

SIS89PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: SISTERS OF CHARITY OF
LEAVENWORTH HEALTH SERVICES CORPORATION, A KANSAS NONPROFIT
CORPORATION BY: SISTER MACRINA RYAN (PRESIDENT) AND SISTER
MARY SERENA SHEEHY (SECRETARY)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2635 N. 7TH
STREET PARCEL NO.2945-112-00-971 PATTERSON ROAD RIGHT-OF-
WAY, 1ST STREET TO 7TH STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1989

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this _____ day of _____, 1989,
between **SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES CORPORATION**, a Kansas Nonprofit Corporation

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a corporation duly organized and existing under and by virtue of the laws of the State of Kansas, grantor, and
THE CITY OF GRAND JUNCTION, COLORADO, a Municipal Corporation

1512441 11:44 AM 04/03/89
E.SAWYER, CLK&REC MESA COUNTY CO
DOC EXEMPT

whose legal address is 250 North 5th Street
Grand Junction

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

WITNESSETH, That the grantor, for and in consideration of

Four Thousand Seven Hundred and Fifty DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the grantee(s) **its** heirs, successors 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:

One parcel of land for road and utility right-of-way purposes and two parcels of land for utility easement purposes being a portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, State of Colorado, more particularly described as shown on Exhibits A and B attached hereto.

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, 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, successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), **its** heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF The grantor has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its _____ Secretary, the day and year first

*above written

Attest:

Sister Mary Serena Sheehy
Secretary

By *Sister Macrina Ryan*
President

STATE OF ~~COLORADO~~ **Kansas**

County of **Leavenworth**

} ss.

The foregoing instrument was acknowledged before this **14th** day of **March**, 19 **89**,
by **Sister Macrina Ryan** as **President**
and **Sister Mary Serena Sheehy** as **Secretary**
of the **Sisters of Charity of Leavenworth Health Services Corporation** a corporation.

My commission expires **11-23-89**

Witness my hand and official seal.

Sister Mary Julianne O'Flannigan
Notary Public

*If in Denver, also of _____ city and _____

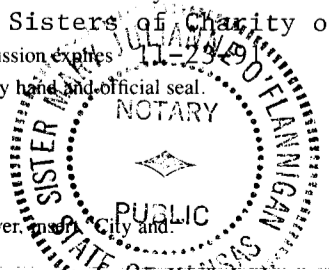
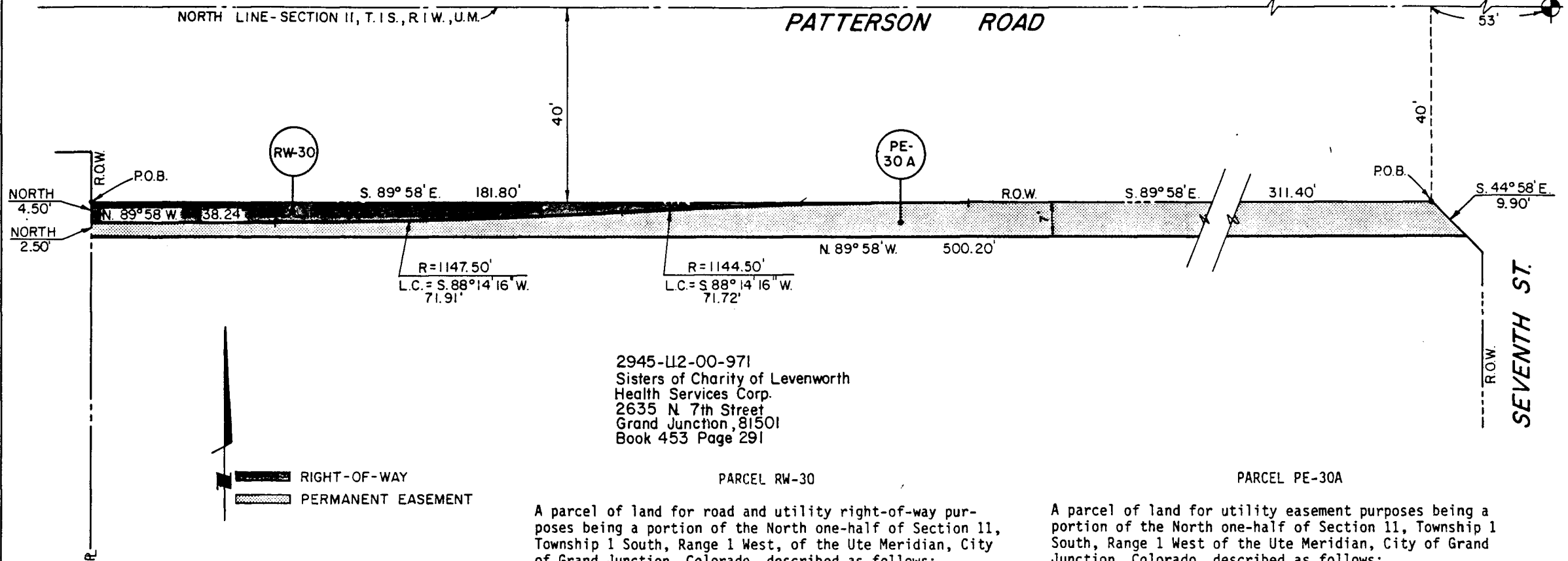


EXHIBIT B

N 1/4 Cor. Sec. 11
T. 1 S., R. 1 W.



2945-112-00-971
Sisters of Charity of Levenworth
Health Services Corp.
2635 N 7th Street
Grand Junction, 81501
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RIGHT-OF-WAY
 PERMANENT EASEMENT

PARCEL RW-30

PARCEL PE-30A

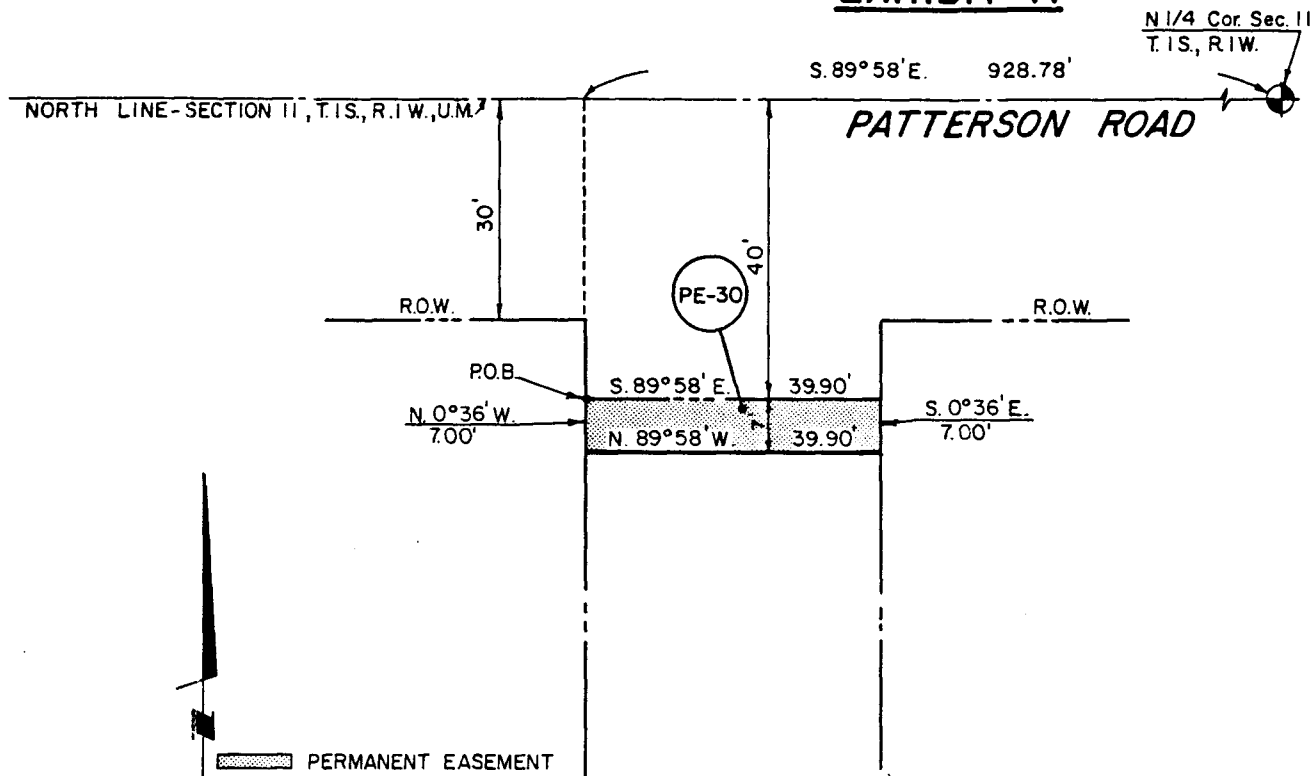
A parcel of land for road and utility right-of-way purposes being a portion of the North one-half of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at a point from which the North one-quarter Corner of Section 11, Township 1 South, Range 1 West, Ute Meridian bears North 00°02' East 40.00 feet and South 89°58' East 546.20 feet, said point of beginning being a point on the present (December 4, 1986) South right-of-way line of Patterson Road; thence South 89°58' East along the present South right-of-way line of Patterson Road, a distance of 181.80 feet; thence along the arc of a curve to the left having a radius of 1,144.50 feet and a long chord which bears South 88°14'16" West for a chord distance of 71.72 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 1,147.50 feet and a long chord which bears South 88°14'16" West for a chord distance of 71.91 feet; thence North 89°58' West, a distance of 38.24 feet; thence North, a distance of 4.50 feet to the point of beginning, containing 495 square feet, more or less.

A parcel of land for utility easement purposes being a portion of the North one-half of Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at a point from which the North one-quarter Corner of Section 11, Township 1 South, Range 1 West, Ute Meridian bears North 00°02' East 40.00 feet and South 89°58' East 53.00 feet; thence South 44°58' East along the present (March 5, 1980) Southerly right-of-way line of Patterson Road, a distance of 9.90 feet; thence North 89°58' West along a line which is parallel with and 47.00 feet South of the North line of said Section 11, a distance of 500.20 feet; thence North, a distance of 2.50 feet; thence South 89°58' East, a distance of 38.24 feet; thence along the arc of a curve to the left having a radius of 1,147.50 feet and a long chord which bears North 88°14'16" East for a chord distance of 71.91 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 1,144.50 feet and a long chord which bears North 88°14'16" East for a chord distance of 71.72 feet to a point in the present (December 4, 1986) South right-of-way line of Patterson Road; thence South 89°58' East along said present right-of-way line, a distance of 311.40 feet to the point of beginning, containing 2,982 square feet, more or less.

EXHIBIT A



2945-112-00-971
 Sisters of Charity of Leavenworth
 Health Services Corp.
 2635 N. 7th Street
 Grand Junction, 81501
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PARCEL PE-30

A parcel of land for utility easement purposes being a portion of the North one-half of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at a point from which the North one-quarter Corner of Section 11, Township 1 South, Range 1 West, Ute Meridian, bears North 00°02' East 40.00 feet and South 89°58' East 928.78 feet; thence South 89°58' East along the present (December 4, 1986) South right-of-way line of Patterson Road, a distance of 39.90 feet; thence South 00°36' East, a distance of 7.00 feet; thence North 89°58' West, along a line parallel with and 47.00 feet South of the North line of said Section 11, a distance of 39.90 feet; thence North 00°36' West, a distance of 7.00 feet to the point of beginning, containing 279 square feet, more or less.