WAL89NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: WAL-MART PROPERTIES, INC. A DELAWARE CORPORATION BY: CURTIS BARLOW (VICE PRESIDENT - REAL ESTATE) AND MICHAEL NELSON (ASST. SECRETARY)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ROAD RIGHT OF WAY FOR NORTH AVE AND MELODY LANE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1989

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

tion No.			Recorder.	
SPECI	IAL WARRANTY DEED			
HIS DEED, Made this	day of	19 18 19 19 18 19 19 19 19 19 19 19 19 19 19 19 19 19	E.SAW	1515579 10:16 AM YER, CLK&REC MESA (
	Properties, Inc.,	2.47.27.9 , 15 Op ,		D0(
	e Corporation	1	воок 1	741 PAGE 9
corporation duly organized and Delaware	d existing under and by virtue , grantor, and	of the laws of the State		
	Grand Junction, corporation			
ose legal address is 250 North 5 Grand Junct				
the *County		ate of Colorado, grantee(s):		
receipt and sufficiency of which	is hereby acknowledged, has grante	aluable considered, bargained, sold and convey	ation. ed, and by these pres	DOLLARS/ eents does grant, bargain, sell,
nvey, and confirm, unto the grante uate, lying and being in the scribed as follows:	ee(\$) ITS heirs, successo County	ors and assigns forever, all the roof Mesa	real property, togeth	er with improvements, if any, , State of Colorado,
Soo Evhibit	"A", attached her	oto		
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EXHIBIT "A"

The following described parcels of land for Road and Utilities Right-of-Way purposes situated in the NE1/4 NE1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Parcel 1:

The North 10 feet and the East 30 feet of that tract of land described in Book 1694, Page 418 in the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Beginning at a point on the south right-of-way line for North Avenue being 40.00 feet South 00 09'25" East and 329.32 feet North 90 00'00" East of the Northwest corner of the NE1/4 NE1/4 of said Section 18, and considering the north line of the NE1/4 NE1/4 said Section 18 to bear North 90 00'00" West and all bearings contained herein to be relative thereto:

herein to be relative thereto:
Thence North 90°00'00" East 93.31 feet along the south right-of-way line for North Avenue to the West line of that parcel of land described in Book 957 at Page 318, thence South 00°16'12" East 280.00 feet to the Southwest corner of that parcel of land described in Book 957 at Page 318, thence North 90°00'00" East 236.00 feet to the East line of the E1/2 W1/2 NE1/4 NE1/4 of said Section 18, thence South 00°16'12" East 705.36 feet along the East line of the E1/2 W1/2 NE1/4 NE1/4 said Section 18 to the Northeast corner of that parcel of land described in Book 1318 at Page 659, thence North 89°59'52" West 330.29 feet along the North line of that parcel of land described in Book 1318 at Page 659 to the West line of the E1/2 W1/2 NE1/4 NE1/4 of said Section 18, thence North 00°12'49" West 985.34 feet to the point of beginning,

containing 22,094 square feet, more or less.

Parcel 2:

The North 10 feet and the East 30 feet of the South 105.0 feet of that tract of land described in Book 1694, Page 416 in the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Beginning at a point on the south right-of-way line for North Avenue being 40.00 feet South 00 09'25" East and 422.63 feet North 90 00'00" East of the Northwest corner of the NE1/4 NE1/4 of said Section 18, and considering the north line of the NE1/4 NE1/4 said Section 18 to bear North 90 00'00" West and all bearings contained herein to be relative thereto:

Thence North 90°00'00" East 142.00 feet along the south right-of-way line for North Avenue to the Northeast corner of that parcel of land described in Book 957 at Page 318, thence South 00°16'12" East 175.00 feet, thence North 90°00'00" East 94.00 feet to the East line of the E1/2 W1/2 NE1/4 NE1/4 said Section 18, thence South 00°16'12" East 105.00 feet along the East line of the E1/2 W1/2 NE1/4 NE1/4 said Section 18 to the Southeast corner of that parcel of land described in Book 957 at Page 318, thence North 90°00'00" West 236.00 feet to the Southwest corner of that parcel of land described in Book 957 at Page 318, thence North 00°16'12" West 280.00 feet to the point of beginning,

containing 4,750 square feet, more or less.



Parcel 3:

The North 10 feet of that tract of land described in Book 1694, Page 402 in the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Beginning at a point on the south right-of-way line for North Avenue being 40.00 feet South 0009'25" East of the Northwest corner of the NE1/4 NE1/4 of said Section 18, and considering the north line of the NE1/4 NE1/4 said Section 18 to bear North 00'00" West and all bearings contained herein to be relative thereto:

Thence North 900000" East 164.66 feet along the south right-of-way line for North Avenue to the East line of the W1/8 NE1/4 NE1/4 said Section 18, thence South 00 11'07" East 985.33 feet along the East line of the W1/8 NE1/4 NE1/4 said Section 18 to the North line of that parcel of land described in Book 1443 at Page 639, thence North 89 59'52" West 165.14 feet to the West line of the W1/8 NE1/4 NE1/4 said Section 18, thence North 00 09'25" West 985.33 feet along the West line of the W1/8 NE1/4 NE1/4 said Section 18 to the point of beginning,

containing 1,647 square feet, more or less.

