

WRR98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: WILLIAM H. RICHARDSON AND RUBY
A. RICHARDSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2751 UNAWEEP AVENUE,
EASEMENT, PARCEL NO. 2945-251-00-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1827250 01/08/98 0343PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

William H. Richardson and Ruby A. Richardson, Grantors, for and in consideration of the sum of One-Thousand Seven-Hundred Twenty-Nine and 85/100 Dollars (\$1,729.85), 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:

A parcel of land situate in the NW 1/4 NE 1/4 of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 25; thence N 90°00'00" E along the north line of said Section 25 a distance of 15.00 feet to a point; thence leaving the north line of said Section 25 S 00°00'00" E a distance of 30.00 feet to the beginning of a curve concave to the southeast and True Point of Beginning of the parcel described herein; thence 29.03 feet along the south edge of an existing road and arc of said curve, having a radius of 28.43 feet, a delta angle of 58°30'15" and a long chord bearing N 59°44'37" E a distance of 27.78 feet to a point; thence continuing along the south edge of said existing road N 90°00'00" E a distance of 92.00 feet to a point; thence leaving the south edge of said existing road S 00°00'00" E a distance of 14.00 feet to a point; thence N 90°00'00" W a distance of 95.71 feet to a point; thence S 45°00'03" W a distance of 28.69 feet to a point; thence N 00°00'00" E a distance of 20.29 feet to the point of beginning, containing 1,729.85 square feet as described herein and 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 2nd day of January, 1998

William H. Richardson
William H. Richardson

Ruby A. Richardson
Ruby A. Richardson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 1998 by William H. Richardson and Ruby A. Richardson.

Witness my hand and official seal.

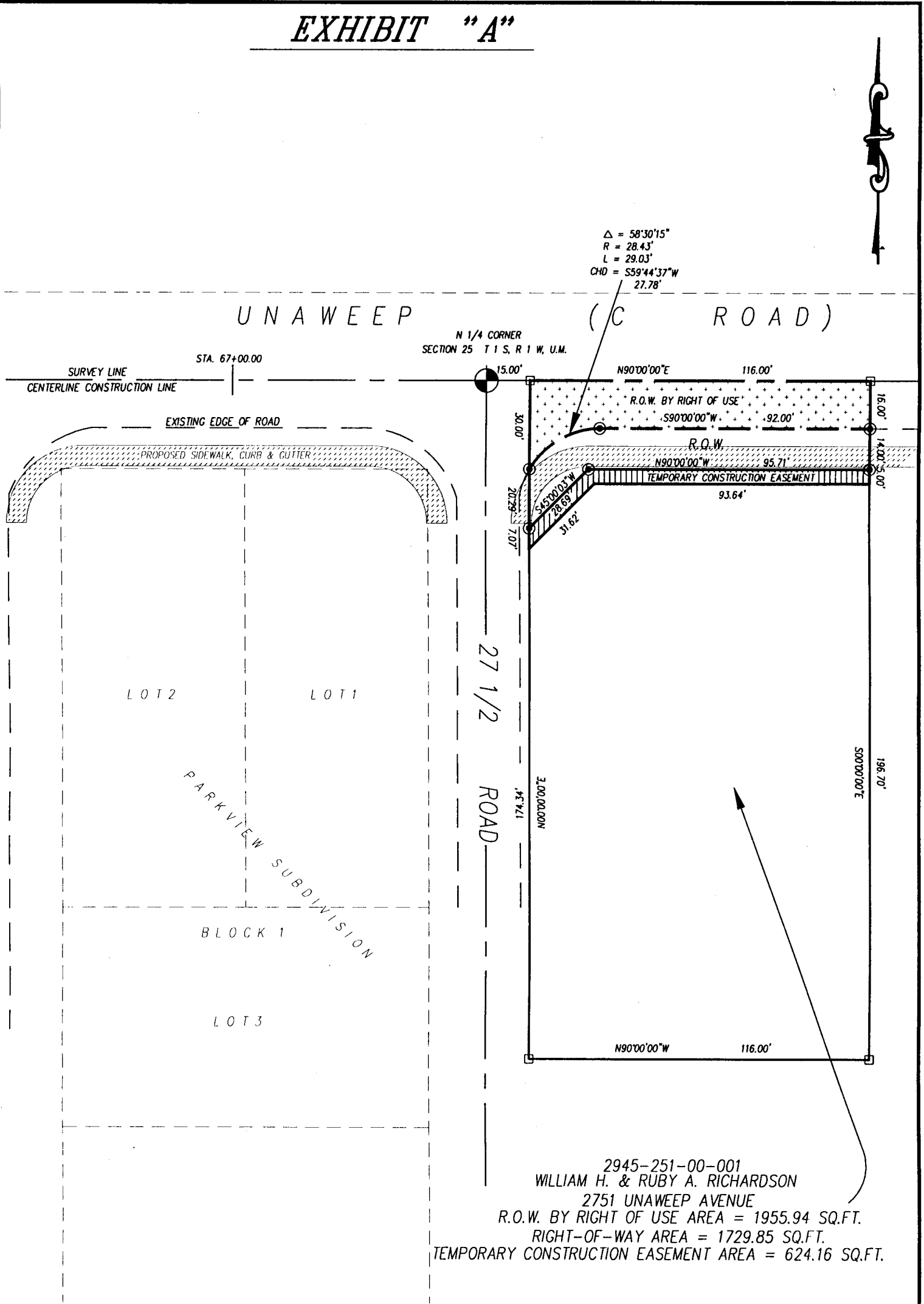


Martha S. Miller
Notary Public

My commission expires 6-7-1999

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

EXHIBIT "A"



2945-251-00-001
 WILLIAM H. & RUBY A. RICHARDSON
 2751 UNAWEEP AVENUE
 R.O.W. BY RIGHT OF USE AREA = 1955.94 SQ.FT.
 RIGHT-OF-WAY AREA = 1729.85 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA = 624.16 SQ.FT.

DRAWN BY: SRP
 DATE: 01-05-98
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP83.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (199)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION