

VND847TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: MILDRED M. VAN DOVER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ROAD AND
UTILITY RIGHT OF WAY 7TH STREET NORTH OF F ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorded at _____ o'clock _____ M.,

Reception No. _____

Recorder _____

MILDRED M. VAN DOVER

Recorder's Stamp

1361394 SSC EXEMPT 11:35 AM
MAY 11 1984 E. SAWYER, CLK&REC MESA CITY, CO

BOOK 1493 PAGE 294

whose address is GRAND JUNCTION
SAID County of MESA and State of
COLORADO for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION _____ Dollars,

in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION

a Municipal Corporation _____, whose address is

GRAND JUNCTION County of MESA and State of
COLORADO, ~~in joint tenancy~~ the following real property situate
in the SAID County of MESA and State of Colorado, to-wit:

SEE ATTACHED EXHIBIT "A" HEREBY MADE A PART OF:

with all its appurtenances and warrant(s) the title to the same, subject to easement,
restrictions, rights of way of record; 1984 taxes due and payable in 1985
and all subsequent taxes and assessments thereafter.

Signed this 11TH day of MAY, 1984

Mildred M. Van Dover
MILDRED M. VAN DOVER

STATE OF COLORADO }
County of MESA } ss

The foregoing instrument was acknowledged before me this 11TH day of MAY, 1984, by MILDRED M. VAN DOVER
My commission expires _____, 19____
Witness my hand and official seal.
My Commission Expires 8/18/1985
Western Colorado Title Co.
521 Food & Drug Bldg. Ft. CO 81501

[Signature]
Notary Public

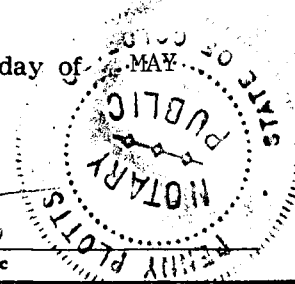


EXHIBIT "A"

RIGHT OF WAY - 18 DESCRIPTION

A parcel of land for Road and Utility Right of Way purposes being a portion of the SE1/4SE1/4SW1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more particularly described as follows:

Commencing at the found Mesa County Brass Cap #55 set for the S1/4 Corner of said Section 2, with all bearings herein being relative to North between said brass cap and found Mesa County Brass Cap #112-1 set for the S1/16 Corner of said Section 2 as the bases of bearings;
Thence along the East boundary line of the SW1/4 of said Section 2, North 598 feet to the true point of Beginning;
Thence continuing along said East boundary line North, 60.5 feet;
Thence along the Northern boundary line of a tract of land owned by the undersigned and described in Book 586, Page 543, recorded in the office of the Mesa County Clerk and Recorder that bears West 35.00 feet;
Thence South 67.32 feet to a point on the Southern boundary line of said tract of land owned by the undersigned;
Thence along said Southern boundary line N78°58'00" E, 35.65 feet to the true point of Beginning.

The above described parcel contains 2,237 sq. ft., more or less, which 1,902 sq. ft., more or less, is right of way for the present 7th Street.

PE-18 DESCRIPTION

A Permanent Easement for Roadway Slope and Utility purposes being a portion of the SE1/4SE1/4SW1/4 of said Section 2 aforementioned in the above parcel description, more particularly described as follows:

Commencing at said Mesa County Brass Cap #55 aforementioned in the above parcel description;
Thence along the East boundary line of the SW1/4 of said Section 2 North, 658.5 feet;

Thence along the Northern boundary line of a tract of land owned by the undersigned and described in Book 586 Page 543 recorded in the office of the Mesa County Clerk and Recorder West, 35 feet to the True Point of Beginning;
Thence continuing along said Northern line West 20 feet;
Thence South 71.22 feet, more or less to a point on the Southern boundary line of said tract of land owned by the undersigned;
Thence along said Southern line N78°58'E 20.38 feet;
Thence along the West boundary line of the above described parcel for road and utility right of way purposes north, 67.32 feet, more or less, to the True Point of Beginning.

The above described Permanent Easement contains 1386 Sq. Ft., more or less.