

SEN97N1S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: SYLVIA E. NEISWENDER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2322 NORTH 1ST
STREET, RIGHT OF WAY NORTH FIRST STREET ORCHARD AVENUE TO
PATTERSON, PARCEL NO. 2945-112-00-014

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Sylvia E. Neiswender, Grantor, for and in consideration of the sum of One Thousand Three Hundred Seventy Two and 16/100 Dollars (\$1,372.16), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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:

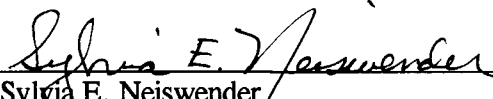
Commencing at the Southwest Corner of the NW1/4 NW1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the NW1/4 NW1/4 of said Section 11 to bear N 00°29'40" W with all bearings contained herein being relative thereto;
thence N 00°29'40" W along the West line of the NW1/4 NW1/4 of said Section 11 a distance of 150.00 feet; thence leaving the West line of said NW1/4 NW1/4, N 89°30'20" E a distance of 20.69 feet to a point on the East line of the open, used and historical right-of-way for North First Street and the **True Point of Beginning**;
thence along the East line of the open, used and historical right-of-way for North First Street the following two (2) courses and distances:

1. N 01°40'39" W a distance of 20.09 feet;
2. N 00°40'47" W a distance of 45.92 feet;

thence leaving said East right-of-way line, N 89°30'20" E a distance of 12.87 feet;
thence S 00°29'40" E a distance of 6.80 feet;
thence S 16°38'16" W a distance of 11.88 feet;
thence S 00°29'40" E a distance of 32.36 feet;
thence S 17°42'00" E a distance of 11.83 feet;
thence S 00°29'40" E a distance of 4.19 feet;
thence S 89°30'20" W a distance of 12.31 feet to the True Point of Beginning,
containing 686.08 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 Grantor hereby covenanting that she 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 25th day of April, 1997.


Sylvia E. Neiswender

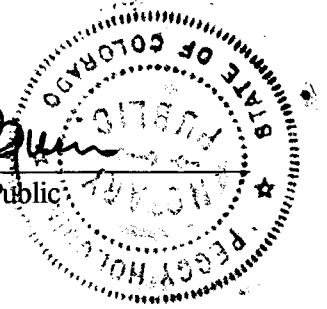
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of April, 1997, by Sylvia E. Neiswender.

My commission expires 3.3.01.
Witness my hand and official seal.

Peggy Holman

Notary Public

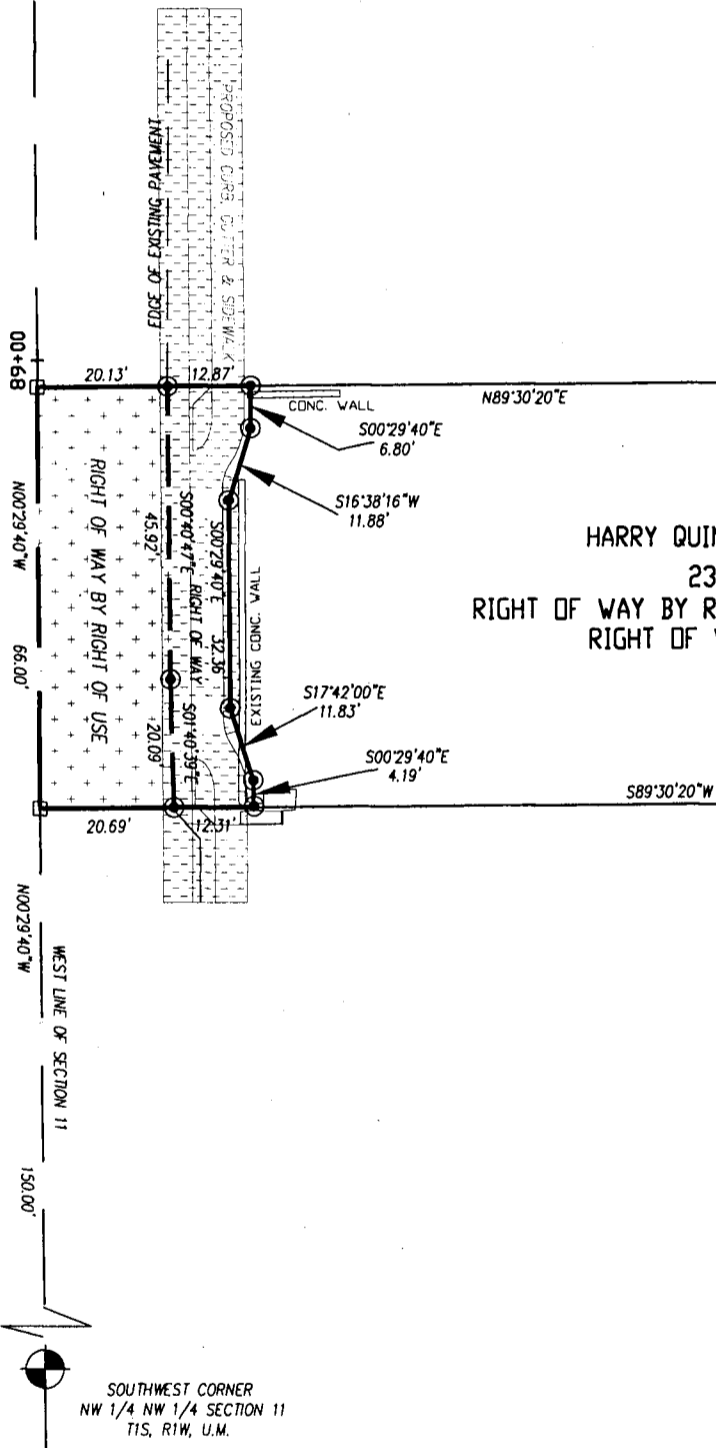


The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



NORTH FIRST STREET



2945-112-00-014
 HARRY QUINN & SYLVIA E. NEISWENDER
 2322 NORTH 1ST. ST.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1339.01 SQ.FT.
 RIGHT OF WAY AREA = 686.08 SQ.FT.

SOUTHWEST CORNER
 NW 1/4 NW 1/4 SECTION 11
 T1S, R1W, U.M.

DRAWN BY: SRP
 DATE: 4-22-97
 SCALE: 1" = 30'
 APPR. BY: IKH
 FILE NO: F118.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE TO PATTERSON AVE.
 (118)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION