

SWE97UNP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CHARLES R. SWEET AND CARLA G.
SWEET

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: UNAWEEP
AVENUE IMPROVEMENTS PROJECT 2945-252-00-085

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1788980 0205PM 02/21/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Charles R. Sweet and Carla G. Sweet, Grantors, for and in consideration of the sum of One Thousand Five Hundred Seventy Five and 00/100 Dollars (\$1,575.00), the receipt and sufficiency of which is hereby acknowledged, 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northwest Corner of Section 25, 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 North line of the Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of said Section 25 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 135.00 feet; thence S 00°00'00" W a distance of 16.00 feet to a point on the South line of the open, used and historical right-of-way for Unaweep Avenue and the **True Point of Beginning**; thence S 90°00'00" E along said South line a distance of 75.00 feet; thence leaving said South line, S 00°00'00" W a distance of 14.00 feet; thence N 90°00'00" W a distance of 75.00 feet, thence N 00°00'00" E a distance of 14.00 feet to the Point of Beginning, containing 1,050.00 square feet as described herein and as depicted on **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 Grantors hereby covenanting that they 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 28th day of January, 1997.

Charles R. Sweet
Charles R. Sweet

Carla G. Sweet
Carla G. Sweet

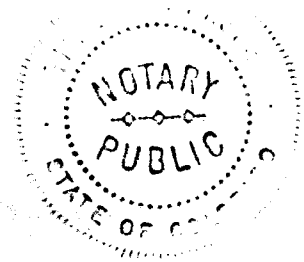
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28th day of January, 1997, by Charles R. Sweet and Carla G. Sweet.

My commission expires 2-28-98.

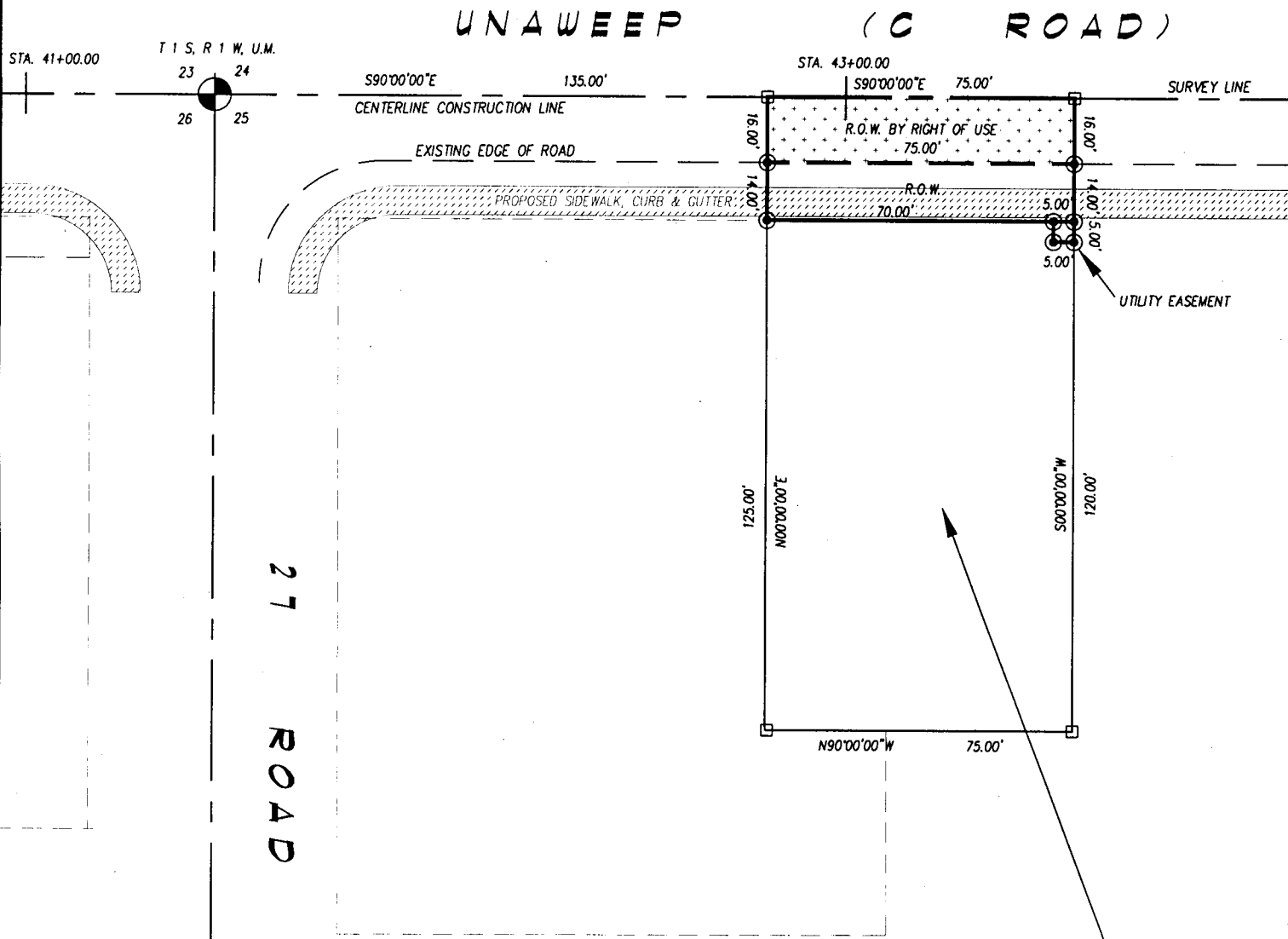
Witness my hand and official seal.

Tim Woodmansee
Notary Public



The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2945-252-00-085
 CHARLES R. & CARLA G. SWEET
 2701 1/2 C ROAD
 RIGHT-OF-WAY AREA : 1050.00 SQ.FT.
 R.O.W. BY RIGHT OF USE AREA : 1200.00 SQ.FT.
 UTILITY EASEMENT AREA : 25.00 SQ.FT.

DRAWN BY: SRP
 DATE: 1-20-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP59.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (155)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION