

SGM97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: SWANY G. MONGER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2724 UNAWEEP AVENUE,
EASEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Swany G. Monger, Grantor, for and in consideration of the sum of One Hundred Three and 88/100 Dollars (\$103.88), the receipt and sufficiency of which is hereby acknowledged, hereby 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 Section 24, 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 South line of the Southwest 1/4 of said Section 24 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the South line of the Southwest 1/4 of said Section 24 a distance of 1037.50 feet; thence N 00°00'00" E a distance of 30.00 feet to a point on the North right-of-way line for UnawEEP Avenue; thence S 90°00'00" E along the North right-of-way line for UnawEEP Avenue a distance of 69.79 feet to the True Point of Beginning; thence leaving the North right-of-way line for UnawEEP Avenue, N 49°23'54" E a distance of 16.74 feet to a point on the West right-of-way line for Pine Street; S 00°00'00" W along the West right-of-way line for Pine Street a distance of 10.90 feet to a point on the North right-of-way line for UnawEEP Avenue; thence N 90°00'00" W along the North right-of-way line for UnawEEP Avenue a distance of 12.71 feet to the True Point of Beginning, containing 69.25 square feet as described herein and as depicted on the **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 he 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 16th day of May, 1997.

Swany G. Monger
Swany G. Monger

(See Attachment)

State of California

County of Riverside

On May 16, 1997 before me, Lana J. Janssen Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Swany G. Monger
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lana J. Janssen
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed, 2724 Unawcep Ave, Grand Jctn, Co

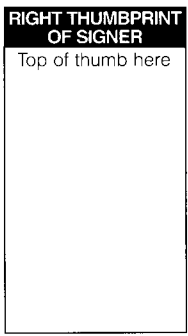
Document Date: May 16, 1997 Number of Pages: 1

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Swany G. Monger

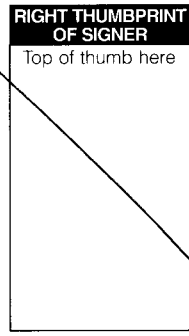
- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

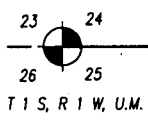
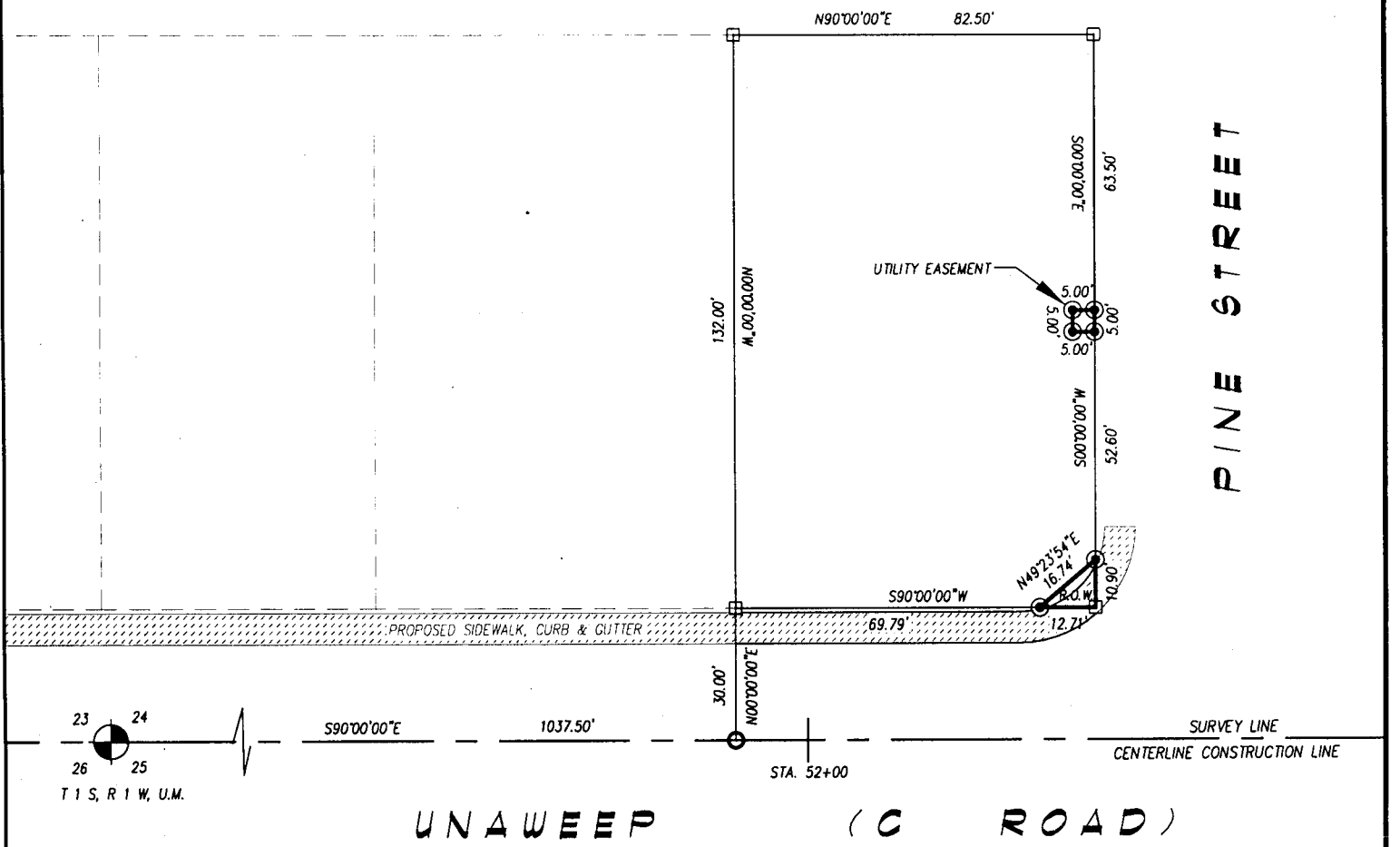


Signer Is Representing:

EXHIBIT "A"



2945-243-00-119
 SWANY G. MONGER
 2724 UNAWEEP AVENUE
 RIGHT-OF-WAY AREA : 69.25 SQ.FT.
 UTILITY EASEMENT AREA : 25.00 SQ.FT.



S90°00'00"E 1037.50' N00°00'00"E 30.00' N00°00'00"E
 SURVEY LINE CENTERLINE CONSTRUCTION LINE
 STA. 52+00

UNAWEEP (C ROAD)

DRAWN BY: SRP DATE: 2-04-97 SCALE: 1" = 40' APPR. BY: TW FILE NO: WEEP47.DWG	<p style="text-align: center;">EASEMENT DESCRIPTION MAP</p> <p style="text-align: center;">UNAWEEP (158)</p>	<p style="text-align: center;">DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION</p>
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