

VNG99MAL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: THE ESTATE OF ALBINO VENEGAS BY JUAN F. VENEGAS, PERSONAL REPRESENTATIVE FOR THE ESTATE OF ALBINO VENEGAS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: MALDONADO STREET - PARCEL NO. 2945-151-00-031 - FOR ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2

WARRANTY DEED

1912333 07/21/99 0315PM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$NO FEE

The Estate of Albino Venegas, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 Roadway and Utilities right-of-way purposes, to wit:

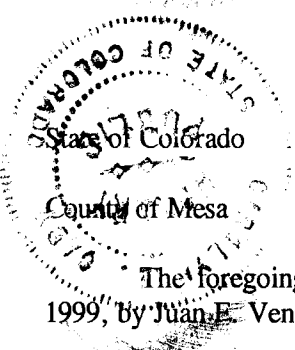
Commencing at the North 1/4 corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the west line of the Northwest 1/4 of the Northeast 1/4 (NW 1/4 NE 1/4) of said Section 15 to bear S 00°07'20" E with all bearings contained herein being relative thereto; thence S 00°07'20" E along the west line of the NW 1/4 NE 1/4 of said Section 15 a distance of 690.00 feet; thence leaving the west line of said NW 1/4 NE 1/4, S 89°47'16" E along a line which is parallel with the north line of the NW 1/4 NE 1/4 of said Section 15 a distance of 828.59 feet to the True Point of Beginning; thence S 00°07'20" E a distance of 632.50 feet to a point on the south line of the NW 1/4 NE 1/4 of said Section 15; thence N 89°57'42" W along the south line of the NW 1/4 NE 1/4 of said Section 15 a distance of 30.00 feet; thence leaving the south line of said NW 1/4 NE 1/4, N 00°07'20" W a distance of 632.59 feet; thence S 89°47'16" E a distance of 30.00 feet to the Point of Beginning, containing 18,976.15 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 Grantor hereby covenanting that it 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 whomsoever.

Executed and delivered this 7 day of July, 1999.

The Estate of Albino Venegas

Juan F. Venegas
Juan F. Venegas, Personal Representative



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7th day of July, 1999, by Juan F. Venegas, Personal Representative of the Estate of Albino Venegas.

My commission expires 12-4-00.
Witness my hand and official seal.

Candy J. Cook
Notary Public

EXHIBIT "A"

2945-151-00-095
BR-SL LLC

P.O.B. TIE TO THE
N 1/4 CORNER OF
SECTION 15, T1S, R1W
= N 89°47'16" W, 828.59'
& N 00°07'20" W, 690.00'

2945-151-00-108
BR-SL LLC
(BOOK 2209, PAGE 603)

U.S. HIGHWAY 50
(BK. 686, P. 235)



PROPOSED SEWER EASEMENT

PROPOSED SEWER EASEMENT

S89°47'16"E
30.00'

PROPOSED SEWER EASEMENT

PROPOSED WATERLINE EASEMENT

WESTERLY R.O.W. LINE

2945-151-00-019
JUAN F. VENEGAS

2945-151-00-031
ALBINO VENEGAS & EST

N00°07'20"W

S00°07'20"E

RIGHT OF WAY

PROPOSED R.O.W.

AMERICAN FURNATURE WAREHOUSE, CO.

2945-151-00-031
ALBINO VENEGAS & EST
RIGHT OF WAY AREA = 18976.15 SQ. FT.

N00°07'20"W

S00°07'20"E

SOUTH LINE OF THE NW 1/4 NE 1/4, SECTION 15

N89°57'42"W
30.00'

MALDONADO STREET

DRAWN BY: SRP
DATE: 6-24-99
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: AMFUR2.DWG

RIGHT-OF-WAY DESCRIPTION MAP

AMERICAN FURNATURE WAREHOUSE, CO.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION