

WAL85PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: HARRY N. WALTERS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT OF WAY
12TH PATTERSON BETWEEN 12TH STREET AND 27 1/2 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

THIS DEED, Made this 2nd day of May A.D. 19 85 ,

between Harry N. Walters , the Administrator
of Veterans' Affairs, an Officer of the United States of America, whose address is Veterans Administration,
Washington, D.C. 20420, hereinafter called Grantor, and
The City of Grand Junction

EXEMPT

1389862 DOC EXEMPT 11:48 AM
MAY 09 1985 E.SAWYER,CLK&REC MESA CTY,CO
BOOK 1538 PAGE 653

of the , County of Mesa , and State
of Colorado, hereinafter called Grantee(s) :

WITNESSETH, That the said Grantor, for and in consideration of ten dollars (\$10.00) and other valuable
consideration

the receipt whereof is hereby acknowledged, hath granted, bargained, sold, and conveyed, and by these presents
doth grant, bargain, sell, convey, and confirm, unto the said Grantee(s) and the heirs or successors and assigns
of Grantee(s) forever, all the following-described property in the County
of Mesa , Colorado, to wit:

A parcel of land for Road and Utility right of way purposes being a portion
of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, 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:

The south 30.0 feet of the following described tract of land owned by the
undersigned as described in Book 1329, Page 601 and recorded in the office
of the Mesa County Clerk and Recorder, to wit:

Beginning at a point 292.0 feet East of the Southwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$
of said Section 1;
Thence North, 152.0 feet; thence N 88°26' E, 134.0 feet; thence North
62°04' E, 58.9 feet; thence South 184.1 feet; thence West to the TRUE POINT
OF BEGINNING.

The above described parcel of land contains 5574 sq. ft., more or less, all
of which is right of way for the present F Road.

A Permanent Easement for Roadway Slope, Utilities and Irrigation purposes
being a portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1, lying adjacent to the
North side of F Road, more particularly described as follows:

The north 5.0 feet of the South 35.0 feet of the above said tract of land as
described in Book 1329, Page 601 and recorded in the above said office.

The above described Permanent Easement contains 929.sq. ft., more or less.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining; and all the estate, right, title, interest, claim and demand whatsoever of the said Grantor, in and
to said property with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the
Grantee(s) and the heirs or successors and assigns of Grantee(s) forever. Grantor warrants the title to said
premises against the claims of any and all persons claiming or to claim the same or any part thereof by, through
or under Grantor.