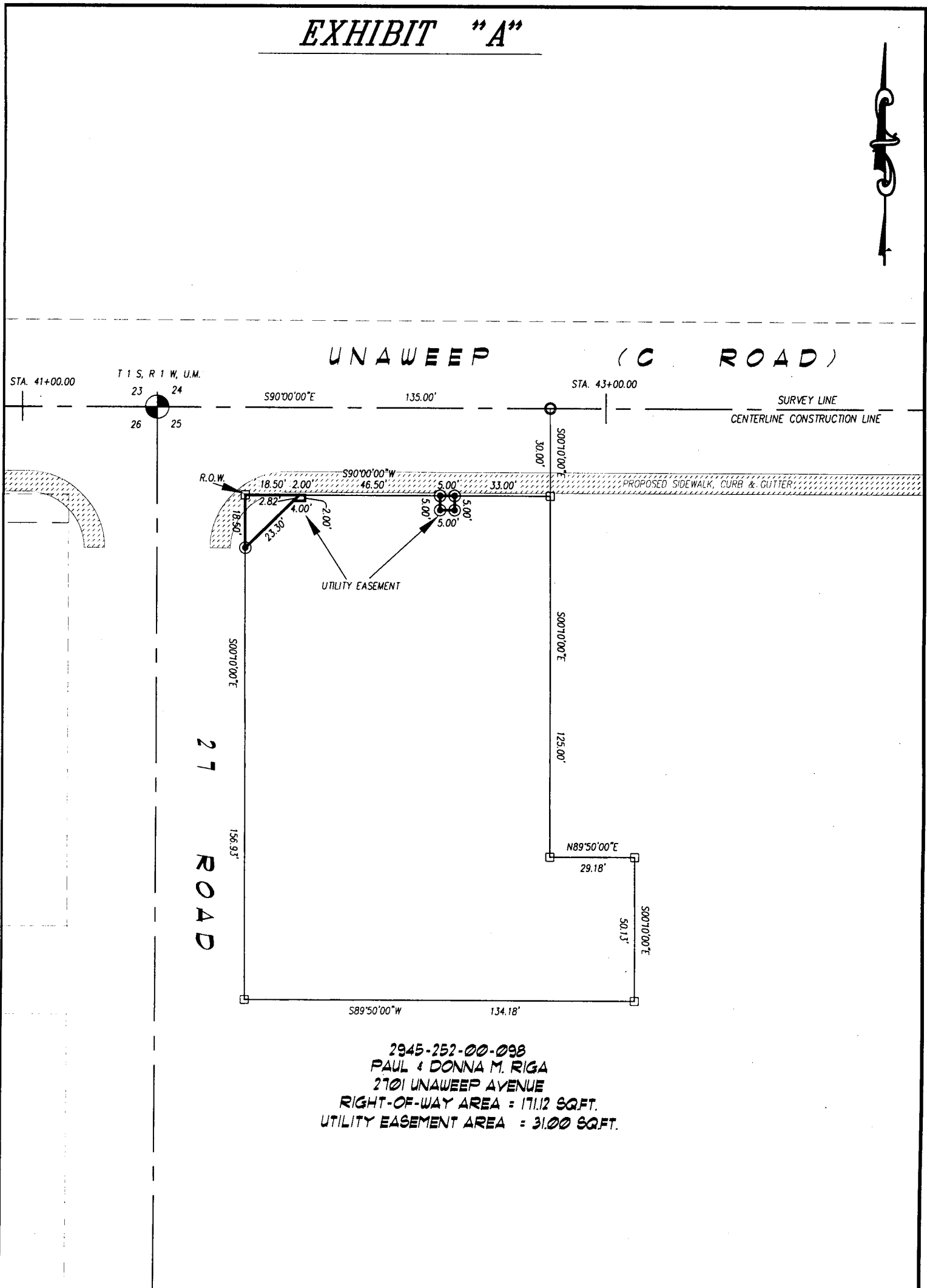
Witness my hand and official seal.



Tim Woodmansee  
Notary Public

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

**EXHIBIT "A"**



2945-252-00-098  
 PAUL & DONNA M. RIGA  
 2701 UNAWEEP AVENUE  
 RIGHT-OF-WAY AREA = 171.12 SQFT.  
 UTILITY EASEMENT AREA = 31.00 SQFT.

DRAWN BY: SRP  
 DATE: 1-20-97  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP58.DWG

**EASEMENT DESCRIPTION MAP**  
 UNAWEEP ( 153 )

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