

SFP9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: SETTER FAMILY PARTNERSHIP LTD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 24 ROAD PATTERSON ROAD
NORTH TO CANYON VIEW PARK, RIGHT OF WAY, PARCEL NO. 2945-054-00-101,
629 24 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1901896 05/12/99 0243PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

2

PAGE 841

WARRANTY DEED

SETTER FAMILY PARTNERSHIP, LTD., a Colorado limited partnership, Grantor, for and in consideration of the sum of Nine Thousand Five Hundred Thirty and 73/100 Dollars (\$9,530.73), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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, an undivided one-half (1/2) interest in and to the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southeast Corner of the Northeast 1/4 of the Southeast 1/4 (NE 1/4 SE 1/4) of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the NE 1/4 SE 1/4 of said Section 5 to bear N 00°01'38" W with all bearings contained herein being relative thereto; thence N 89°58'38" W along the South line of said NE 1/4 SE 1/4 a distance of 50.00 feet to a point on the West right-of-way line for 24 Road and the True Point of Beginning;
thence N 89°58'38" W along the South line of said NE 1/4 SE 1/4 a distance of 36.50 feet;
thence leaving the South line of said NE 1/4 SE 1/4, N 00°01'22" E a distance of 10.00 feet;
thence N 89°58'22" E a distance of 4.29 feet;
thence N 07°26'30" E a distance of 170.82 feet;
thence N 00°01'38" W a distance of 150.67 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 Southeast 1/4 (S 1/2 SE 1/4 NE 1/4 SE 1/4) of said Section 5;
thence S 89°53'55" E along the North line of said S 1/2 SE 1/4 NE 1/4 SE 1/4 a distance of 10.00 feet to a point on the West right-of-way line for 24 Road;
thence S 00°01'38" E along the West right-of-way line for 24 Road a distance of 330.04 feet to the Point of Beginning, containing 5,446.13 square feet as described herein and 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 it 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 27th day of April, 1999.

SETTER FAMILY PARTNERSHIP, LTD.,
a Colorado limited partnership, by all of its
general partners:

A. George Setter
General Partner

General Partner

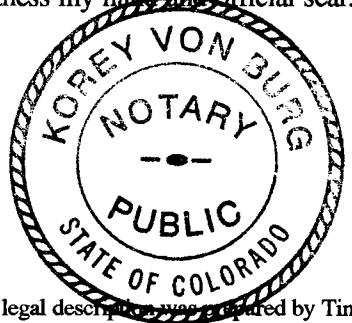
General Partner

General Partner

State of Colorado)
)ss.
County of Mesa)

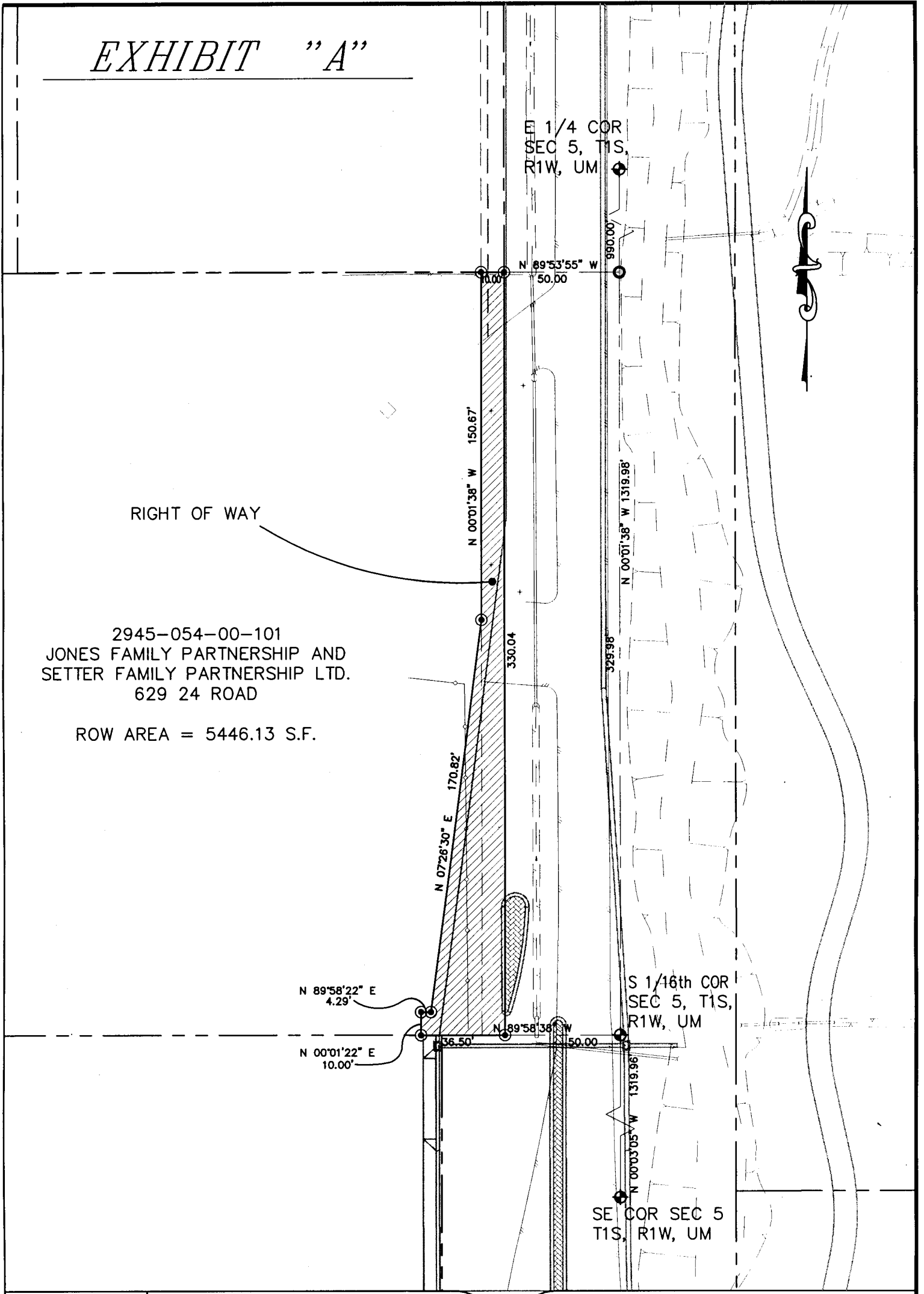
The foregoing instrument was acknowledged before me this 27th day of April, 1999, by A. George Setter as all of the general partners of SETTER FAMILY PARTNERSHIP, LTD., a Colorado limited partnership.

My commission expires 01/18/02.
Witness my hand and official seal.



Corey Von Burg
Notary Public

EXHIBIT "A"



DRAWN BY: JCS
DATE: 1-25-99
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: 05400101.DWG

RIGHT-OF-WAY DESCRIPTION MAP
24 ROAD PATTERSON ROAD NORTH TO CANYON VIEW PARK

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

05400101.dwg 1-25-99 7:22:33 am JCS