WIS97UNW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: ANDREW WISENSTINE AND HEATHER A. WISENSTINE

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2725 C ROAD, UNAWEEP RIGHT OF WAY BY RIGHT OF USE PARCEL NO. 2945-252-00-058

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

1807929 0137PM 08/01/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE $EXEMPT

WARRANTY DEED

Andrew Wisenstine and Heather A. Wisenstine, Grantors, for and in consideration of the sum of Two Thousand Two Hundred Forty Eight and 75/100 Dollars ($2,248.75), the receipt and sufficiency of which is hereby acknowledged, hereby sell, 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, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northwest Corner of the Northeast 1/4 of the Northwest 1/4 (NE1/4 NW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of said NE1/4 NW/14 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the North line of said NE1/4 NW1/4 a distance of 20.00 feet; thence leaving the North line of said NE1/4 NW1/4, S 00°00'00" W a distance of 16.00 feet to a point on the South line of the open, used and historical right-of-way for Unaweep Avenue (a.k.a. C Road), said point being the **True Point of Beginning**;
thence S 90°00'00" E along the South line of the open, used and historical right-of-way for Unaweep Avenue a distance of 128.50 feet;
thence leaving said South line, S 00°00'00" W a distance of 14.00 feet;
thence N 90°00'00" W a distance of 128.50 feet;
thence N 00°00'00" E a distance of 14.00 feet to the Point of Beginning, containing 1,799.00 square feet as described herein and as depicted on **Exhibit "A"** 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 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.

Executed and delivered this 18th day of July, 1997.

Andrew Wisenstine

Andrew Wisenstine

Heather A. Wisenstine

Heather A. Wisenstine

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of July, 1997, 1997, by Andrew Wisenstine and Heather A. Wisenstine.

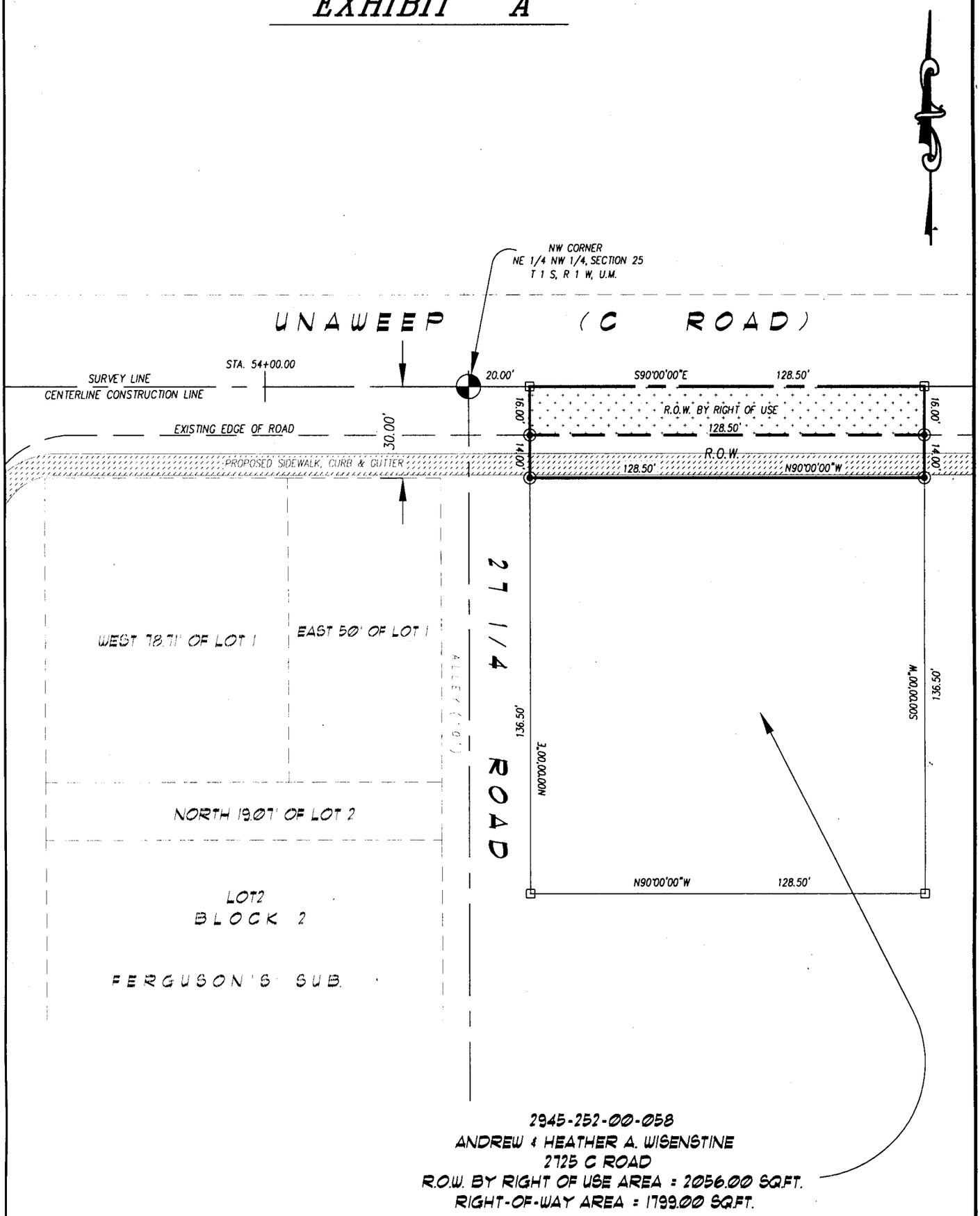
My commission expires 8/20/2000.
Witness my hand and official seal.

NOTARY PUBLIC
KATHY BRICKEY
STATE OF COLORADO

Kathy Brickey
Notary Public

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

EXHIBIT "A"



2945-252-00-058
ANDREW & HEATHER A. WISENSTINE
2725 C ROAD
R.O.W. BY RIGHT OF USE AREA = 2056.00 SQ.FT.
RIGHT-OF-WAY AREA = 1799.00 SQ.FT.

DRAWN BY: SRP DATE: 1-31-97 SCALE: 1" = 40' APPR. BY: TW FILE NO: WEEP70.DWG	EASEMENT DESCRIPTION MAP UNAWEEP (177)	DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CITY OF GRAND JUNCTION