

TIM91285

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [SPECIAL WARRANTY]

NAME OF AGENCY OR CONTRACTOR: JAMES E. TIMMERWILKE AND
PATRICIA A. TIMMERWILKE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/2 ROAD
SOUTH OF NORTH AVENUE RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1991

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 26th day of April, 1991,
between

James E. Timmerwilke and Patricia A. Timmerwilke

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

The City of Grand Junction, Colorado,
a municipal corporation,
whose legal address is 250 North 5th Street
Grand Junction, 81501

BOOK 1836 PAGE 328

1569952 11:59 AM 05/06/91
MONIKA TODD CLK&REC MESA COUNTY CO
DOC NO FEE

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,

the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do 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:

The following described parcel of land situated in the NE1/4 NW1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, to wit:

Commencing at the North Quarter corner of said Section 18, and considering the East line of the NW1/4 of said Section 18 to bear S 00° 11' 30" E with all bearings contained herein being relative thereto;

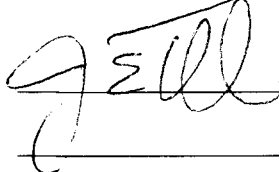
- THENCE S 00° 11' 30" E a distance of 192.83 feet;
- THENCE S 89° 42' 32" W a distance of 17.00 feet to the POINT OF BEGINNING;
- THENCE S 00° 11' 30" E a distance of 168.96 feet;
- THENCE S 89° 51' 23" W a distance of 13.00 feet;
- THENCE N 00° 11' 30" W a distance of 168.93 feet;
- THENCE N 89° 42' 32" E a distance of 13.00 feet to the POINT OF BEGINNING

~~also known by street and number as:~~ for Roadway & Utilities Right of Way purposes.

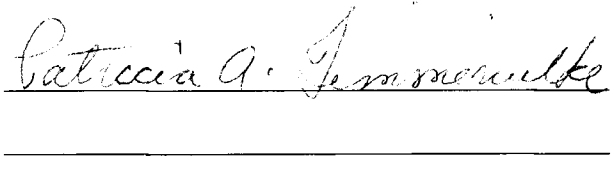
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either 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 themselves their heirs and personal representatives or successors, do covenant and agree that they 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) have executed this deed on the date set forth above.



James E. Timmerwilke



Patricia A. Timmerwilke

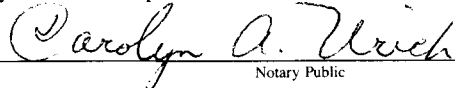
STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this 26 day of April, 1991,
by James E. Timmerwilke and Patricia A. Timmerwilke

Witness my hand and official seal, My Commission expires Sept. 21, 1992

My commission expires



Notary Public

*If in Denver, insert "City and."

