

WARRANTY DEED

Stephen M. Pearo, Grantor, for and in consideration of the sum of Three Hundred Fifty Nine and 40/100 Dollars (\$359.40), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys 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 tracts or parcels of land for Roadway and Utilities right-of-way purposes, to wit:

Parcel No. 1:

Beginning at the Northwest Corner of Lot 1 of Park Lane Subdivision situate in the Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 6 at Page 13 in the office of the Mesa County Clerk and Recorder;

thence S 86°46'40" E along the Northerly boundary line of said Lot 1 a distance of 6.08 feet;

thence leaving said Northerly boundary line, S 16°42'40" W a distance of 20.51 feet to a point on the West boundary line of said Lot 1;

thence N 00°29'40" W along the West boundary line of said Lot 1 a distance of 19.99 feet to the Point of Beginning, containing 60.63 square feet as described herein and as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

Parcel No. 2:

Beginning at the Southwest Corner of Lot 2 of Park Lane Subdivision situate in the Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 6 at Page 13 in the office of the Mesa County Clerk and Recorder;

thence N 00°29'40" W along the West boundary line of said Lot 2 a distance of 4⁶4.66 feet;

thence leaving said West boundary line, S 17°42'01" E a distance of 10.15 feet;

thence S 00°29'41" E a distance of 3⁶4.67 feet to a point on the Southerly boundary line of said Lot 2;

thence S 83°54'20" W along the Southerly boundary line of said Lot 2 a distance of 3.02 feet to the Point of Beginning, containing 1¹²9.70^{25.97} 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 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.

Executed and delivered this 6TH day of AUGUST, 1997.

Stephen M. Pearo

Stephen M. Pearo

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of August, 1997, by Stephen M. Pearo.

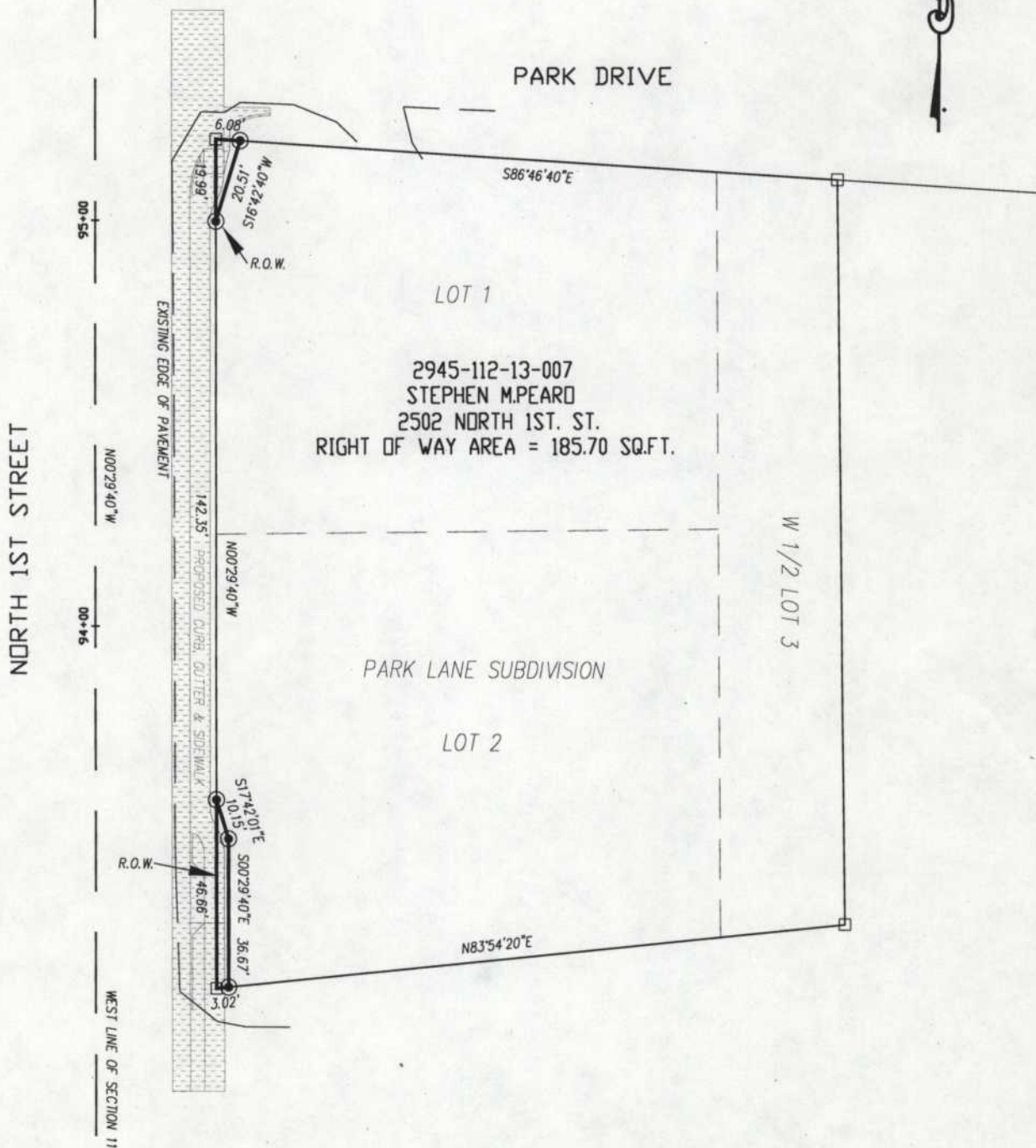
My commission expires 3.3.01.
Witness my hand and official seal.

Regina Helgeson
Notary Public



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

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 5-30-97
 SCALE: 1" = 40'
 APPR. BY: TKH
 FILE NO: F128.DWG

RIGHT-OF-WAY DESCRIPTION MAP

NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (128)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION