

WKW96SCC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: WALTER K. WAYMEYER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: SAFEWAY
COTTONWOOD CENTRE, RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: PERMANENT

DESTRUCTION DATE: NONE

WARRANTY DEED

1777311 1034AM 11/08/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$NO FEE

THIS INDENTURE is made and entered into this 1st day of NOVEMBER, 1996, by and between Walter K. Waymeyer, whose address is 5430 Sawmill Road, #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").

W I T N E S S E I H :

That said Grantor, for and 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 NW¼ NW¼ 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, the 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.

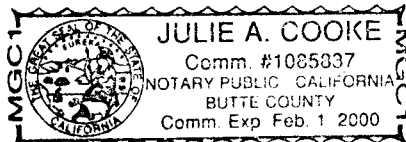
Walter K. Waymeyer
Walter K. Waymeyer

STATE OF CALIFORNIA)
) ss.
COUNTY OF Butte)

The foregoing instrument was acknowledged before me this 1st day of November, 1996, by Walter K. Waymeyer.

Julie A. Cooke
Notary Public - Julie A. Cooke

My commission expires:
February 1, 2000



The foregoing legal description was prepared by Roy A. Moesser, PLS, LANDesign, LLC, Grand Junction, Colorado 81501.

A parcel of land for, right-of-way purposes, being a part of the Northwest ¼ of the Northwest Quarter of Section 8, T1S, R1E, of the Ute Meridian, City of Grand Junction, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest Corner, NW ¼, NW ¼, of said Section 8, from whence the Northwest Corner of Section 8 bears North 00 degrees 01 minutes 29 seconds West (N 0°01'29" W), a distance of 1319.88 feet, with all bearings relative to the Recorded Plat of Safeway Cottonwood Centre recorded at plat book 15 at page 161-162; thence North 00 degrees 01 minutes 29 seconds West (N 00°01'29" W), a distance of 659.94 feet to the Southwest Corner of said Safeway Cottonwood Centre; thence along the boundary of said Safeway Cottonwood Centre the following five courses: North 00 degrees 01 minutes 29 seconds West (N 00°01'29" W), a distance of 509.94 feet; thence North 89 degrees 58 minutes 31 seconds East (N 89°58'31" E), a distance of 50.00 feet; thence North 00 degrees 01 minutes 29 seconds West (N 00°01'29" W), a distance of 79.99 feet; thence North 44 degrees 59 minutes 38 seconds East (N 44°59'38" E), a distance of 28.28 feet; thence South 89 degrees 59 minutes 16 seconds East (S 89°59'16" E), a distance of 184.00 feet to the POINT OF BEGINNING; thence South 60 degrees 00 minutes 00 seconds East (S 60°00'00" E), a distance of 10.90 feet; thence South 89 degrees 59 minutes 48 seconds East (S 89°59'48" E), a distance of 30.39 feet; thence North 60 degrees 00 minutes 00 seconds East (N 60°00'00" E), a distance of 10.88 feet; thence North 89 degrees 59 minutes 16 seconds West (N 89°59'16" W), a distance of 49.24 feet to the POINT OF BEGINNING.

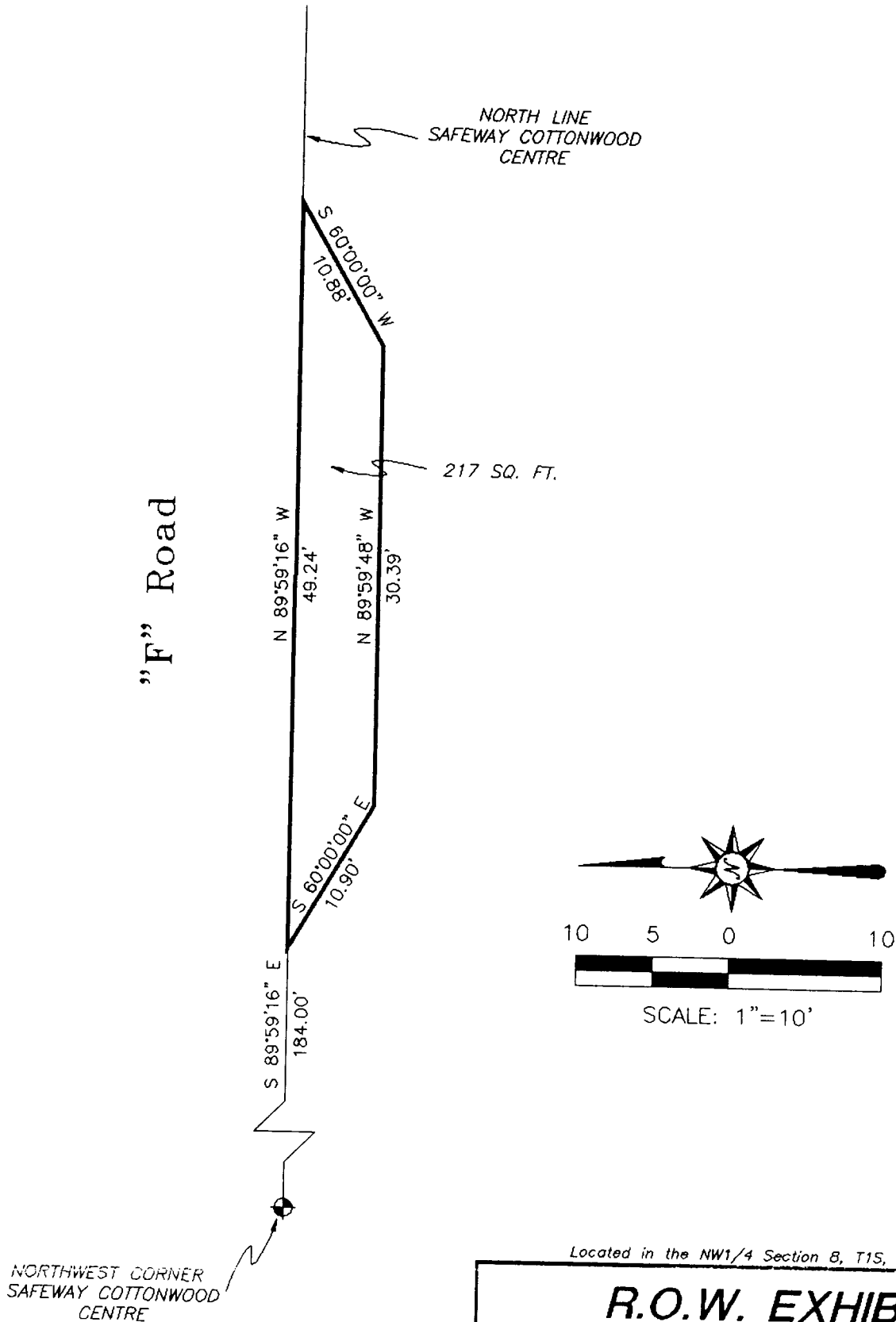
Said parcel containing 217 square feet

Prepared by: Roy A. Moesser, PLS
LANDesign, LLC
259 Grand Ave.
Grand Junction, CO 81501
(970) 245-4099
96077.lwp

R.O.W. EXHIBIT

SAFEWAY COTTONWOOD CENTRE
 GRAND JUNCTION
 MESA COUNTY, COLORADO

BOOK 2278 PAGE 190



Located in the NW1/4 Section 8, T1S, R1E, U.M.

R.O.W. EXHIBIT

SAFEWAY COTTONWOOD CENTRE
 GRAND JUNCTION
 MESA COUNTY, COLORADO

LANDesign

ENGINEERS * SURVEYORS * PLANNERS

259 GRAND AVENUE
 GRAND JUNCTION, COLORADO 81501 (970) 244-9180

PROJECT NO. 96077	SUR. BY:	DRAWN	CHECKED
October, 1996	LD/MT	RM	

September 22, 1997

Mr. Bill Nebeker
Planning Department.
City of Grand Junction
250 N 5th St.
Grand Junction, Co. 81501

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

SEP 22 1997

Re: Right- of- Way, corrective deed.
Safeway Store- 29 and F road.

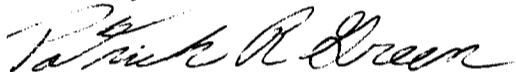
Dear Mr. Nebeker:

Please find enclosed the Original corrective deed for the right-of-way parcel that covers the relocated walk at the Safeway store located in LOT 1, Safeway Cottonwood Centre, Grand Junction, Colorado.

This deed was needed to cover the walk as it was built and correct the tie calls in the original easement deed (Book 2278, Page 187).

Please call if you have any questions.

Sincerely,



Patrick R. Green PLS

Cc: Brian Hannig - Safeway

Reception No. _____
Recorded at _____ o'clock _____ M.,

QUITCLAIM DEED

Walter K. Waymeyer

whose address is 5430 Sawmill Road, #18 Paradise, CA. 95969

County of Butte, State of

California, for the consideration of

Ten and 00/100 dollars, in hand paid, hereby sells

and quitclaims to the CITY OF GRAND JUNCTION 81501

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

BEING a deed to correct that right-of-way deed as recorded in Book 2278, Pages 187 through 190 of the Mesa County Records:

A parcel of land for right-of-way purposes, being a part of the Northwest Quarter of the Northwest Quarter of Section 8, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 8, from whence the Northwest Corner of Section 8 bears North 00 degrees 01 minutes 29 seconds West, a distance of 1319.88 feet, with all bearings relative to the Recorded Plat of Safeway Cottonwood Centre recorded at plat book 15 at page 161-162; thence North 00 degrees 01 minutes 29 seconds West, a distance of 659.94 feet to the Southwest Corner of said Safeway Cottonwood Centre; thence North 89 degrees 58 minutes 17 seconds East, a distance of 55.00 feet; thence along the boundary of said Safeway Cottonwood Centre the following five courses: North 00 degrees 01 minutes 29 seconds West, a distance of 499.87 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 12.00 feet; thence North 00 degrees 01 minutes 29 seconds West, a distance of 85.03 feet; thence North 44 degrees 59 minutes 38 seconds East, a distance of 28.28 feet; thence South 89 degrees 59 minutes 16 seconds East, a distance of 184.00 feet to the POINT OF BEGINNING; thence South 60 degrees 00 minutes 00 seconds East, a distance of 10.90 feet; thence South 89 degrees 59 minutes 48 seconds East, a distance of 30.39 feet; thence North 60 degrees 00 minutes 00 seconds East, a distance of 10.88 feet; thence North 89 degrees 59 minutes 16 seconds West, a distance of 49.24 feet to the POINT OF BEGINNING.

Said parcel containing 217 square feet.

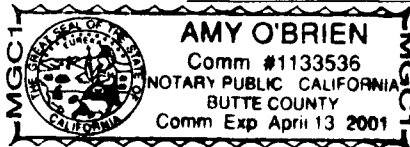
also known by street and number as

assessor's schedule or parcel number
with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this _____ day of _____, 1997.

Walter K. Waymeyer

STATE OF California,
County of Butte }SS



The foregoing, instrument was acknowledged before me this fourth day of August, 1997

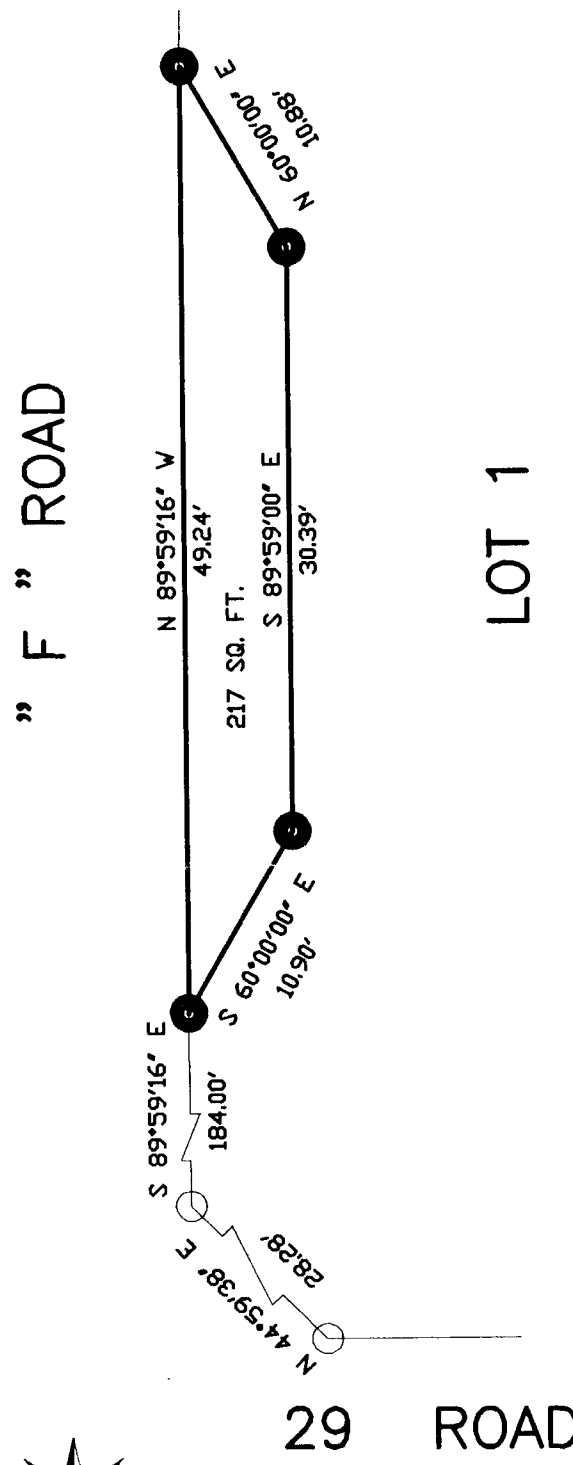
My commission expires April 13, 2001. Witness my hand and official seal.

Amy O'Brien
Notary Public

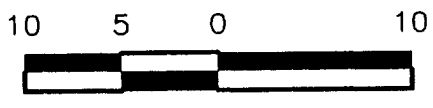
*If in Denver, insert "City and",
Robert S. Kenner, PLS, LANDesign, L.L.C., 259 Grand Avenue, Grand Junction, CO. 81501
Name and address of Person Creating Newly Created Legal Description (28-35-106.5,C.R.S.)

**R.O.W. EXHIBIT
SAFEWAY COTTONWOOD CENTRE
GRAND JUNCTION
MESA COUNTY, COLORADO**

BOOK 2353 PAGE 200



SCALE: 1"=10'



*Prepared for: Safeway Inc.
6900 Yosemite St.
Englewood, Co. 80112*

Located in the NW1/4 Section 8, T1S, R1E, U.M.

R.O.W. EXHIBIT			
LOT 1 SAFEWAY COTTONWOOD CENTRE GRAND JUNCTION MESA COUNTY, COLORADO			
LANDesign			
ENGINEERS * SURVEYORS * PLANNERS			
259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099			
PROJECT NO. 97052	SUR. BY:	DRAWN BY:	CHECKED
July, 1997		PRG	