

SIS88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: EDITH SISAC

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
ROAD RIGHT OF WAY 1ST TO 7TH (NORTH SIDE) PARCEL NO. 2945-
023-14-010, 2636 F ROAD LOT 10 FAIRMOUNT HEIGHTS SUBDIVISION
PARCEL RW-16

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 10th day of ~~June~~^{es}, 19 88,
between
EDITH SISAC

BOOK 1697 PAGE 452

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

THE CITY OF GRAND JUNCTION, a Municipal Corporation

whose legal address is 250 North 5th Street, Grand Junction

1488201 DOC EXEMPT 02:27 PM
JUN 14 1988 E.SAWYER,CLK&REC MESA CTY,CO

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

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, ha S granted, bargained, sold and conveyed, and by these presents do es 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 her_{self}, her heirs and personal representatives or successors, do es covenant and agree that
she 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) ha S executed this deed on the date set forth above.

Edith Sisac
Edith Sisac



STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this
by Edith Sisac

} ss.

10th day of June, 19 88

Witness my hand and official seal.

My commission expires 3/10/92

Deborah Hutton
Notary Public

*If in Denver, insert "City and."

EXHIBIT A

2945-023-14-010
Edith Sisac
2636 F. Road
Grand Junction, 81506
Book 556 Page 332

LOT 10
FAIRMOUNT HEIGHTS SUB.

PARCEL RW-16

A parcel of land for road and utility right-of-way purposes begin a portion of Lot 10 in Fairmount Heights Subdivision as recorded in Book 6 on Page 12 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 10, said point of beginning also being a point on the present North right-of-way line of Patterson Road; thence North 00°05' West along the West line of said Lot 10, a distance of 0.81 feet; thence South 88°55'33" East, a distance of 44.14 feet to a point on the present North right-of-way line of Patterson Road; thence West along said present right-of-way line, a distance of 44.13 feet to the point of beginning, containing 18 square feet, more or less.

