

RMC97CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: RICHARD W. CASSIDY AND MARIAN
CASSIDY

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2741 C ROAD, UNAWEEP
EASEMENT, PARCEL NO. 2945-252-24-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1827272 01/08/98 0352PM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Richard W. Cassidy and Marian Cassidy, Grantors, for and in consideration of the sum of Three and 64/100 Dollars (\$ 3.64), 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 NE 1/4 NW 1/4 of Section 25, 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:

Beginning at the Northwest corner of Lot 2, Block 2, Parkview Subdivision; thence N 90°00'00" E along the north line of said Lot 2, Block 2 a distance of 4.37 feet to a point; thence leaving said north line S 69°06'55" W a distance of 4.67 feet to a point on the west line of said Lot 2, Block 2; thence N 00°08'00" W along the west line of said Lot 2, Block 2 a distance of 1.67 feet to the point of beginning, containing 3.64 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 19th day of December, 1997.

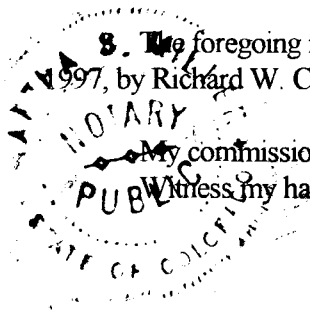
Richard W. Cassidy
Richard W. Cassidy

Marian Cassidy
Marian Cassidy

State of Colorado)
)ss.
County of Mesa)

I, the foregoing instrument was acknowledged before me this 19th day of December, 1997, by Richard W. Cassidy and Marian Cassidy.

My commission expires 6-7-1999.
Witness my hand and official seal.



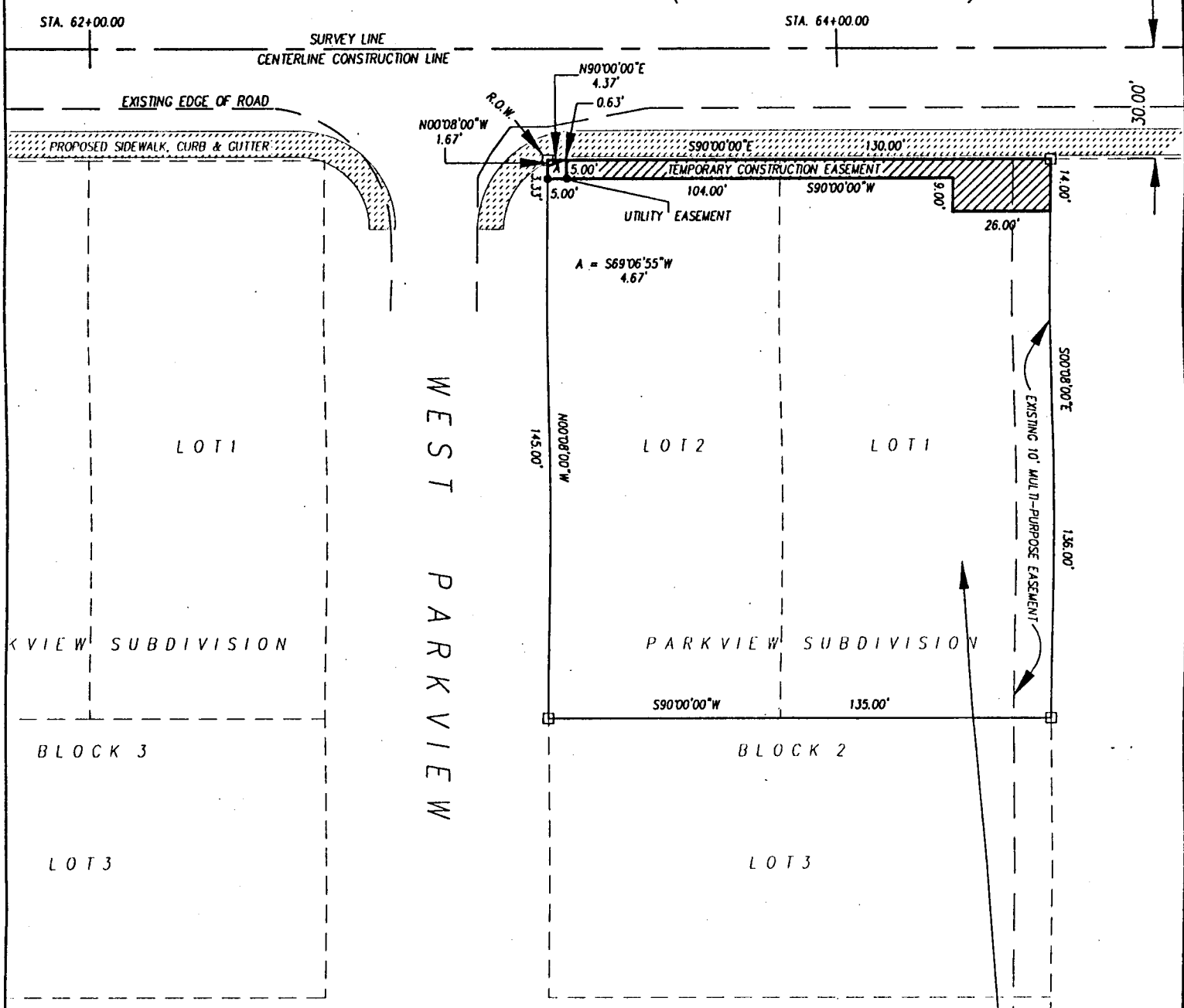
Martha S. Miller
Notary Public

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

EXHIBIT "A"



UNAWEEP (C ROAD)



2945-252-24-001
 RICHARD W. & MARIAN CASSIDY
 2741 C ROAD
 RIGHT-OF-WAY AREA = 3.64 SQ.FT.
 UTILITY EASEMENT AREA = 21.36 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA = 884.00 SQ.FT.

DRAWN BY: SRP
 DATE: 11-07-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP77.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (191)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION