

WHI8424S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY GENERAL)

NAME OF AGENCY OR CONTRACTOR: MICHAEL C. WHITTINGTON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 24TH AND
GUNNISON AVE S.W. CORNER, 587 NORTH 24TH STREET RIGHT OF WAY
LOT 18 OF BLOCK 4 MESA GARDENS SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

MICHAEL C. WHITTINGTON

1368349 REC EXEMPT 03:55 PM
AUG 02, 1984 E. SAWYER, CLK & REC MESA CTY, CO
BOOK 1504 PAGE 472

whose address is 511-C Rado Drive, Grand Junction,
Colorado 81503
County of Mesa, State of
Colorado

, for the consideration of
one dollar (\$ 1.00) and other good and valuable considerations,
dollars, in hand paid, hereby sell(s) and convey(s) to

THE CITY OF GRAND JUNCTION, a municipal corporation
whose legal address is 250 N. 5th St., Grand Junction, CO 81501 County of
Mesa, and State of Colorado the following real property in the
City of Grand Junction County of Mesa, and State of Colorado, to wit:

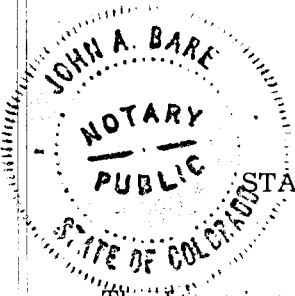
a parcel of land for road right of way and utility purposes being
a portion of Lot 18 of Block 4 of Mesa Gardens Subdivision as more
particularly described in the attached Exhibit A.

also known as street and number 587 North 24th Street, Grand Junction,
Colorado 81501

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this 27 day of July, 19 84

[Signature]
Michael C. Whittington



STATE OF COLORADO,
County of MESA } ss.

The foregoing instrument was acknowledged before me this 27th
day of JULY, 1984, by MICHAEL C. WHITTINGTON

My commission expires MARCH 19, 1987
Witness my hand and official seal.

[Signature]
John A. Bare

Notary Public

address of Notary Public: 2184 LASSEN COURT
GRAND JUNCTION, COLORADO 81503

A parcel of land for road right of way and utility purposes being a portion of Lot 18 of Block 4 of Mesa Gardens Subdivision, as platted and recorded in Book 8, Page 36 with the office of the Mesa County Clerk and Recorder, located in the NE $\frac{1}{4}$ of Section 13, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, as more particularly described as follows:

commencing at the found City Monument at the intersection of the centerlines of Gunnison Avenue and 24th Street, with all bearings herein being relative to South between said City Monument and the found City Monument at the intersection of the centerlines of Ouray Avenue and 24th Street as basis of bearings;
thence South along the centerline of 24th Street 30 feet;
thence West 25 feet to the true point of beginning, said true point of beginning being the intersection of the South right of way line of Gunnison Avenue and the West right of way line of 24th Street;
thence West along the South right of way line of Gunnison Avenue 12 feet;
thence Southwesterly 18.85 feet along the arc of a curve deflecting to the right, said curve having a radius of 12 feet, a central angle of 90 $^{\circ}$, and a chord which bears South 45 $^{\circ}$ East 16.97 feet to a point on the West right of way line of 24th Street;
thence North along the West right of way line of 24th Street 12 feet to the true point of beginning;

said parcel contains 30.9 square feet, more or less.