

QUITCLAIM DEED

This Deed made this 13 day of May, 2024 by and between **American Lutheran Church, a Colorado nonprofit corporation**, also known as **The American Lutheran Church of Grand Junction, Colorado, (Grantor)**, whose address is 631 26 1/2 Road, Grand Junction, CO 81506, who is the apparent owner of a parcel of land located abutting the same address, by deed recorded at Reception No. 2172700, Mesa County Clerk and Recorder's records, Colorado, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby quitclaims all of its right, title and interest in fee, including all appurtenances, rights, privileges and immunities, to the **City of Grand Junction, (Grantee)**, 250 N. 5th Street, Grand Junction, CO 81501, its successor and assigns forever, for road and utility purposes an area of land which has been used by the public as a road since before the Grantor's ownership in accordance with the above referenced deed, the following described real property situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

As described on Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein by this reference. Parcel contains 734.0 square feet.

To have and to hold said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the benefit of Grantee its successor and assigns forever.

Executed this 13 day of May, 2024.

GRANTOR: American Lutheran Church, a Colorado nonprofit corporation
also known as The American Lutheran Church of Grand Junction, Colorado

[Signature]
Council President for American Lutheran Church, a nonprofit corporation

Attest:
[Signature]
Secretary

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 13 day of May, 2024 by Allison Little, Council President and Ashley Chambers Secretary for American Lutheran Church, a Colorado nonprofit corporation.

Witness my hand and official seal.

[Signature]
Notary Public



Exhibit A

A parcel of land located in the NE1/4 of the NE1/4 of the SW1/4 of Section 2, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Mesa County, Colorado, described as:

Commencing at the C1/4 corner of said Section 2, whence the CW1/16 corner bears S89°50'50"W 1315.28 feet; running thence along the north line of the NE1/4NE1/4SW1/4 of said Section 2 S89°50'50"W 657.64 feet to the NW corner of said NE1/4NE1/4SW1/4 and the Point of Beginning.

Running thence along said north line N89°50'50"E 17.29 feet; thence S00°01'26"E 47.13 feet along the west line the F 1/2 Road right-of-way deeded in Reception No. 531502; thence N61°33'26"W 19.70 feet to the west line of said NE1/4NE1/4SW1/4, thence along said west line N00°01'31"E 37.70 feet to the NW corner of the NE1/4NE1/4SW1/4 and the Point of Beginning.

Parcel contains 734.0 square feet.

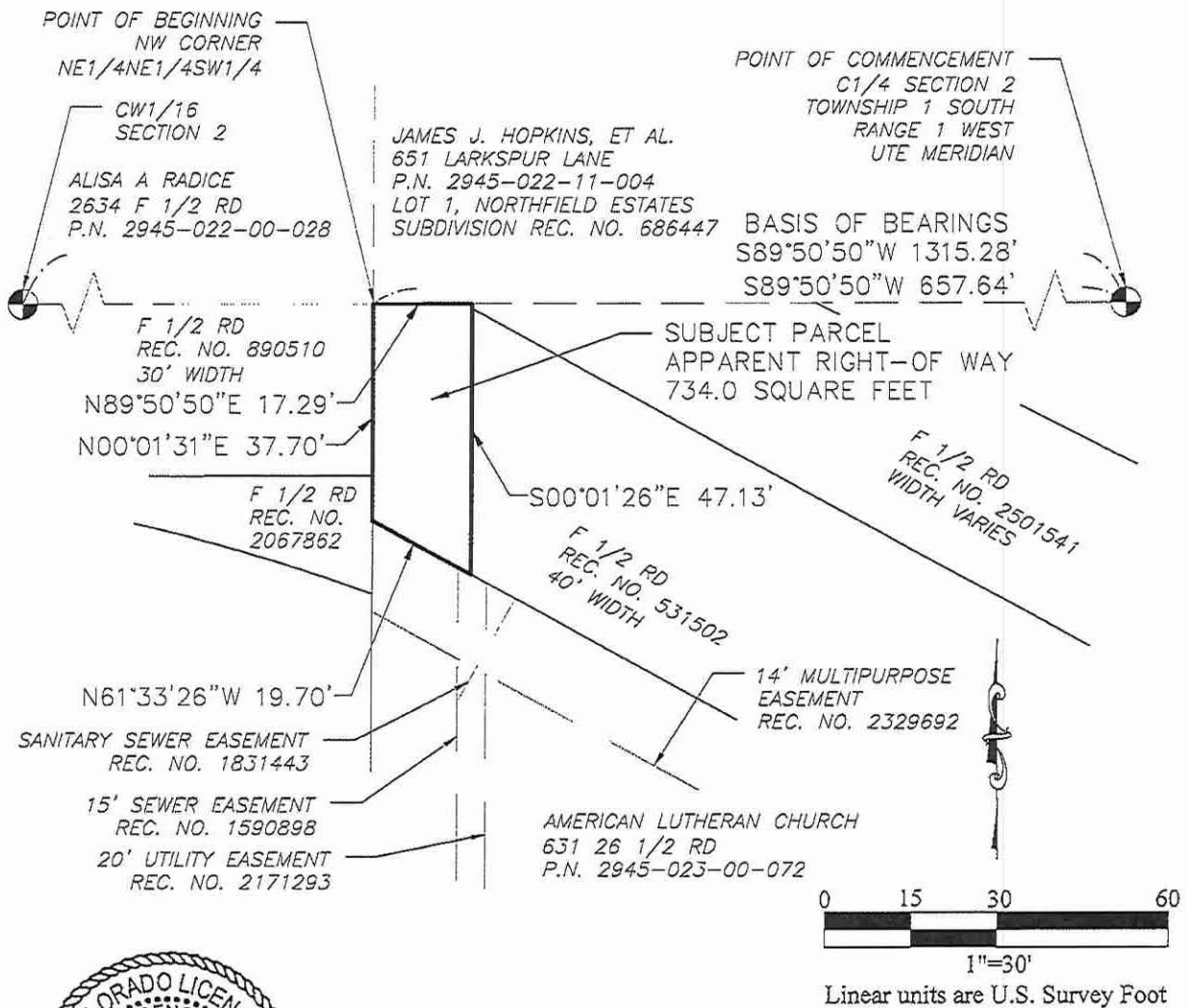
Description prepared by:
Alexandre B. Lheritier, PLS 38464
City of Grand Junction
244 N 7th Street
Grand Junction, CO 81501



Exhibit B

RIGHT-OF-WAY EXHIBIT

631 26 1/2 Road, Grand Junction, CO 81506



Alexandre B. Lheritier
Colorado PLS 38464

LEGEND:

- PARCEL BOUNDARY
- ADJOINER
- SECTION LINE

PROJECT NO. CPA-2024-143

DATE: 04/22/2024

CITY OF
Grand Junction
COLORADO

ENGINEERING AND
TRANSPORTATION DEPARTMENT

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY