

SIS04PAT

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC. (ST. MARY'S HOSPITAL)
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY ST. MARY'S NW PARKING LOT
ADDRESS:	515 PATTERSON ROAD
PARCEL #:	2945-112-00-931
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2222623 BK 3771 PG 76-79
11/02/2004 11:55 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$25.00 SurChg \$1.00
DOCUMENTARY FEE: EXEMPT

WARRANTY DEED

SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC., a Kansas non-profit corporation**, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

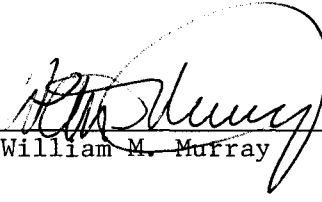
See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.

**Formerly known as SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES CORPORATION

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 12th day of October, 2004.

SISTERS OF CHARITY OF
LEAVENWORTH HEALTH SYSTEM,
INC., a Kansas non-profit corporation**

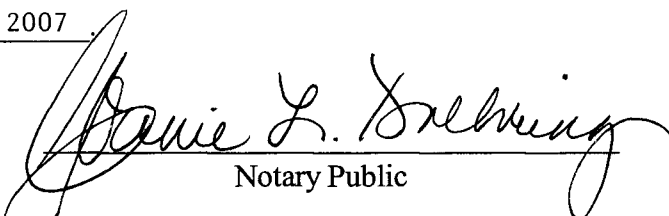
By 
William M. Murray

KANSAS)
State of ~~Colorado~~)
Johnson)ss.
County of ~~Mesa~~)

The foregoing instrument was acknowledged before me this 12th day of October, 2004, by William M. Murray as President

FOR SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC., a Kansas non-profit corporation**.

My commission expires February 22, 2007
Witness my hand and official seal.


Notary Public

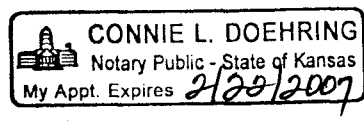


EXHIBIT "A"

A tract or parcel of land for Public Roadway and Utilities Right-of-Way Purposes situate in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ ("NE $\frac{1}{4}$ NW $\frac{1}{4}$ ") of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the North $\frac{1}{4}$ corner of said Section 11, and considering the North line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11 to bear N 89°55'41" W with all other bearings contained herein being relative thereto; thence N 89°55'41" W along the North line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11 a distance of 640.45 feet; thence leaving the North line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11, S 00°04'19" W a distance of 42.00 feet to a point on the South right-of-way line for Patterson Road as described by instrument recorded in Book 1683 at Pages 689 and 690 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;

thence leaving the South right-of-way for Patterson Road as aforesaid, S 39°54'28" W a distance of 46.34 feet;

thence along a line which is parallel with and 77.58 feet Southerly of the North line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11, N 89°55'41" W a distance of 47.59 feet;

thence leaving said line, N 44°55'41" W a distance of 31.35 feet;

thence along a line which is parallel with and 55.41 feet Southerly of the North line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11, N 89°55'41" W a distance of 112.60 feet;

thence leaving said line, N 83°35'03" W a distance of 76.17 feet to a point on the East boundary line of Lot 1 of VANDEREN-FORD HEIGHTS REPLAT, as recorded in Plat Book 8 at Page 94, Reception No. 670859 in the office of the Mesa County Clerk and Recorder;

thence leaving said line, N 82°11'50" W a distance of 62.61 feet to a point on the South right-of-way line for Patterson Road, from whence the North boundary line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ bears N 00°04'19" E a distance of 38.58 feet as described by instrument recorded in Book 1685 at Page 225 in the office of the Mesa County Clerk and Recorder;

thence along said right-of-way line, S 88°51'14" E a distance of 61.98 feet to a point on the South right-of-way line for Patterson Road as described by instrument recorded in Book 1626 at Pages 306 and 307 in the office of the Mesa County Clerk and Recorder;

thence along said right-of-way line, S 00°33'41" E a distance of 0.26 feet;

thence continuing along said right-of-way line, S 89°55'41" E a distance of 39.90 feet to a point on the South right-of-way line for Patterson Road as described by instrument recorded in Book 1683 at Pages 689 and 690 in the office of the Mesa County Clerk and Recorder;

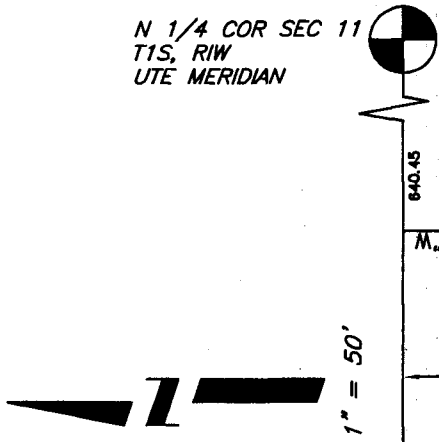
thence along said right-of-way line the following three (3) courses:

1. S 00°00'00" W a distance of 0.50 feet;
2. S 88°51'14" E a distance of 80.31 feet;
3. S 89°55'41" E a distance of 167.61 feet to the Point of Beginning,

containing 5,337 square feet, more or less (0.12 acres, more or less), as described herein and depicted on **Exhibit "B"** attached hereto and incorporated herein by reference

END OF EXHIBIT "A"

EXHIBIT "B"

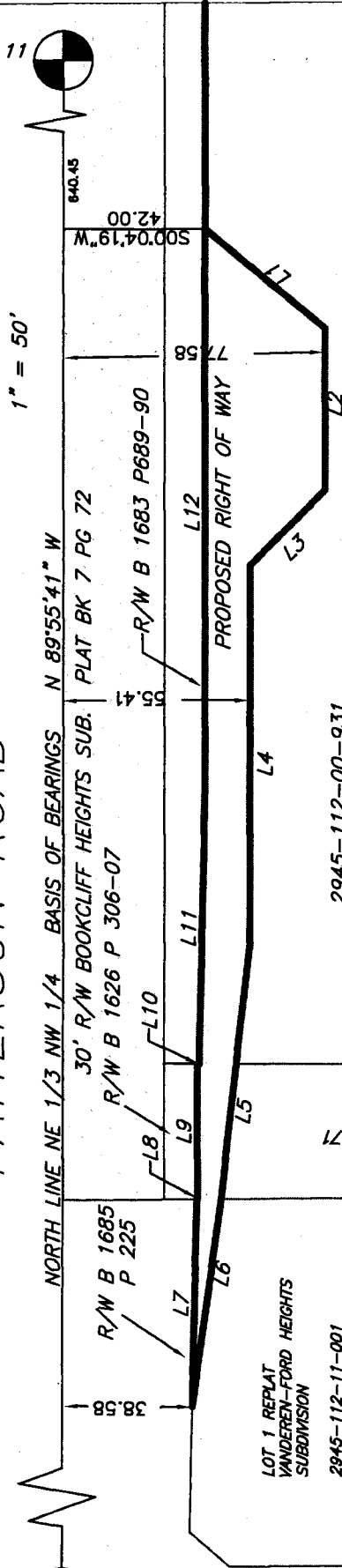


N 1/4 COR SEC 11
T1S, R1W
UTE MERIDIAN

W 1/16 SEC 11/2
T1S, R1W
UTE MERIDIAN

AREA = 5337 SF or 0.12 ACRES

PATTERSON ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	46.34	S39°54'28"W
L2	47.59	N89°55'41"W
L3	31.35	N44°55'41"W
L4	112.60	N89°55'41"W
L5	76.17	N83°35'03"W
L6	62.61	N82°11'50"W
L7	61.98	S88°51'14"E
L8	0.26	S00°33'41"E
L9	39.90	S89°55'41"E
L10	0.50	S00°00'00"W
L11	80.31	S88°51'14"E
L12	167.61	S89°55'41"E

2945-112-00-931

2945-112-00-971

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: MG
DATE: 06-29-2004
SCALE: 1" = 50 FT
APPR. BY: TW

ST. MARY'S
RIGHT-OF-WAY DESCRIPTION MAP
2945-112-00-931

CITY OF
grand junction
COLORADO

servicing the community together