

ULI99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JOE A. ULIBARRI AND DOROTHY V. ULIBARRI,
GRANTORS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-WAY FOR 637 27 ½
ROAD - PARCEL NO. 245-013-00-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2

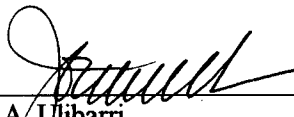
SPECIAL WARRANTY DEED

Joe A. Ulibarri and Dorothy V. Ulibarri, Grantors, for and in consideration of the sum of Five Hundred and 00/100 Dollars (\$500.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 Public Roadway and Utilities right-of-way purposes, to wit:

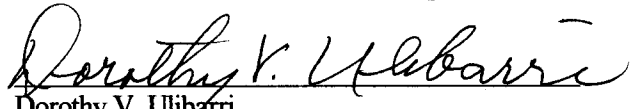
Commencing at the Southeast Corner of the Northeast ¼ of the Southwest ¼ (NE ¼ SW ¼) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the NE ¼ SW ¼ of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto; thence N 00°02'18" E along the East line of the NE ¼ SW ¼ of said Section 1 a distance of 433.00; thence leaving the East line of the NE ¼ SW ¼ of said Section 1, S 88°17'18" W a distance of 25.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instrument recorded in Book 732 at Page 115 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning; thence N 00°02'18" E along the west right-of-way line for 27 ½ Road as aforesaid a distance of 50.00 feet; thence leaving said right-of-way line, S 88°17'18" W a distance of 5.00 feet; thence S 00°02'18" W a distance of 50.00 feet; thence N 88°17'18" E a distance of 5.00 feet to the Point of Beginning, containing 250.00 square feet as described herein and 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 claiming by, through or under Grantors.

Executed and delivered this 5th day of Oct, 1999.



Joe A. Ulibarri

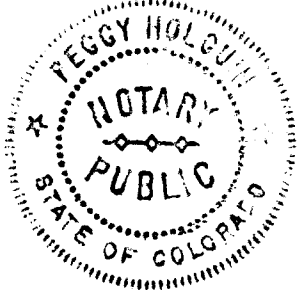


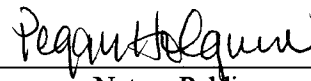
Dorothy V. Ulibarri

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of OCTOBER, 1999, by Joe A. Ulibarri and Dorothy V. Ulibarri.

My commission expires 3-3-01.
Witness my hand and official seal.





Notary Public

EXHIBIT "A"



2945-013-09-014

JOE A. & DOROTHY V. ULIBARRI
 637 27 1/2 ROAD
 R.O.W. AREA = 250.00 SQ.FT.

S88°17'18"W

N88°17'18"E

R.O.W.

5.00'

50.00'

50.00'

5.00'

S88°17'18"W
 25.00'

N00°02'18"E

S00°02'18"W

2945-013-00-055

N 00°02'18" E 433.00'

SE CORNER
 NE 1/4 SW 1/4
 SEC. 1, T1S, R1W, UM

EXISTING R.O.W.
 BK. 732, P. 115
 &
 BK. 1004, P. 400

EDGE OF EXISTING ASPHALT

EXISTING R.O.W.
 BK. 732, P. 115

EDGE OF EXISTING ASPHALT

18" E.C.P.

DRAWN BY: SRP
 DATE: 9-28-99
 SCALE: 1" = 20'
 APPR. BY: JW
 FILE NO: ULIBAR.DWG

RIGHT-OF-WAY DESCRIPTION MAP

27 1/2 ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION