

SCH8512T

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY DEED]

NAME OF AGENCY OR CONTRACTOR: ALICE K. SCHMIDT AND DONNA LEE DANIEL

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 12TH STREET AND BONITA AVE RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

ALICE K. SCHMIDT and DONNA LEE DANIEL

Grantor(s)

1388570 DOC NO FEE 01:03 PM
APR 24, 1985 E. SAWYER, CLK&REC MESA CTY, CO

BOOK 1536 PAGE 675

whose address is Grand Junction,

*County of Mesa, State of

Colorado, for the consideration of
FOUR HUNDRED SIXTY TWO AND NO/100-----
(\$462.00)-----dollars, in hand paid, hereby sell(s)

and convey(s) to CITY OF GRAND JUNCTION

whose legal address is Grand Junction,

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

Colorado, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

also known by street and number as

with all its appurtenances, and warrant(s) the title to the same, subject to 1985 taxes due and payable in 1986 and subsequent years; easements, restrictions, reservations and rights of way of record if any

Signed this _____ day of _____, 19 _____

Alice K. Schmidt
ALICE K. SCHMIDT

Donna Lee Daniel
DONNA LEE DANIEL

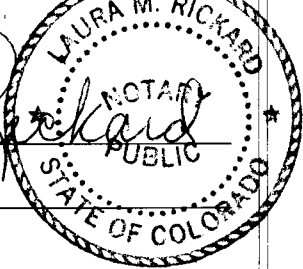
STATE OF COLORADO, }
County of Mesa } ss.

The foregoing instrument was acknowledged before me in the _____ County of Mesa State of Colorado, this 19th day of April, 19 85, by Alice K. Schmidt

My commission expires _____

Witness my hand and official seal.

LAURA M. RICKARD
531 ROAD AVENUE
GRAND JUNCTION, CO 81501
EXPIRATION MARCH 25, 1987

Laura M. Rickard
Notary Public
Address _____


*If in Denver, insert "City and."

Donna Lee Daniel
DONNA LEE DANIEL

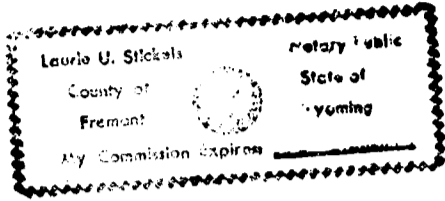
STATE OF WYOMING

County of Fremont

The foregoing instrument was acknowledged before me in the Fremont County of State of Wyoming, this 15th day of April, 1985, by Donna Lee Daniel

My commission expires 5/12/85

Witness my hand and official seal.



Laurie U. Sticksal
Notary Public
Rockton WY 82501
Address

EXHIBIT "A"

A parcel of land for Road and Utility right of way purposes being a portion of the NW1/4SW1/4SW1/4 of Section 1, Township 1 South, Range West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the found Mesa County Survey Marker #60 set for the Southwest corner of said Section 1, and considering the Westerly boundary line of said Section 1 to bear North, with all bearings herein being relative between said found Mesa County Survey Marker #60 and found Mesa County Survey Marker #113 set for the SW corner of the NW1/4 of said Section 1, as the basis of bearings; Thence along the Westerly boundary line of said Section 1 North, 990.0 feet;

Thence East, 35.0 feet to the True Point of Beginning, said point also being the Southwest corner of a tract of land, being Lot 1, Block 2, of Eagleton Subdivision, platted in Book 8, page 4 and recorded in the office of the Mesa County Clerk and Recorder, owned by the undersigned as described in Book 1163, page 568 and recorded in said office;

Thence along the southerly boundary line of said tract of land N 90°00' E, 21.0 feet to the intersection of a curve;

Thence Northeasterly, 23.56 feet along the arc of said curve, having a radius of 15 feet, deflecting to the right through a central angle of 90°, and a chord that bears N 45°00' W, 21.21 feet;

Thence N 90°00' E, 5.0 feet;

Thence N 00°00' E, 2.28 feet;

thence N 44°30' E, 19.97 feet;

Thence N 00°00' E, 15.0 feet;

Thence S 78°10' W, 5.06 feet;

Thence S 44°30' W, 34.31 feet to the intersection of the Westerly boundary line of said tract of land, said point also lying on the Easterly right of way line of the present 27 Road as described in Book 1163, page 568 and recorded in said office;

Thence along the Westerly boundary line of said tract of land S 00°00' W, 25.09 feet to the True Point of Beginning.

The above described parcel of land contains 757 sq. ft., more or less.