# WAR88PAT

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TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY) AND CORRECTION DEED

NAME OF AGENCY OR CONTRACTOR: LOUIS L. WARD AND DARLA D. WARD BUTLER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON ROAD NORTH SIDE, 24 1/2 TO 25 ROAD RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

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YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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|--|--|--|---|--|---|--|--|--|--|--|
| SPECIAL WARRANTY DEED<br>THIS DEED, Made this 546 day of June 1988,  |  |  |   |  |   | JUL 07, 1988 E.SAWYER, CLKARE  |  |  |  |  |
| THIS DEED, M   | ade this   | uay 01 🖣   |   | ,19 <b>88</b> ,  | BOO   | K 170  | O PAG  |  |  |  |
| between Louis  | L. Ward and I  | Darla D. Ward  |   |  |   |  |  |  |  |  |
|  |  |  | £ eh e  | *  |   |  |  |  |  |  |
| County of  | Mesa   |  | of the of Colorado, g   | rantor(s), and   |   |  |  |  |  |  |
| The C  | ity of Grand .   | Innetion   |   |  |   |  |  |  |  |  |
|  | icipal corpora   |  |   |  |   |  |  |  |  |  |
| whose legal address  | is 250 North   | 5th Street,  |   |  |   |  |  |  |  |  |
|  | Grand Junc   |  |   |  |   |  |  |  |  |  |
|  |  |  |   |  |   |  |  |  |  |  |
| of the   | County of  | Mesa , s   | tate of Colorad   | o, grantee(s):   |   |  |  |  |  |  |
| WITNESSETH, 1  | That the grantor(s), for a   | nd in consideration of t   | he sum of   | One dolla  | ar and ot   | her good   | and  |  |  |  |
| the receipt and suffici  | ency of which is hereby a  | aknowladgad ha <b>VQ</b>   |   | valuable   | consider  | ation  | ØØU/L/AR\$,  |  |  |  |
| -  | and confirm, unto the  | -  | _   | -  |   | -  | h improvements,  |  |  |  |
| if any, situate, lying   | -  |  | County of   | Mesa   |   | , S  | tate of Colorado,  |  |  |  |
| described as follows   | :  |  |   |  |   |  |  |  |  |  |
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| See F  | xhibit A atta  | ched and made  | a nort  | hereof   |   |  |  |  |  |  |
| Dee II   | ALDIC A ACLA   | ched and made  | and   | liereor.   |   |  |  |  |  |  |
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| zhsto/kchodwyh/toje /stylce/t  | /an/a/ n/un/us/an/set /as/ Fo:   | r roadway, ut  | ilities   | and slop   | e right-o   | f-way pur  | DOSES.   |  |  |  |
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| TOGETHER wit   |  | ereditaments and appu  | rtenances theret  | to belonging, o  | r in anywise ap   | pertaining, and t  | he reversion and   |  |  |  |
| <b>TOGETHER</b> with reversions, remainded grantor(s), either in 1   | th all and singular the h<br>or and remainders, rents,<br>law or equity, of, in and  | ereditaments and appur<br>issues and profits there<br>to the above bargained   | rtenances theret<br>eof; and all the<br>premises, with  | to belonging, o<br>estate, right, ti<br>the hereditamer  | r in anywise app<br>tle, interest, claints and appurtent  | pertaining, and t<br>m and demand w<br>nces;   | he reversion and<br>vhatsoever of the  |  |  |  |
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### EXHIBIT A

#### PARCEL RW-105:

A parcel of land for Road and Utilities Right of Way purposes situate in the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

The South 46.5 feet of the E1/2 of the W1/2 of the SW1/4 of the SE1/4 of said Section 4.

The above described Parcel RW-105 contains 7,672.5 square feet, more or less, of which 3,300 square feet, more or less, is road right of way for the present Patterson Road.

#### PARCEL PE-105:

A parcel of land for Slope and Utilities Easement purposes situate in the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

The North 4.5 feet of the South 51.0 feet of the E1/2 of the W1/2 of the SW1/4 of the SE1/4 of said Section 4.

The above described Parcel PE-105 contains 743 square feet, more or less.

|                                | o'clock   | M.,  |  |                                       |                  |   |                               |               |
|--------------------------------|---|--|--|---------------------------------------|------------------|---|-------------------------------|---------------|
| ception No                     |   |  |  |                                       | Recorder.        |   |                               |               |
| CORRE                          | ECTION SPECIAL W  | ARRANTY DE                                   | ED   |                                       | ваок             | 1717  | PAGE                          | 331           |
| THIS DEF                       | ED, Made this 8th   | day of                                       | June   | , 19 <b>88</b> ,                      |                  | uzu 7 vite vite                             |                               | aar taar olio |
| between                        | Louis L. Ward a   | nd Darla D.                                  | Ward   |                                       |                  |   |                               |               |
|                                |   |  |  |                                       |                  |   |                               |               |
|                                |   |  | of the   | *                                     |                  |   |                               | ;             |
| County of                      | Mesa  |  | tate of Colorado   | , grantor(s), and                     |                  |   |                               |               |
|                                | The City of Gra<br>a municipal cor                                |  | ,  |                                       |                  |   |                               |               |
| whose legal a                  | uddress is<br>250 North 5th S<br>Grand Junction                   | street,                                      |  |                                       |                  |   |                               | -             |
| of the                         | County of   | Mesa   | , State of Color   | ado, grantee(s):                      |                  |   |                               |               |
|                                | ETH, That the grantor(s), for                                     |  |  | valuabl                               | e consid         | other good<br>eration<br>d by these present | boli/ars/,                    |               |
|                                | d sufficiency of which is hereby<br>convey and confirm, unto the  |  | -  | -                                     | -                | perty, together w                           | -                             |               |
| if any, situate described as t | , lying and being in the follows:                                 |  | County of  | Mesa                                  | 1                | , <b>(</b>                                  | State of Colorado             | ,             |
|                                | See Exhibit A a   | ittached and                                 | made a r   | art hereo                             | of.              |   |                               |               |
|                                |   |  |  |                                       |                  |   |                               |               |
|                                | THIS DEED IS BE<br>IN THAT SPECIAL                                |  |  |                                       |                  |   |                               |               |
|                                | IN THE MESA COU   |  |  |                                       |                  | PALE 380                                    | •                             |               |
|                                |   |  |  |                                       |                  |   |                               |               |
|                                |   |  |  |                                       | 1497051          | DBC EXEMPT                                  | i2:06 PM                      | i.            |
|                                |   |  |  |                                       | OCT 03,1         | 988 E.SAWYE                                 | RICLKAREC                     | MESA CI       |
|                                |   |  |  |                                       |                  |   |                               |               |
|                                |   |  |  |                                       |                  |   |                               |               |
| kiko known t                   | ly/strelet/and humber/as: Fo                                      | or roadway, 1                                | utilities  | and sope                              | e right-o        | f-way purr                                  | oses.                         |               |
|                                |   | -  |  | -                                     | 2,               | -   |                               |               |
|                                | <b>ER</b> with all and singular the emainder and remainders, rent |  |  |                                       |                  |   |                               |               |
| grantor(s), eit                | ther in law or equity, of, in and                                 | d to the above bargain                       | ied premises, wi   | th the hereditame                     | ents and appurte | nances;                                     |                               |               |
|                                | E AND TO HOLD the said pre<br>er. The grantor(s), for the         |  |  | with the appurte<br>ersonal represent |                  | ,   | <b>S</b> heirs and agree that |               |
|                                | hall and will WARRANT AND   | FOREVER DEFENI                               | D the above-barg   | gained premises ir                    | the quiet and pe | aceable possessio                           | n of the grantee()            | 1             |
| IN WITNE                       | heirs and assigns, against all a<br>ESS WHEREOF, the grantor(s)   |  |  | he whole or any on the date set for   |                  | through or under                            | the grantor(s).               |               |
| ~ ~ ~                          |   |  |  |                                       |                  |   |                               |               |
| TR                             | mis X.W.  | and  | K  | Jarla                                 | 01120            | erd)B                                       | utless                        |               |
| مربا <u>مر</u> بد              | Louis L. Ward   | V V  | <u> </u>   | Darla I                               |                  |   |                               | -             |
|                                |   |  |  |                                       |                  |   |                               | -             |
|                                |   |  |  |                                       |                  |   |                               | -             |
|                                |   |  |  |                                       |                  |   |                               |               |
|                                | STATE OF CO   | ILORADO                                      |  | ss.                                   |                  |   |                               |               |
|                                | County of   |  | and the second s | ſ                                     | 1                | ,   |                               |               |
| The foreg                      | instrument was acknowle<br>s L. Ward a                            | dged before me this                          | 8+1 W.   | ar d                                  | day of           | uni   | ع شر 19 .                     | ,             |
|                                |   |  |  |                                       | .cc.: 1 .        |   |                               |               |
| , in the state                 | ( ) , , , , , , , , , , , , , , , , , ,                           |  |  | ss my hand and o<br>mmission expire   | (                | 190   |                               |               |
|                                | TAD   |  | My co  |                                       | ) ~ / ~ ~ ,      | , , 0                                       |                               |               |
| 1                              | JIANY   |  |  | in W                                  | Notary Pu        | iblic                                       |                               | -             |
| p.                             | 1010  |  |  |                                       | Notary Pt        |   |                               |               |
| *If in Kamia                   | UBL'  |  |  |                                       |                  |   |                               |               |
|                                | 0 🗩 🙃 🖓 👘 🖉   |  |  |                                       |                  |   |                               |               |
|                                |   |  |  | 1 00 000                              | 02. 222          |   |                               | ]<br>(6)      |
| ID MOV 4.85                    | . SPECIAL WARRANTY DEEL   | <ul> <li>Bradford Publishing, 587</li> </ul> | 25 W. 6th Ave., Lake   | wood, CO 80214 (3                     | 03) 233-6900     |   | 3-87                          | 11980         |

# BOOK 1712 PAGE 332

## PARCEL RW-105:

A parcel of land for Road and Utilities Right of Way purposes situate in the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

EXHIBIT A

The South 46.5 feet of the E1/2 of the W1/2 of the SE1/4 of the SW1/4 of the SE1/4 of said Section 4.

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