

RSM97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: ROBERT L. MASON AND SHERRI D. MASON

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2749 UNAWEEP AVENUE, EASEMENT, PARCEL NO. 2945-252-23-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1827262 01/08/98 0347PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Robert L. Mason and Sherri D. Mason, Grantors, for and in consideration of the sum of Two-Hundred Ninety-Four and 18/100 Dollars (\$294.18), 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 Northeast corner of Lot 1, Block 1, Parkview Subdivision; thence S 00°08'00" E along the east line of said Lot 1, Block 1 a distance of 19.83 feet to a point; thence leaving said east line N 45°00'03" W a distance of 28.04 feet to a point on the north line of said Lot 1, Block 1; thence S 90°00'00" E along the north line of said Lot 1, Block 1 a distance of 19.78 feet to the point of beginning, containing 196.12 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.

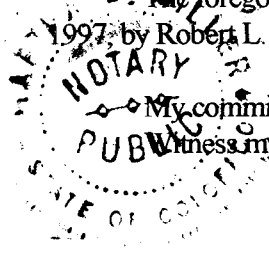
Executed and delivered this 21 day of December, 1997.

Robert L. Mason  
Robert L. Mason

Sherri D. Mason  
Sherri D. Mason

State of Colorado )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December, 1997, by Robert L. Mason and Sherri D. Mason.  
My commission expires 6-7-1999.  
Witness my hand and official seal.



Matthew S. Muller  
Notary Public

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

**EXHIBIT "A"**



UNAWEEP (C ROAD) N 1/4 CORNER SECTION 25 T 1 S, R 1 W, U.M.

STA. 67+00.00

SURVEY LINE  
CENTERLINE CONSTRUCTION LINE



EXISTING EDGE OF ROAD

PROPOSED SIDEWALK, CURB & GUTTER

S90°00'00"E 43.08' S90°00'00"E 19.78'

N45°00'00"W 40.82'  
R.O.W. 125.17'

EAST PARK VIEW

LOT 2

LOT 1

27 1/2 ROAD

145.00'  
N00°08'00"W

125.17'  
S00°08'00"E

5.00'

N90°00'00"E 62.86'

UTILITY EASEMENT

S90°00'00"W 62.86'

BLOCK 1

PARK VIEW SUBDIVISION

LOT 3

2945-252-23-001  
ROBERT L. & SHERRI D. MASON  
2749 UNAWEEP AVENUE  
RIGHT-OF-WAY AREA = 196.12 SQ.FT.  
UTILITY EASEMENT AREA = 314.30 SQ.FT.

DRAWN BY: SRP  
DATE: 12-02-96  
SCALE: 1" = 40'  
APPR. BY: TW  
FILE NO: WEEP82.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP ( 197 )

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