

**RVB97N1S**

**TYPE OF RECORD: PERMANENT**

**CATEGORY OF RECORD: DEED**

**NAME OF AGENCY OR CONTRACTOR: ROLAND R. BROWN AND VIVIENNE BROWN**

**STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2214 NORTH 1ST STREET, RIGHT OF WAY NORTH FIRST STREET ORCHARD AVENUE TO PATTERSON, PARCEL NO. 2945-112-15-008, LOT 6, HILLCREST MANOR SUBDIVISION**

**CITY DEPARTMENT: PUBLIC WORKS**

**YEAR: 1997**

**EXPIRATION DATE: NONE**

**DESTRUCTION DATE: NONE**

WARRANTY DEED

1819059 11/04/97 0323PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Roland R. Brown and Vivienne Brown, Grantors, for and in consideration of the sum of Four Hundred Forty and 68/100 Dollars (\$440.68), 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 two (2) tracts or parcels of land for Roadway and Utilities right-of-way purposes, to wit:

Parcel No. 1:


Beginning at the Southwest Corner of Lot 6 of Hillcrest Manor, a subdivision situate in the Northwest 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 5 at Page 20 in the office of the Mesa County Clerk and Recorder; thence N 00°00'00" W along the West boundary line of said Lot 6 a distance of 32.45 feet; thence leaving said West boundary line, S 17°12'24" E a distance of 10.14 feet; thence S 00°00'00" E a distance of 22.76 feet to a point on the South boundary line of said Lot 6; thence S 90°00'00" W along the South boundary line of said Lot 6 a distance of 3.00 feet to the Point of Beginning, containing 82.80 square feet as described herein and as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

Parcel No. 2:

Beginning at the Northwest Corner of Lot 6 of Hillcrest Manor, a subdivision situate in the Northwest 1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 5 at Page 20 in the office of the Mesa County Clerk and Recorder; thence S 90°00'00" E along the North boundary line of said Lot 6 a distance of 3.00 feet; thence leaving said North boundary line, S 00°00'00" E a distance of 26.31 feet; thence S 17°12'21" W a distance of 10.14 feet to a point on the West boundary line of said Lot 6; thence N 00°00'00" W along the West boundary line of said Lot 6 a distance of 36.00 feet to the Point of Beginning, containing 93.47 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 8 day of August, 1997.

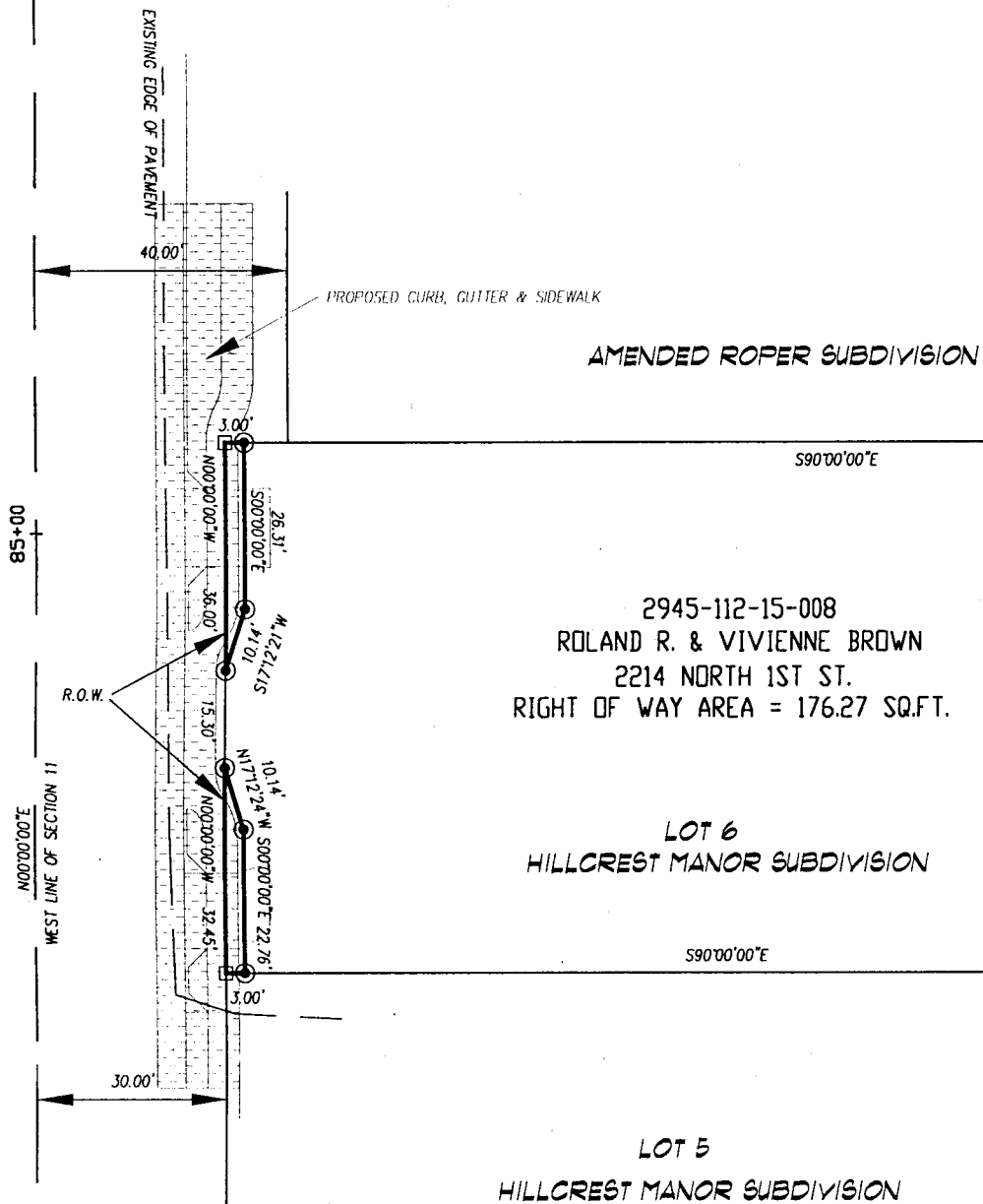
  
\_\_\_\_\_  
Roland R. Brown

  
\_\_\_\_\_  
Vivienne Brown

# EXHIBIT "A"



NORTH FIRST STREET



DRAWN BY: SRP  
 DATE: 5-06-97  
 SCALE: 1" = 30'  
 APPR. BY: TKH  
 FILE NO: F112.DWG

RIGHT-OF-WAY DESCRIPTION MAP  
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE  
 ( 112 )

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