

TGT98265

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: THOMAS G. TOWNER, M.D. AND LORI M. TOWNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 840 26 1/2 ROAD, PARADISE
HILLS BLVD, PARCEL NO. 2701-264-00-013, RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1857889 07/31/98 0258PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Thomas G. Towner, M.D. and Lori M. Towner, Grantors, for and in consideration of the sum of Seven Thousand Thirty-One and 66/100 Dollars (\$ 7,031.66), the receipt and sufficiency of which is hereby acknowledged, hereby sell, 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:

A parcel of land situate in the NW 1/4 SE 1/4 of Section 26, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 26, whence the Center-East 1/16 corner of said Section 26 bears N 89° 53'00" E a distance of 1319.78 feet, with all bearings contained herein being relative thereto;
thence N 89° 53'00" E along the north line of the NW 1/4 SE 1/4 of said Section 26 a distance of 30.00 feet to the True Point of Beginning of the parcel described herein;
thence continuing along the north line of said NW 1/4 SE 1/4 N, 89° 53'00" E a distance of 498.25 feet to a point on the centerline of Leach Creek;
thence S 23° 04'19" W along the centerline of said Leach Creek, a distance of 82.32 feet to a point;
thence leaving said centerline of said Leach Creek N 67° 02'38" W a distance of 10.91 feet to a point;
thence N 21° 47'56" E a distance of 27.85 feet to a point;
thence 86.97 feet along the arc of a curve concave to the south, having a radius of 240.45 feet, a delta angle of 20° 43'26", and a long chord bearing N 79° 45'16" W a distance of 86.50 feet to a point;
thence S 89° 53'00" W along a line 30.00 feet south of and parallel with the north line of said NW 1/4 SE 1/4 a distance of 361.08 feet to a point;
thence S 44° 57'18" W a distance of 28.47 feet to a point on the east right of way line for 26 1/2 Road as found described in Book 800 at Page 77 of the records of the Mesa Count Clerk and Recorder;
thence N 00° 01'35" E along the east right of way line for said 26 1/2 Road a distance of 50.10 feet to the point of beginning.

The above described parcel of land contains 15,981.05 square feet as described herein and depicted on the attached Exhibit "A".

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 7 day of July, 1998.

Thomas G. Towner M.D. Lori M. Towner
Thomas G. Towner, M.D. Lori M. Towner

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7th day of July, 1998, by Thomas G. Towner, M.D. and Lori M. Towner.

My commission expires 3.3.01.
Witness my hand and official seal.

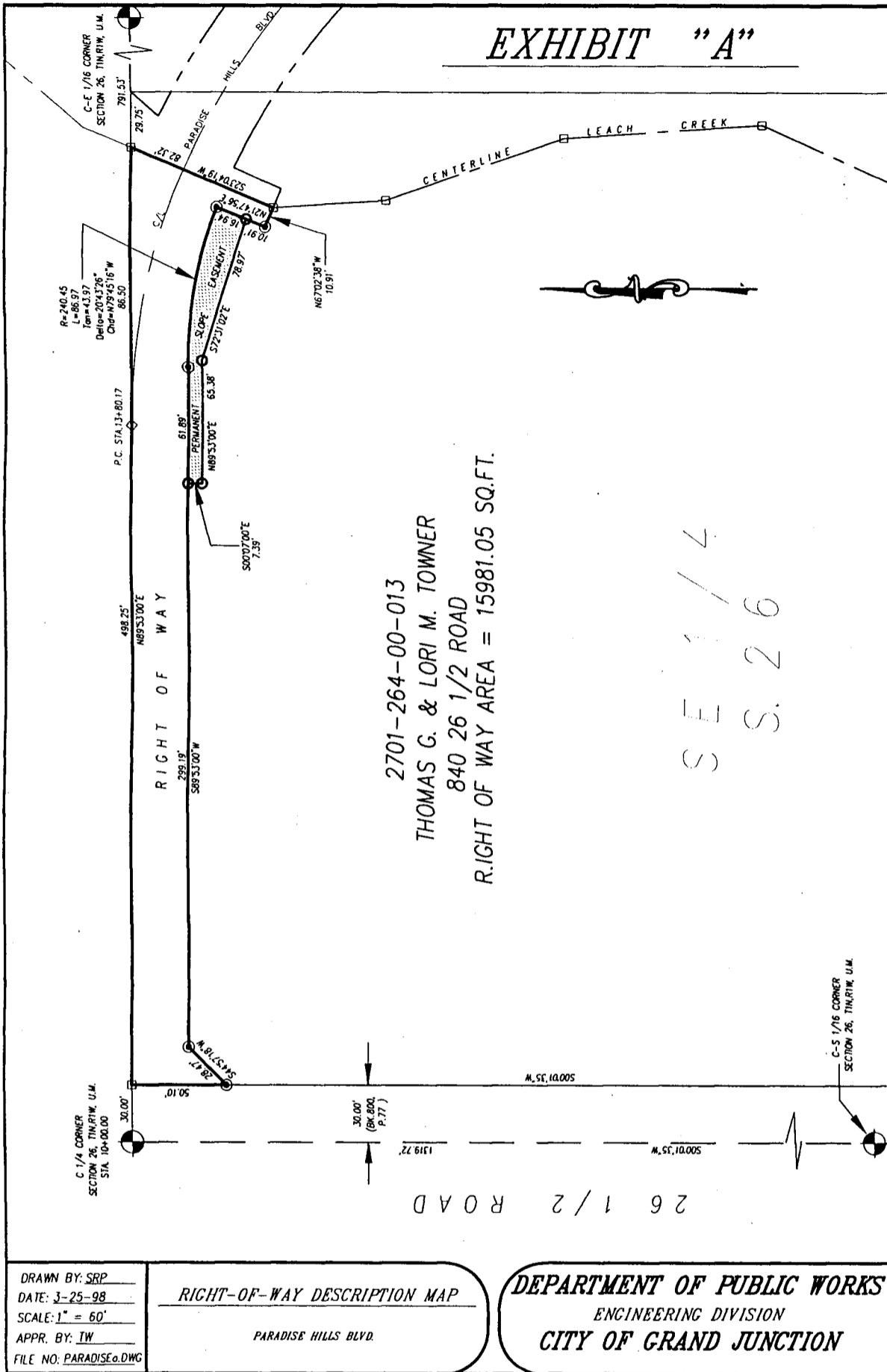


Regina Holain
Notary Public

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

Recorder's Note: No Real Property Transfer Document Received By Recorder

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 3-25-98
 SCALE: 1" = 60'
 APPR. BY: IW
 FILE NO: PARADISE.dwg

RIGHT-OF-WAY DESCRIPTION MAP
 PARADISE HILLS BLVD.

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION