

WAY97FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: WALTER K. WAYMEYER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PATTERSON
(F) ROAD RIGHT-OF-WAY ADJACENT TO SAFEWAY COTTONWOOD CENTER
NEAR INTERSECTION WITH 29 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1792535 1026AM 03/25/97
MONIKA TOOD CLK® MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

THIS INDENTURE is made and entered into this 18th day of March, 1997, by and between WALTER H. WAYMYER, whose address is 5436 S.W. MILL RD #18, PARADISE, CA 95969, (hereinafter referred to as "Grantor") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

WITNESSETH:

That said Grantor, for an in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described real property, for Roadway and Utilities right-of-way purposes, situate, lying and being in the NW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

See attached "Exhibit A" and "R.O.W. Exhibit" each attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, and said Grantor hereby covenanting that he 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

Walter H. Waymyer

STATE OF CALIFORNIA)
)ss.
COUNTY OF BUTTE)

The foregoing instrument was acknowledged before me this _____ day of _____, 1997, by _____.

SEE ATTACHED
ACKNOWLEDGEMENT

Notary Public
My Commission Expires:

EXHIBIT A

A parcel of land in the Northwest $\frac{1}{4}$ of Section 8, Township 1 South, Range 1 East of the Ute meridian, being part of Safeway Cottonwood Centre Subdivision, (Recorded in Book 15, Page 161-162), Mesa County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of Section 8, Township 1 South, Range 1 East of the Ute meridian; Thence South 89 degrees 59 minutes 16 seconds East, along the North line of said Section 8, with all bearings herein contained being relative thereto, a distance of 792.70 feet; Thence South 00 degrees 02 minutes 06 seconds East, a distance of 60.00 feet to the Northeast corner of Lot 2, of said Safeway Cottonwood Centre Subdivision; Thence North 89 degrees 59 minutes 16 seconds West, along the South right-of-way line of F road, a distance of 22.79 feet to the TRUE POINT OF BEGINNING;

Thence South 00 degrees 00 minutes 44 seconds West, a distance of 5.24 feet; Thence North 89 degrees 59 minutes 16 seconds West, a distance of 19.28 feet; Thence North 60 degrees 24 minutes 11 seconds West, a distance of 12.64 feet; Thence North 89 degrees 59 minutes 16 seconds West, a distance of 57.72 feet; Thence North 84 degrees 11 minutes 24 seconds West, a distance of 39.60 feet, to a point on the North line of said Lot 2, and the South right-of-way line of F road; Thence South 89 degrees 59 minutes 16 seconds East, along said North line, a distance of 97.04 feet; Thence South 64 degrees 06 minutes 52 seconds East, a distance of 11.46 feet; Thence South 89 degrees 59 minutes 16 seconds East, a distance of 20.04 feet; to the TRUE POINT OF BEGINNING.

The above parcel contains 0.011 acres, as described.

Prepared By: Patrick R. Green
LANDesign, LLC
259 Grand Ave.
Grand Junction, Colorado 81501
(970) 245-4099
96101.lwp

RIGHT-OF-WAY EXHIBIT

SAFEWAY COTTONWOOD CENTRE
 GRAND JUNCTION
 MESA COUNTY, COLORADO

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99 F 99 Road

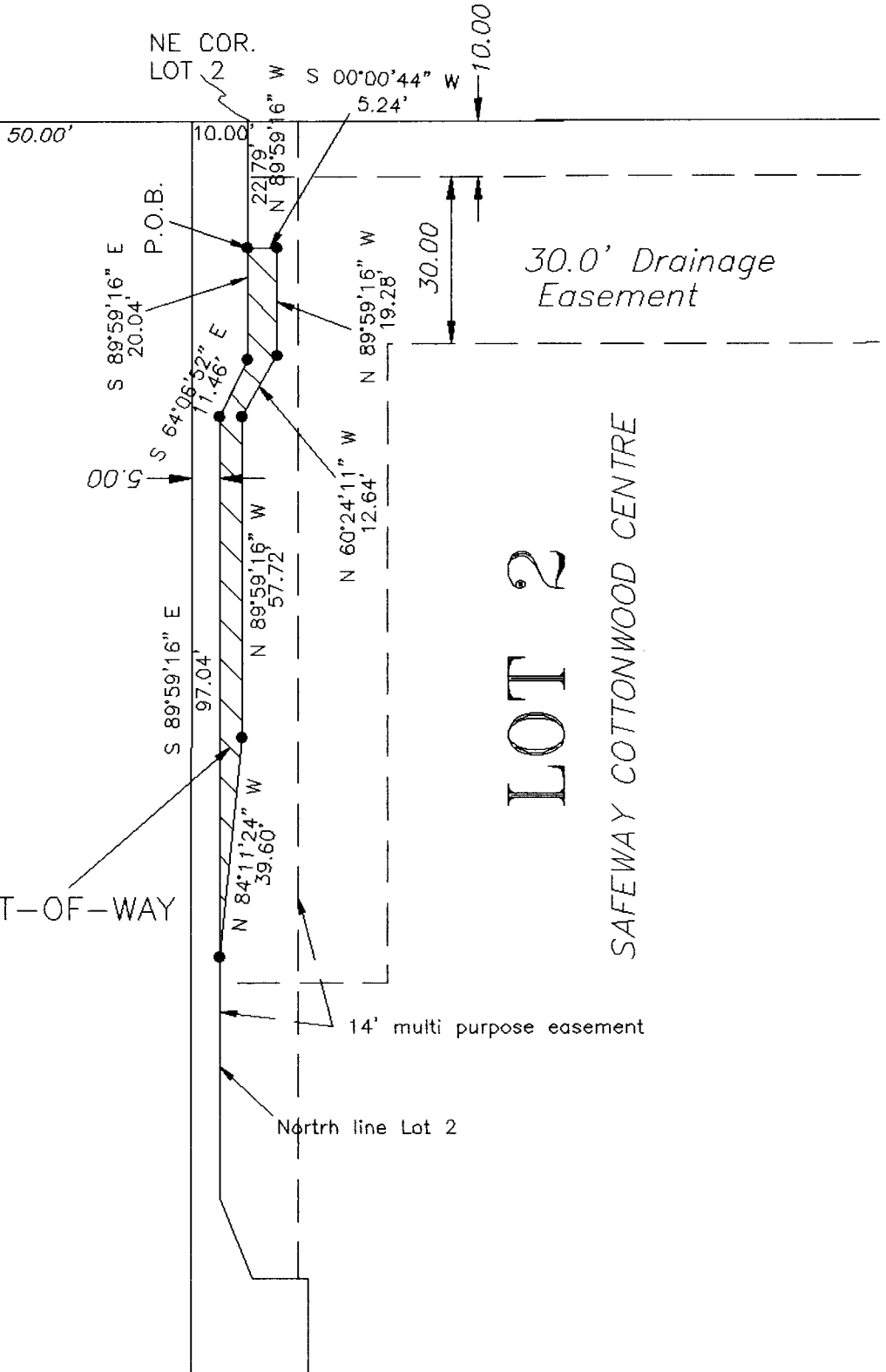
NW COR. SEC. 8,
 T1S, R1E, U1M
 MCSM IN MON. BOX



North line Sec. 8 (Basis of Bearing)

S 89°59'16" E 792.70'

NEW RIGHT-OF-WAY



LOT 2
 SAFEWAY COTTONWOOD CENTRE

Prepared for: Safeway Stores, Inc.
 6900 South Yosemite St.
 Englewood, Colorado 80112



SCALE: 1"=30'



RIGHT-OF-WAY EXHIBIT
 29 ROAD AND F ROAD
 GRAND JUNCTION
 MESA COUNTY, COLORADO

LANDesign

259 Grand Ave., Grand Jct., CO 81501
 970-245-4099

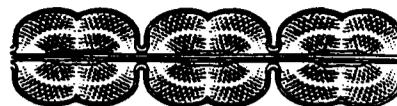
SUR. DATE:	DRAWN DATE: 1/28/97
SUR. BY:	DRAWN BY: PRG

CALIFORNIA

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ALL-PURPOSE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

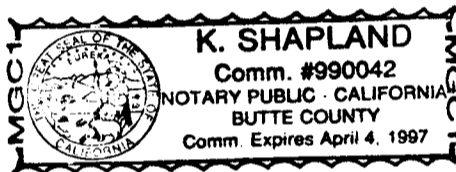
COUNTY OF BUTTE)

On MARCH 18, 1997 before me. K. SHAPLAND
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared. WALTER H. WAYMEVER

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

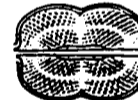
WITNESS my hand and official seal.



[Signature] (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT WARRANTY DEED

DATE OF DOCUMENT MARCH 18, 1997 NUMBER OF PAGES 3

SIGNER(S) OTHER THAN NAMED ABOVE NONE