

SST026TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: ROADWAY UTILITIES

NAME OF AGENCY OR CONTRACTOR: SISTERS OF CHARITY OF
LEAVENWORTH HEALTH SYSTEM, INC

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
2401 NORTH 7TH STREET AND 2333 NORTH 6TH STREET PARTS OF LOT
4 & 5 - LOT 4 AND LOT 5 OF MESA PARK CENTER

PARCEL NO.: 2945-112-00-978 AND 2945-112-01-971

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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

Book 3173 Page 408
2080527 10/09/02 1039AM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$NO FEE

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), 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:

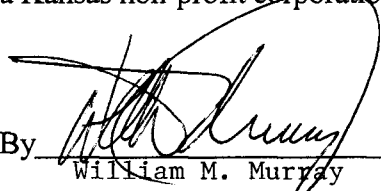
See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference.

**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 3rd day of September, 2002.

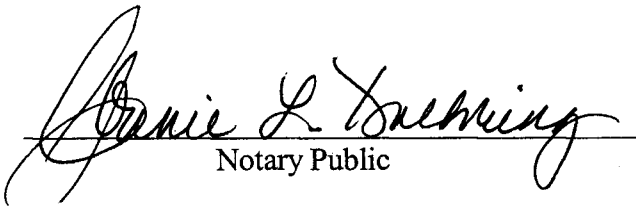
SISTERS OF CHARITY OF LEAVENWORTH HEALTH SYSTEM, INC.,
a Kansas non-profit corporation**

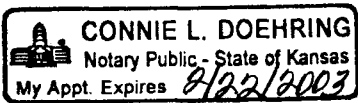
By 
William M. Murray

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

The foregoing instrument was acknowledged before me this 3rd day of September, 2002, by William M. Murray as President FOR SISTERS OF CHARITY HEALTH SYSTEM, INC., a Kansas non-profit corporation**.

My commission expires February 22, 2003.
Witness my hand and official seal.


Notary Public

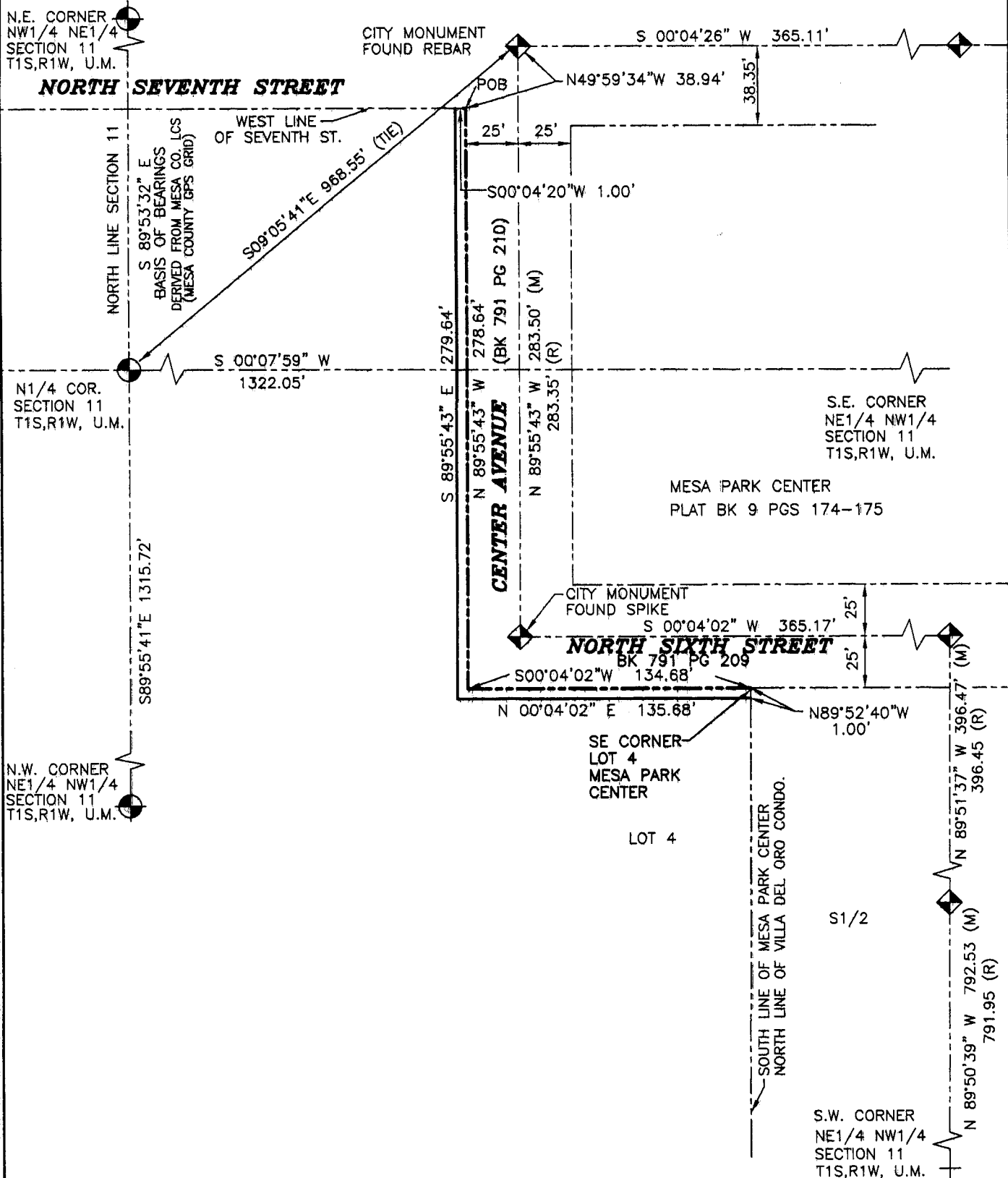


A parcel of land for street right-of-way purposes lying in a portion of the NE1/4 NW14 and the NW1/4 NE1/4 of Section 11, Township One South, Range One West of the Ute Meridian in the City of Grand Junction, County of Mesa, Colorado, the perimeter of which right-of-way is described as follows:

Commencing at a Mesa County Survey Marker for the N1/4 Corner of said Section 11, from whence a Mesa County Survey Marker for the N.E. Corner of the NW1/4 NE1/4 of said Section 11 bears S89°53'32"E, according to the MESACO LCS; thence S09°05'41"E for a distance of 968.55 feet to a City Monument for the block corner at Center Avenue and Seventh Street; thence N49°59'34"W for a distance of 38.94 feet to the intersection of the northerly right-of-way line of Center Avenue with the westerly line of Seventh Street and the point of beginning; thence the following:






1. N89°55'43"W, on the northerly right-of-way line of Center Avenue, 278.64 feet to the intersection with the westerly right-of-way line of Sixth Street;
2. S00°04'02"W on said westerly right-of-way line, for a distance of 134.68 feet to the intersection with the northerly line of the Villa Del Oro Condominiums;
3. Leaving said westerly right-of-way line, N89°52'40"W for a distance of 1.00 feet;
4. N00°04'02"E, parallel to the westerly right-of-way line of Sixth Street for a distance of 135.68 feet;
5. S89°55'43"E, parallel to the northerly right-of-way line of Center Avenue, for a distance of 279.64 feet to the intersection with the westerly line of Seventh Street;
6. S00°04'20"W for a distance of 1.00 feet to the beginning.

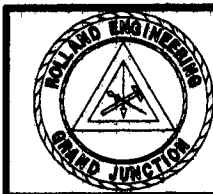
[414 sq. ft.]



NOT TO SCALE

LEGEND

-  MESA COUNTY SURVEY MARKER
-  CITY SURVEY MONUMENT
-  CALCULATED POSITION (BY CITY COORDINATES)
-  MEASURED
-  RECORD



ROLLAND ENGINEERING
403 Ridgeway Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: D:\1119\LEGDOC\1119LEG1.DWG			
RIGHT-OF-WAY DEDICATION EXHIBIT			
Designed	KTS	Checked	RAM
Drawn		Date	4/18/02
Proj	1119	Per	
Sheet	1	Of	2

KLL0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QUIT CLAIM)**

NAME OF AGENCY OR CONTRACTOR: TIMOTHY D. KELLY AND SHEILA
M. FUTRELL

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 529
29 ROAD

PARCEL NO.: 2943-074-00-096

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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

BOOK 3149 PAGE 1

2075014 09/06/02 0154PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Timothy D. Kelly and Sheila M. Futrell, as Tenants in Common, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUIT CLAIMED, and by these presents do hereby remise, release, convey and QUIT CLAIM unto The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, all of the right, title and interest of Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes situate in the Southeast ¼ (SE¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

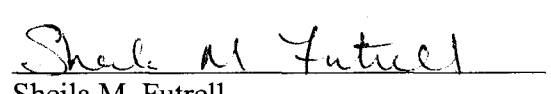
Commencing at the Southeast Corner of the Southeast ¼ of the Northeast ¼ of the Southeast ¼ ("SE¼ NE¼ SE¼") of said Section 7, and considering the east line of the SE¼ NE¼ SE¼ of said Section 7 to bear N 00°03'21" W with all bearings contained herein being relative thereto; thence N 00°03'21" W along the east line of the SE¼ NE¼ SE¼ of said Section 7 a distance of 66.00 feet to the True Point of Beginning;
thence leaving the east line of the SE ¼ NE ¼ SE ¼ of said Section 7, N89°48'52"W a distance of 14.82 feet to a point on the west line of the open, used and historic right-of-way for 29 Road;
thence N 00°15'18" E along the west line of the open, used and historic right-of-way for 29 Road a distance of 66.00 feet;
thence leaving said right-of-way line, S 89°49'04" E a distance of 14.46 feet to a point on the east line of the SE ¼ NE ¼ SE ¼ of said Section 7;
thence S 00°03'21" E along the east line of the SE ¼ NE ¼ SE ¼ of said Section 7 a distance of 66.00 feet to the Point of Beginning,

containing 966.00 square feet as described, all of which is located within the open, used and historical right-of-way for 29 Road.

TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and delivered this 5TH day of SEPTEMBER, 2002.


Timothy D. Kelly


Sheila M. Futrell

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5TH day of September, 2002, by Timothy D. Kelly and Sheila M. Futrell, as Tenants in Common.

My commission expires 3.3.05.
Witness my hand and official seal.

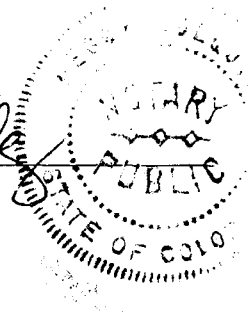
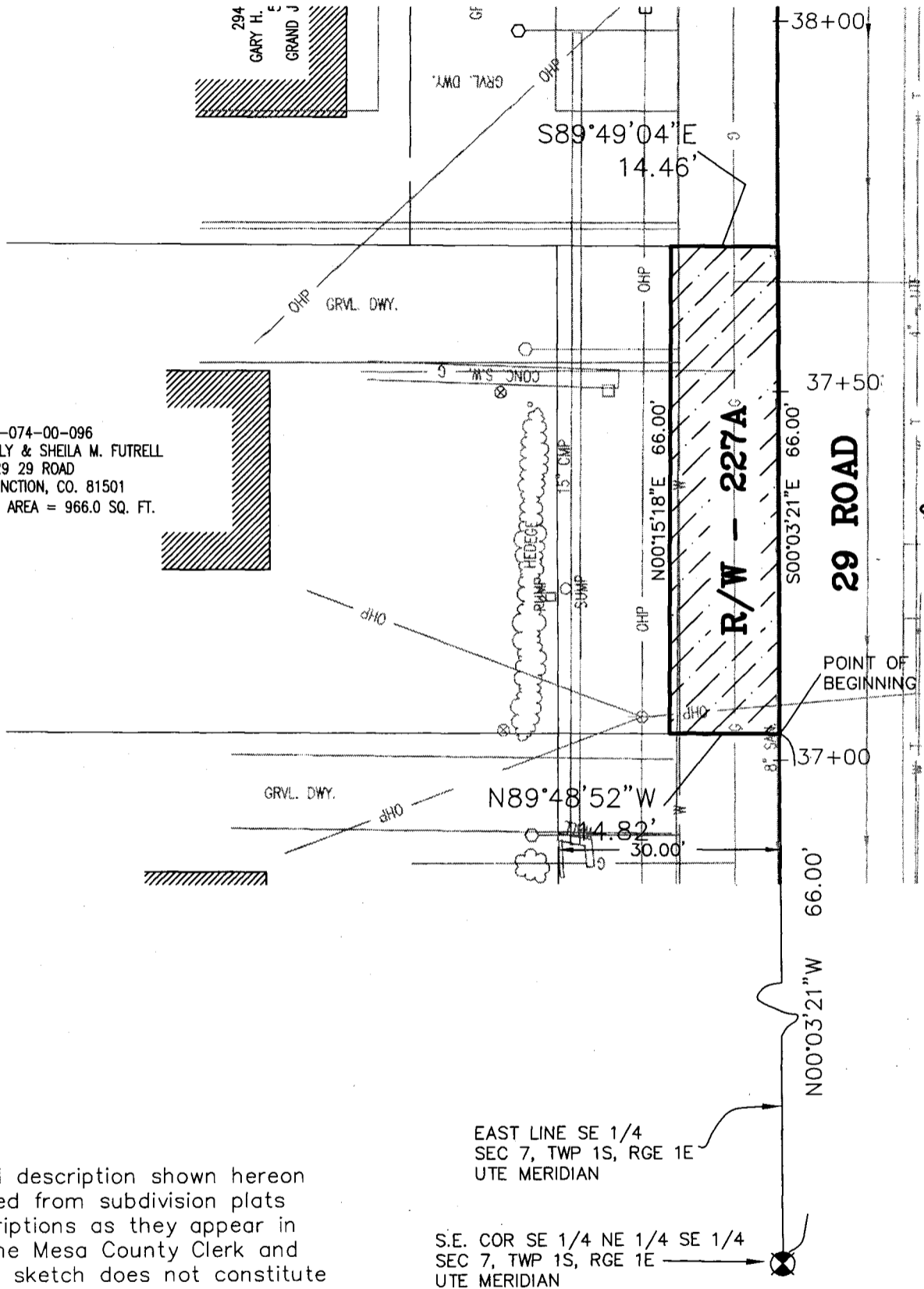
Rebecca T. Cole
Notary Public 

EXHIBIT "A"

2943-074-00-096
 TIMOTHY D. KELLY & SHEILA M. FUTRELL
 529 29 ROAD
 GRAND JUNCTION, CO. 81501
 R.O.W. BY USE AREA = 966.0 SQ. FT.



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.

EAST LINE SE 1/4
 SEC 7, TWP 1S, RGE 1E
 UTE MERIDIAN

S.E. COR SE 1/4 NE 1/4 SE 1/4
 SEC 7, TWP 1S, RGE 1E
 UTE MERIDIAN

REVISED: 8-28-2002
 REVISED: 3-23-2002
 REVISED: 2-27-2002

DRAWN BY: P.I.K.
 DATE: 10-02-2001
 SCALE: 1" = 20'
 APPR. BY: IW
 FILE NO: 1017DWG

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-00-096

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION