

YOU971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: EARL A. YOUNG AND FLOY E.
YOUNG

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2303 NORTH
1ST STREET ROAD RIGHT OF WAY FOR FIRST STREET BETWEEN
ORCHARD AVENUE AND PATTERSON ROAD 2945-101-00-151

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Earl A. Young and Floy E. Young, Grantors, for and in consideration of the sum of Three Thousand One Hundred Seventy and 18/100 Dollars (\$3,170.18), 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 a point on the East line of the SE1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, from whence the Northeast Corner of said SE1/4 NE1/4 bears N 00°00'00" E a distance of 3.50 feet with all bearings contained herein being relative thereto; thence N 90°00'00" W a distance of 13.39 feet to a point on the West line of the open, used and historical right-of-way for North First Street and the True Point of Beginning;

thence along the West line of the open, used and historical right-of-way for North First Street the following four (4) courses and distances:

1. N 00°35'19" W a distance of 13.59 feet;
2. N 01°14'50" E a distance of 9.84 feet;
3. N 00°20'58" W a distance of 49.85 feet;
4. N 00°09'27" W a distance of 45.81 feet;

thence leaving said West right-of-way line, S 89°30'20" W a distance of 16.25 feet;

thence S 00°29'41" E a distance of 8.27 feet;

thence S 26°57'11" E a distance of 7.86 feet;

thence S 00°29'40" E a distance of 84.78 feet;

thence S 25°22'39" W a distance of 10.20 feet;

thence S 00°00'00" W a distance of 9.69 feet;

thence S 90°00'00" E a distance of 16.61 feet to the Point of Beginning,

containing 1,585.09 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 22 day of April, 1997.

Earl A. Young
Earl A. Young

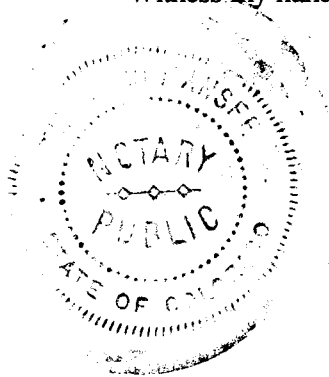
Floy E. Young
Floy E. Young

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of April, 1997, by Earl A. Young and Floy E. Young.

My commission expires 2-28-98.

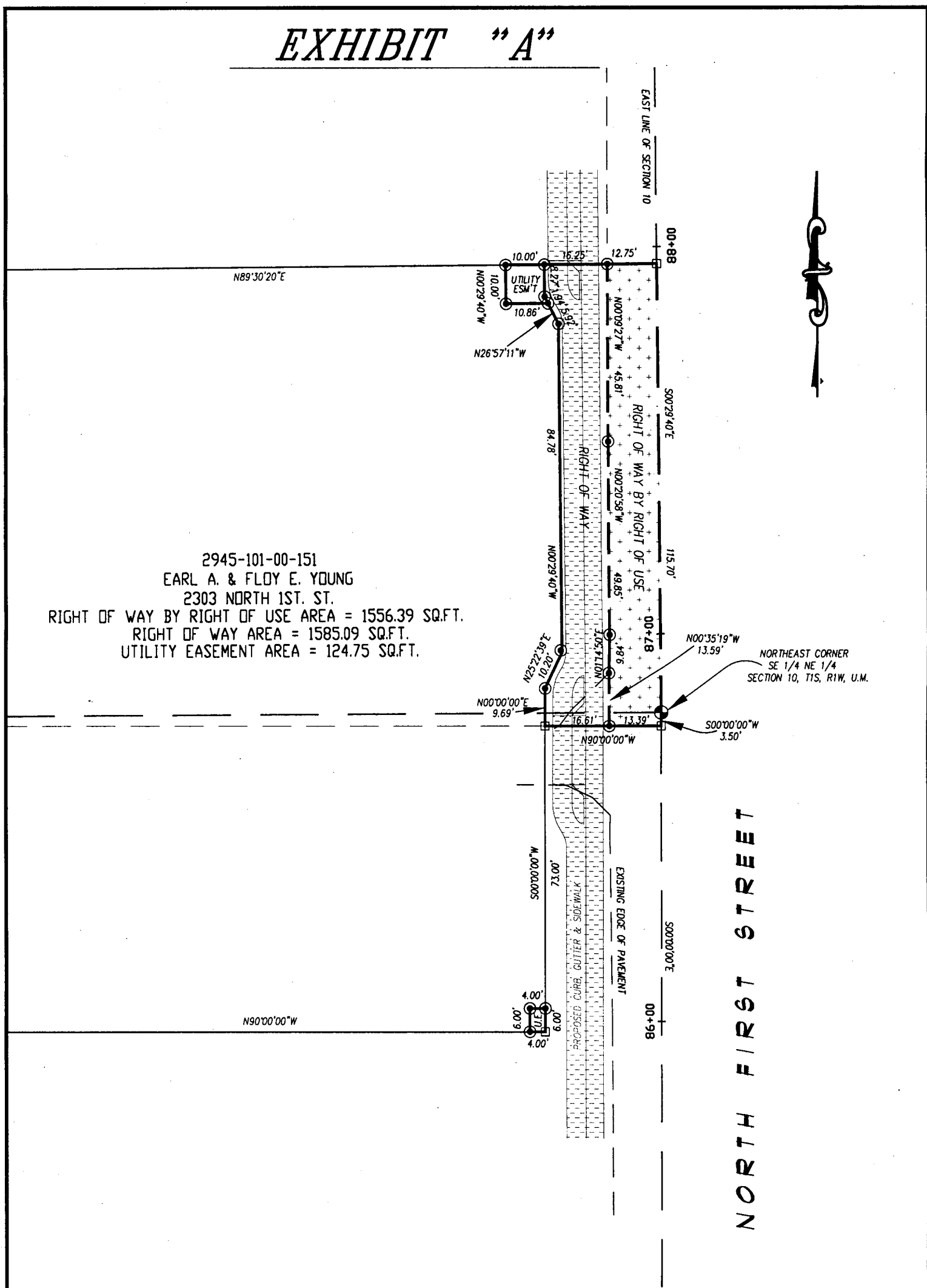
Witness my hand and official seal.



Tim Woodmansee
Notary Public

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

EXHIBIT "A"



2945-101-00-151
 EARL A. & FLOY E. YOUNG
 2303 NORTH 1ST. ST.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1556.39 SQ.FT.
 RIGHT OF WAY AREA = 1585.09 SQ.FT.
 UTILITY EASEMENT AREA = 124.75 SQ.FT.



NORTH FIRST STREET

DRAWN BY: SRP
 DATE: 4-11-97
 SCALE: 1" = 30'
 APPR. BY: TKH
 FILE NO: E119.DWG

RIGHT-OF-WAY DESCRIPTION MAP

NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE.
 (119)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION