

SER88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: WILLIAM F. SERVISS AND SHARON
L. SERVISS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD, LOT9 BLOCK 1 WILLOWBROOK SUBDIVISION REPLAT 225
WILLOWBROOK ROAD PARCEL NO. 2945-023-03-002 RIGHT-OF-WAY 1ST
TO 7TH STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 20th day of September, 19 88,
between WILLIAM F. SERVISS and SHARON L. SERVISS

BOOK 1718 PAGE 744

County of Mesa, State of Colorado, grantor(s), and

THE CITY OF GRAND JUNCTION, a Municipal Corporation

whose legal address is 250 N. 5th Street, Grand Junction

of the County of Mesa, State of Colorado, grantee(s):

1501186 DOC EXEMPT 02:52 PM
NOV 15, 1988 E. SAWYER, CLK & REC MESA CTY, CO

WITNESSETH, That the grantor(s), for and in consideration of the sum of ten dollars and other consideration DOLLARS, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

See Exhibit "A" attached hereto and made a part hereof

also known by street and number as:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), its heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, do covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

William F. Serviss
William F. Serviss

Sharon L. Serviss
Sharon L. Serviss

STATE OF COLORADO

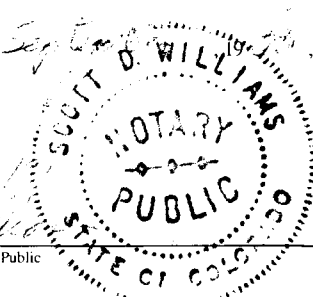
County of Mesa

The foregoing instrument was acknowledged before me this day of September 1988 by William F. Serviss and Sharon L. Serviss

Witness my hand and official seal.

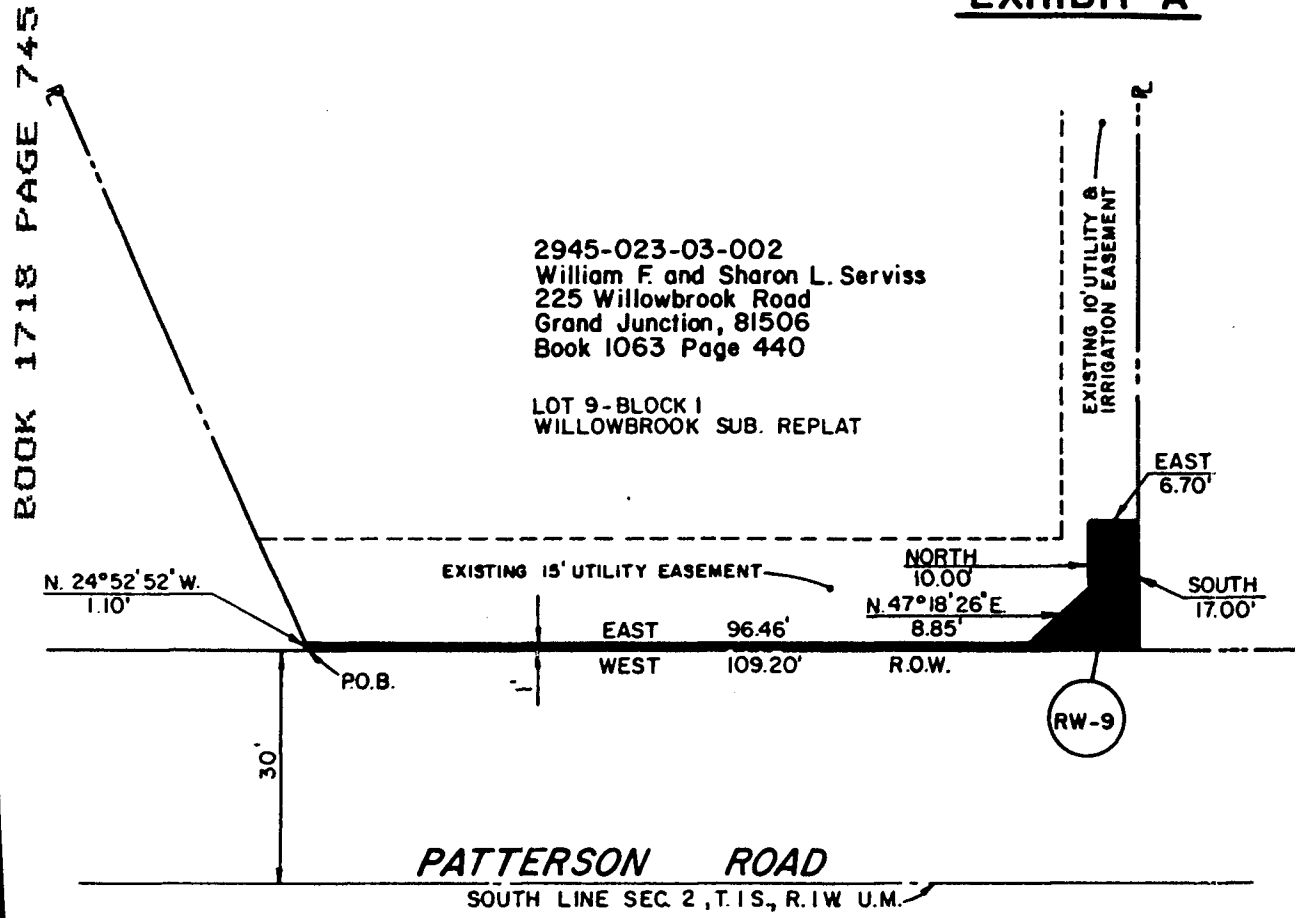
My commission expires

Scott D. Williams
Notary Public



*If in Denver, insert "City and."

EXHIBIT A



PARCEL RW-9

A parcel of land for road and utility right-of-way purposes being a portion of Lot 9 in Block 1 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Southwest Corner of said Lot 9; thence North 24°52'52" West along the Southwesterly line of said Lot 9, a distance of 1.10 feet; thence East along a line which is parallel with and 31.00 feet North of the South line of said Section 2, a distance of 96.46 feet; thence North 47°18'26" East, a distance of 8.85 feet; thence North, a distance of 10.00 feet; thence East, a distance of 6.70 feet to a point in the East line of said Lot 9; thence South along the East line of said Lot 9, a distance of 17.00 feet to a point in the present North right-of-way line of Patterson Road; thence West along said present right-of-way line, a distance of 109.20 feet to the point of beginning, containing 236 square feet, more or less.