

WAR88PAT

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

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

1490095 DOC EXEMPT 10:39 AM
JUL 07, 1988 E.SAWYER, CLK&REC MESA CTY, CO

THIS DEED, Made this 8th day of June, 19 88,
between Louis L. Ward and Darla D. Ward

BOOK 1700 PAGE 585

County of Mesa, State of Colorado, grantor(s), and

The City of Grand Junction,
a municipal corporation

whose legal address is 250 North 5th Street,
Grand Junction

of the County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of One dollar and other good and valuable consideration DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant,
bargain, sell, convey and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements,
if any, situate, lying and being in the County of Mesa, State of Colorado,
described as follows:

See Exhibit A attached and made a part hereof.

also known by street and number as For roadway, utilities and slope right-of-way purposes.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), its heirs and assigns forever. The grantor(s), for them selves, their heirs and personal representatives or successors, do covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s).

its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).
IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Louis L. Ward
Louis L. Ward

Darla D. (Ward) Butler
Darla D. Ward

STATE OF COLORADO

County of _____ } ss.

The foregoing instrument was acknowledged before me this 8th day of June, 19 88,
by Louis L. Ward and Darla D. Ward

Witness my hand and official seal.

My commission expires February 28, 1990

Jim Woodmansee
Notary Public

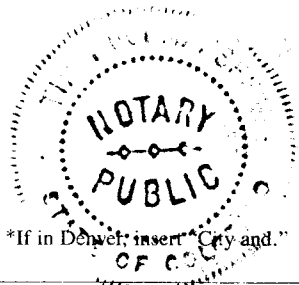


EXHIBIT A

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.

CORRECTION SPECIAL WARRANTY DEED

BOOK 1712 PAGE 331

THIS DEED, Made this 8th day of June, 1988,
between Louis L. Ward and Darla D. Ward

County of Mesa, State of Colorado, grantor(s), and

The City of Grand Junction,
a municipal corporation

whose legal address is
250 North 5th Street,
Grand Junction

of the County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of One dollar and other good and valuable consideration ^{dollars},
the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

See Exhibit A attached and made a part hereof.

THIS DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT SPECIAL WARRANTY DEED RECORDED IN BOOK 1700, PAGE 586, IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE.

1497051 DOC EXEMPT 12:06 PM
OCT 03, 1988 E.SAWYER, CLK&REC MESA CTY, CO

also known by street and number as: For roadway, utilities and sope right-of-way purposes.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), its heirs and assigns forever. The grantor(s), for them selves, their heirs and personal representatives or successors, do covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, the grantor(s) haVe executed this deed on the date set forth above.

Louis L. Ward
Louis L. Ward

Darla D. Ward
Darla D. Ward

STATE OF COLORADO

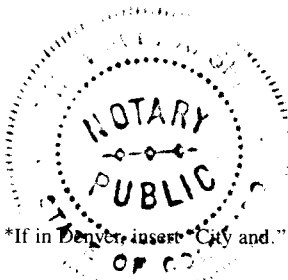
County of _____ } ss.

The foregoing instrument was acknowledged before me this 8th day of June, 1988, by Louis L. Ward and Darla D. Ward

Witness my hand and official seal.

My commission expires 2/28/90

Tom Woodmanse
Notary Public



PARCEL RW-105:

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