

TUR88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ARCHIE R. TURNER AND WILLIE L. TURNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON ROAD RIGHT OF WAY AND UTILITY EASEMENT SOUTH EAST CORNER PATTERSON AND MIRA VISTA RD., 2624 MIRA VISTA RD, PARCEL NO. 2945-112-11-001, LOT 1 VANDEREN-FORD HEIGHTS REPLAT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this day of March, 19 88,
between ARCHIE R. TURNER and WILLIE L. TURNER

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

THE CITY OF GRAND JUNCTION, a Municipal Corporation

whose legal address is 250 North Fifth Street, Grand Junction

1420947 DOC EXEMPT 02:09 PM
MAR 23 1988 E.SAWYER,CLK&REC MESA CTY,CO

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 and other consideration

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:

See Exhibit "A" attached hereto and made a part hereof

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(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.

Archie R. Turner
Archie R. Turner

Willie L. Turner
Willie L. Turner

STATE OF COLORADO

County of Mesa

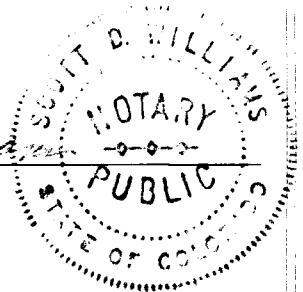
The foregoing instrument was acknowledged before me this
by Archie R. Turner and Willie L. Turner

} ss.
23rd day of March, 19 88

Witness my hand and official seal.

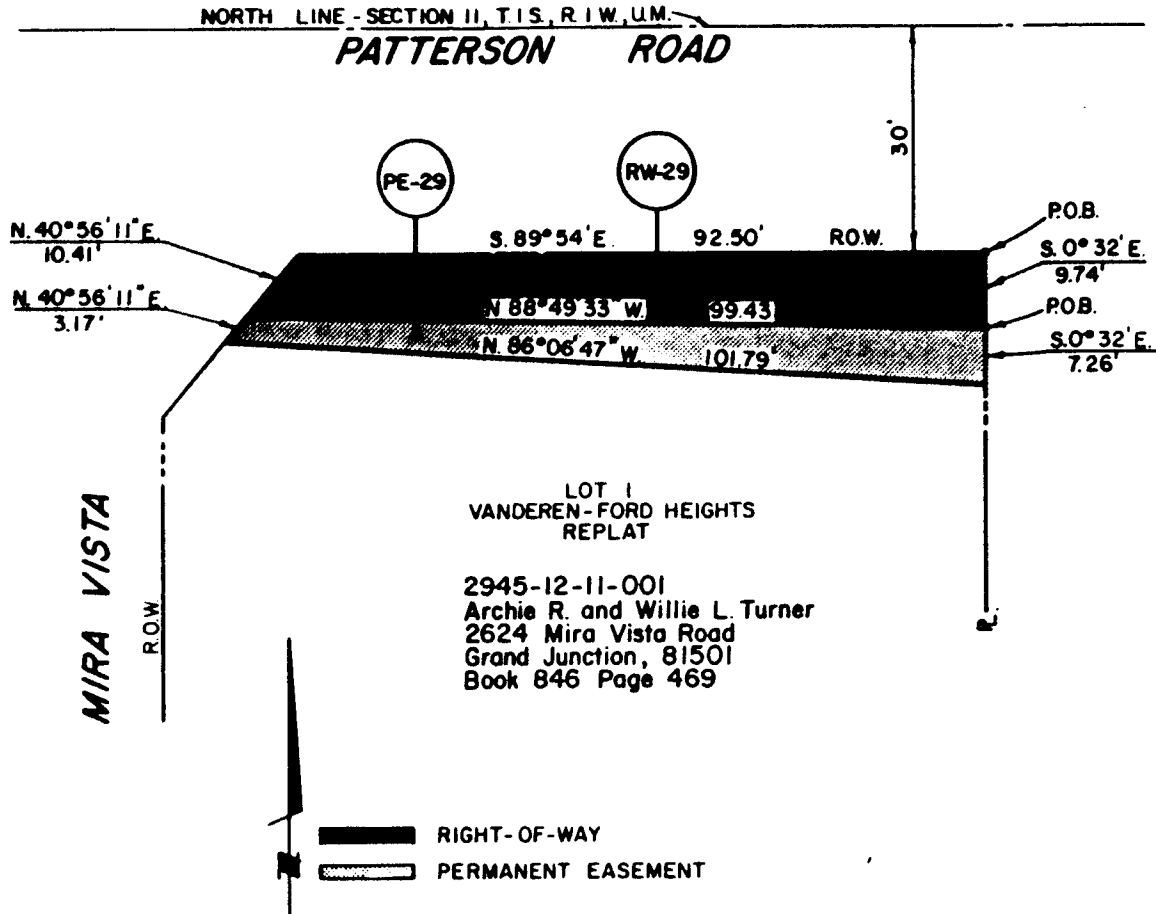
My commission expires

Scott D. Williams
Notary Public



*If in Denver, insert "City and."

EXHIBIT A



PARCEL RW-29

A parcel of land for road and utility right-of-way purposes being a portion of Lot 1 in Vanderen-Ford Heights Replat in Section 11, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Northeast Corner of said Lot 1; thence South 00°32' East along the East line of said Lot 1, a distance of 9.74 feet; thence North 88°49'33" West, a distance of 99.43 feet to a point in the present (February 25, 1980) Southerly right-of-way line of Patterson Road; thence North 40°56'11" East along the present Southerly right-of-way line of Patterson Road, a distance of 10.41 feet; thence South 89°54' East continuing along the present South right-of-way line of Patterson Road, a distance of 92.50 feet to the point of beginning, containing 848 square feet, more or less.

PARCEL PE-29

A parcel of land for utility easement purposes being a portion of Lot 1 in Vanderen-Ford Heights Replat in Section 11, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing from the Northeast Corner of said Lot 1; thence South 00°32' East along the East line of said Lot 1, a distance of 9.74 feet to the point of beginning; thence South 00°32' East along the East line of said Lot 1, a distance of 7.26 feet; thence North 86°06'47" West, a distance of 101.79 feet to a point in the present (February 25, 1980) Southerly right-of-way line of Patterson Road; thence North 40°56'11" East along the present Southerly right-of-way line of Patterson Road, a distance of 3.17 feet; thence South 88°49'33" East, a distance of 99.43 feet to the point of beginning, containing 490 square feet, more or less.