

WAT96ELR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: VAL. D. WATKINS AND LINDA L. WATKINS, THOMAS K. HAMILTON AND VIRGINIA A. HAMILTON (SECRETARY) AS TRUSTEES OF THE HAMILTON TRUST DATED FEB. 1, 1989, DONALD D. WILTGEN (MANAGING PARTNER AND PRESIDENT), CAROL-ANN WILTGEN, S AND W ENTERPRISES, A COLORADO GENERAL PARTNERSHIP, [BY: HANS M. SCHUETZ (PARTNER) BY DONALD DENN'S WILTGEN, HIS ATTORNEY-IN-FACT] AND EL RIO VILLAS PROPERTY ASSOCIATION, INC.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: EL RIO COURT (PRIVATE ROAD) FOR EL RIO VILLAS SUBDIVISION LOT 6

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1750446 1057AM 03/20/96
MONIKA TODD CLK&REC MESA COUNTY Co
DOCUMENT FEE \$EXEMPT

VAL D. WATKINS and LINDA L. WATKINS, THOMAS K. HAMILTON and VIRGINIA A. HAMILTON AS TRUSTEES OF THE HAMILTON TRUST dated February 1, 1989, DONALD D. WILTGEN, CAROL-ANN WILTGEN, S & W ENTERPRISES, a Colorado General Partnership, and EL RIO VILLAS PROPERTY ASSOCIATION, INC., collectively referred to as Grantors, for and in consideration of the installation, maintenance and repair of street improvements, the receipt and sufficiency of which is hereby acknowledged, 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, that certain private road commonly known as El Rio Court as shown on the plat for El Rio Villas Subdivision located in the SE1/4 of Section 7, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 515 in the office of the Mesa County Clerk and Recorder, together with an easement for utilities and drainage purposes on, along, over, under, through and across said private road, said roadway and easement being more particularly described the following metes and bounds, to wit:

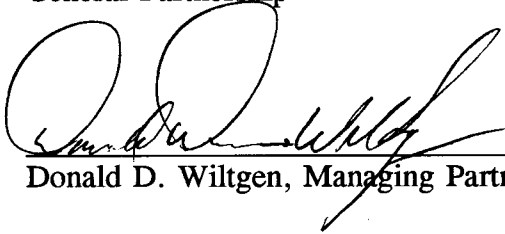
Commencing at the Northeast Corner of Lot 6 of El Rio Villas Subdivision from whence the East 1/4 Corner of said Section 7 bears S 89°57'00" E a distance of 834.69 feet; thence N 89°57'00" W along the North boundary lines of Lot 6 and Lot 7 of said Subdivision a distance of 140.00 feet to the True Point of Beginning;
thence 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", and a long chord bearing S 45°03'00" W a distance of 28.28 feet;
thence S 00°03'00" W a distance of 80.00 feet;
thence 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", and a long chord bearing S 44°57'00" E a distance of 28.28 feet;
thence S 89°57'00" E a distance of 11.50 feet;
thence S 00°03'00" W a distance of 45.00 feet;
thence 187.69 feet along the arc of a curve to the right having a radius of 45.00 feet, a central angle of 238°58'37", and a long chord bearing N 60°14'16" W a distance of 78.34 feet;
thence 20.59 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 58°58'37", and a long chord bearing N 29°32'19" E a distance of 19.69 feet;
thence N 00°03'00" E a distance of 89.30 feet;
thence 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 90°00'00", and a long chord bearing N 44°57'00" W a distance of 28.28 feet;
thence S 89°57'00" E a distance of 67.00 feet to the True Point of Beginning.

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 Grantors hereby covenanting that they 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.

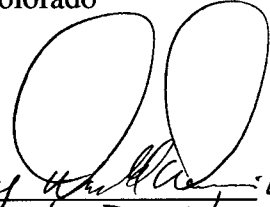
The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

Signed this 12th day of March, 1996.

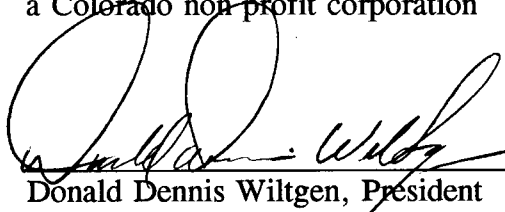
S & W Enterprises, a Colorado
General Partnership


Donald D. Wiltgen, Managing Partner

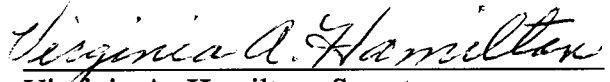
S & W Enterprises, a Colorado
General Partnership



Hans M. Schuetz, Partner by Donald
Dennis Wiltgen, his a Honey-in-
fact.


El Rio Villas Property Association, Inc.
a Colorado non-profit corporation



Donald Dennis Wiltgen, President

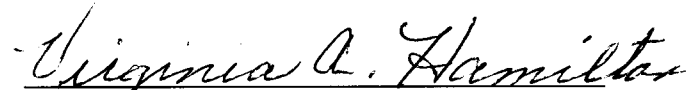
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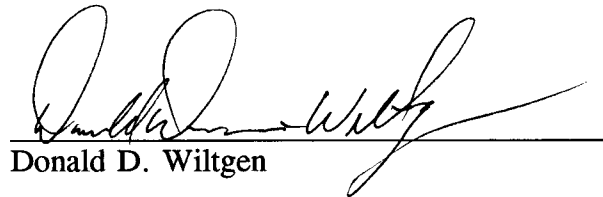

Virginia A. Hamilton, Secretary

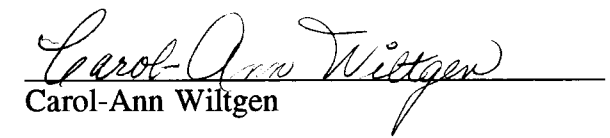

Val D. Watkins


Thomas K. Hamilton


Linda L. Watkins


Virginia A. Hamilton


Donald D. Wiltgen


Carol-Ann Wiltgen

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of March, 1996, by Val D. Watkins and Linda L. Watkins.

My commission expires 7/01/96.
Witness my hand and official seal.

Linda L. McArthur

Notary Public



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of March, 1996, by Thomas K. Hamilton and Virginia A. Hamilton as trustees of the Hamilton Trust dated February 1, 1989.

My commission expires 3-3-97.
Witness my hand and official seal.

Virginia A. Hamilton

Notary Public



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 12th day of March, 1996, by Donald D. Wiltgen and Carol-Ann Wiltgen.

My commission expires 4/29/97.
Witness my hand and official seal.

Carol-Ann Wiltgen

Notary Public



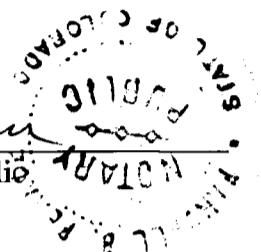
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of March, 1996, by Donald Dennis Wiltgen, managing partner, and Hans M. Schuetz, partner, of S & W Enterprises, a Colorado General Partnership.

by his attorney-in-fact, Donald Dennis Wiltgen

My commission expires 080999.
Witness my hand and official seal.

Richard B. ...
Notary Public



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of March, 1996, by Donald Dennis Wiltgen as President and attested to by Virginia A. Hamilton as Secretary of El Rio Villas Property Association, Inc., a Colorado non profit corporation.

My commission expires 080999.
Witness my hand and official seal.

Richard B. ...
Notary Public

