

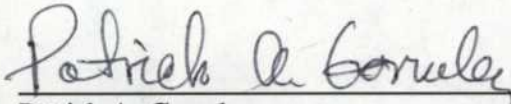
SPECIAL WARRANTY DEED

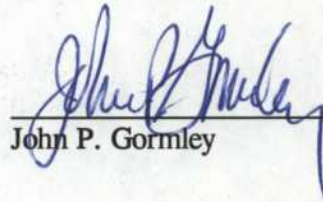
Patrick A. Gormley, John P. Gormley, Thomas S. Gormley and James A. Gormley, Grantors, for and in consideration of the sum of One Thousand Four Hundred Ninety Eight and 35/100 Dollars (\$1,498.35), the receipt and sufficiency of which is hereby acknowledged, hereby grant and convey to The City of Grand 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:

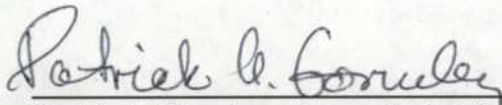
Commencing at the Northeast Corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the Northeast 1/4 of the Northeast 1/4 (NE1/4 NE1/4) of Section 10 to bear S 00°29'40" E with all bearings contained herein being relative thereto; thence S 00°29'40" E along the East line of the NE1/4 NE1/4 of said Section 10 a distance of 50.00 feet; thence leaving the East line of said NE1/4 NE1/4, S 89°30'20" W a distance of 47.50 feet to a point on the West right-of-way line for North First Street; thence S 18°55'46" E along the West right-of-way line for North First Street a distance of 14.23 feet; thence continuing along said right-of-way line, S 00°29'40" E a distance of 286.50 feet to the **True Point of Beginning**; thence 44.29 feet along the arc of a curve to the left having a radius of 1007.00 feet, a central angle of 02°31'13", and a long chord bearing S 03°50'10" E a distance of 44.29 feet; thence S 05°05'47" E a distance of 129.82 feet; thence N 00°29'40" W a distance of 173.61 feet; thence S 89°30'20" W a distance of 13.00 feet to the True Point of Beginning, containing 1,198.68 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

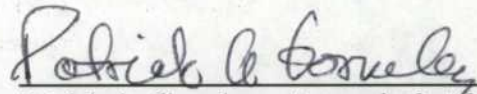
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against all and every person and persons claiming the whole or any part thereof, by, through or under Grantors.

Executed and delivered this 4th day of June, 1997.


Patrick A. Gormley


John P. Gormley


Patrick A. Gormley, attorney in fact for
Thomas S. Gormley



Patrick A. Gormley, attorney in fact for
James A. Gormley

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of June, 1997, by Patrick A. Gormley, for himself and as attorney in fact for Thomas S. Gormley and as attorney in fact for James A. Gormley.



My commission expires 02-21-2001.
Witness my hand and official seal.



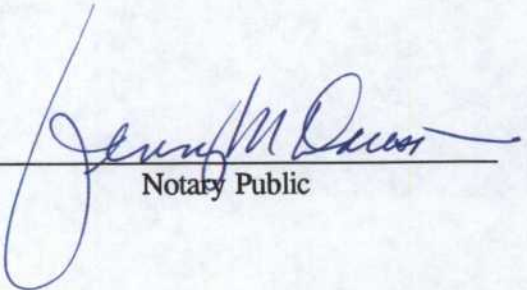
Notary Public

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of June, 1997, by John P. Gormley.



My commission expires 02-21-2001.
Witness my hand and official seal.



Notary Public

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

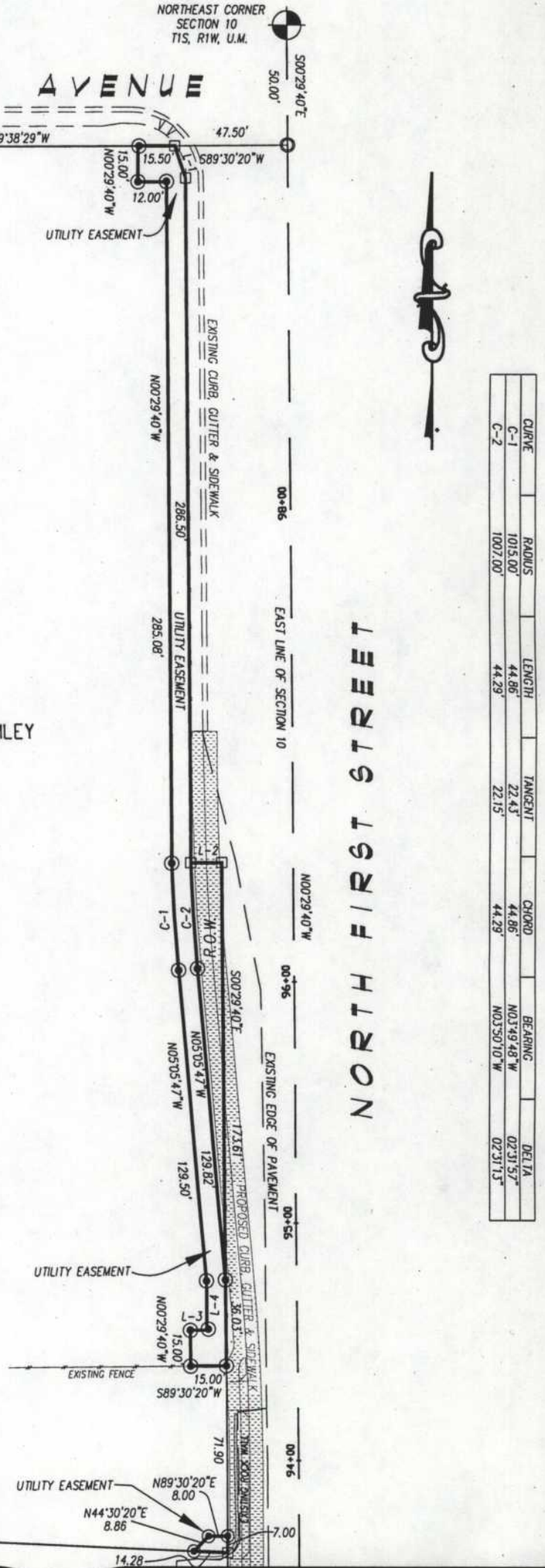
EXHIBIT "A"

PATTERSON AVENUE

NORTHEAST CORNER
SECTION 10
T1S, R1W, U.M.

LINE	DIRECTION	DISTANCE
L-1	S18°55'46"E	14.23'
L-2	N89°30'20"E	13.00'
L-3	N89°30'20"E	7.00'
L-4	N00°29'40"W	20.71'

2945-101-00-102
 PATRICK A., JOHN P., THOMAS S. & JAMES A. GORMLEY
 2503 NORTH 1ST. ST.
 RIGHT OF WAY AREA = 1198.68 SQ.FT.
 UTILITY EASEMENT AREA = 4411.12 SQ.FT.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	1015.00'	44.86'	22.43'	44.86'	N03°49'48"W	02°31'57"
C-2	1007.00'	44.29'	22.15'	44.29'	N03°50'10"W	02°31'15"

DRAWN BY: SRP
 DATE: 5-15-97
 SCALE: 1" = 60'
 APPR. BY: IW
 FILE NO: F129.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE TO PATTERSON AVE
 (129)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION