

QUITCLAIM DEED

This Deed made this 15 day of October, 2025 by and between **Jennifer Draper, Grantor** whose mailing address is 3124 E Road, Grand Junction, CO 81504, who are the owners of a parcel of land located at 3124 E Road, Grand Junction, CO 81504, as recorded in Reception No. 2872127, Public records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee** whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, all right, title and fee simple interest in the following described parcel of land for Public Roadway purposes, to wit:

A parcel of land situated in the southwest quarter of the southwest quarter of Section 10, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

The south 30 feet of that parcel described at Reception Number 1229204, Book 1266 Page 603 as recorded in the records of the Mesa County Clerk and Recorder.

Containing 3,669 square feet or 0.084 Acres, more or less, as described herein and depicted on **Exhibit A**, attached hereto and incorporated herein by reference.

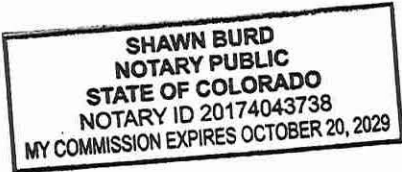
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, all the estate, right, title, interest, and claim whatsoever of Grantor either in law or equity, to the only proper use, benefit and behoof of Grantee and unto its successors and assigns forever.

Executed and delivered this 15 day of October 2025.

GRANTOR:

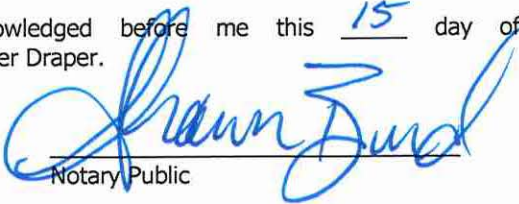
  
Jennifer Draper

State of Colorado            )  
  )ss  
County of Mesa                )



The foregoing instrument was acknowledged before me this 15 day of October, 2025 by Jennifer Draper.

Witness my hand and official seal.

  
Notary Public

SHEET 1 OF 2

Description written by: Alec Thomas, PLS#38274, 744 Horizon Ct. Suite 110, Grand Junction, CO 81506

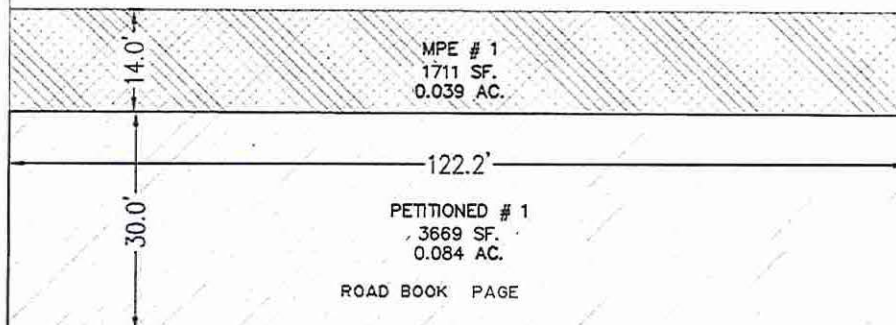
EXHIBIT "A"  
PARCEL NO 2943-103-00-053  
JENNIFER DRAPER  
T.I.S., R.IW. UTE MER.



NOTICE:


All boundary lines shown hereon were provided to River City Consultants by the County of Mesa. This exhibit set does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way, easements of record, adjoiners, and other documents that may affect quality of title to those properties affected hereon were Provided by Mesa County, other documents may exist which would affect those properties shown hereon. Certain dimensions are included on this exhibit as required by Mesa County as conditions for approval of this document.

Parcel Number:2943-103-00-053  
Location:3124 E RD  
Mailing Address:3124 E RD  
GRAND JUNCTION, CO 81504-6148  
Owner:JENNIFER DRAPER



1184.87'  
NW CORNER SECTION 15  
BASIS OF BEARING: S89° 50' 45"E  
E ROAD  
NE CORNER NW/4 NW/4 SECTION 15



PROJECT E ROAD IMPROVEMENT  
 **RIVER CITY**  
CONSULTANTS  
PROJECT NO. 0171-071  
DRAWN: AKT      CHECKED: TPJ      DATE: 08/12/2019