

VAL88PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: VALLEY FEDERAL SAVINGS AND  
LOAN ASSOCIATION OF GRAND JUNCTION, BY: ANDY C. VAN NOSTRAND  
(PRESIDENT), PATSY G. MC DANIEL (SECRETARY)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON  
ROAD RIGHT OF WAY NORTH SIDE 1ST TO 7TH

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

BOOK 1697 PAGE 662

THIS DEED, Made this 15 day of JUNE, 1988,  
between Valley Federal Savings and Loan Association  
of Grand Junction

a corporation duly organized and existing under and by virtue of the laws of the State  
of Colorado, grantor, and

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

of the \*County of Mesa, State of Colorado. grantee(s): 1488306 DOC EXEMPT 11:00 AM  
JUN 16 1988 E. SAWYER, CLK & REC MESA CTY, CO

WITNESSETH, That the grantor, for and in consideration of Ten dollars and other good and valuable  
consideration DOLLARS  
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell,  
convey, and confirm, unto the grantee(s) its heirs, successors 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:

A parcel of land for road and utility right-of-way pur-  
poses being a portion of the South half of Section 2,  
Township 1 South, Range 1 West, of the Ute Meridian, City  
of Grand Junction, Colorado, described as follows:

Beginning at a point from which the Southwest Corner of  
the Southeast quarter of the Southwest quarter of Section  
2, Township 1 South, Range 1 West, of the Ute Meridian  
bears South 30 feet and West 185 feet, said point of  
beginning also being a point on the present North  
right-of-way line of Patterson Road; thence West along  
said present right-of-way line, a distance of 18.20 feet;  
thence along the arc of a curve to the left having a  
radius of 1,145.50 feet and a long chord which bears North  
85°08'14" East for a chord distance of 2.93 feet to a  
point of reverse curvature; thence along the arc of a  
curve to the right having a radius of 1,146.50 feet and a  
long chord which bears North 85°26'49" East for a chord  
distance of 15.33 feet; thence South, a distance of 1.46  
feet to the point of beginning, containing 14 square feet,  
more or less.

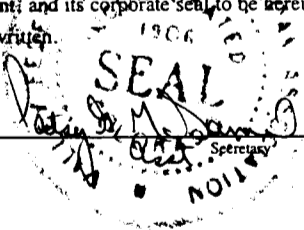
also known by street and number as: For road and utilities right of way purposes.

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,  
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,  
successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND  
FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors and assigns,  
against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its  
President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first  
above written.

Attest: \_\_\_\_\_  
Secretary



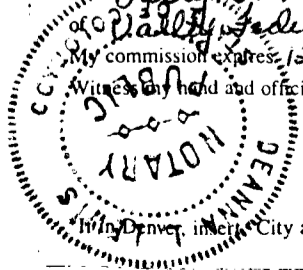
By Andy C. Van Nostrand  
President

STATE OF COLORADO

County of \_\_\_\_\_

} ss.

The foregoing instrument was acknowledged before this 15 day of June, 1988,  
by Andy C. Van Nostrand as President  
and Patricia H. McDaniel as Secretary  
of Valley Federal Savings and Loan Association  
a corporation.



Deanna L. Lewis  
Notary Public