

QUIT CLAIM DEED

No Consideration

GVH III, LLC, a Colorado limited liability company (Grantor), whose street address is 2185 Quail Ct., Grand Junction, CO 81507, for the consideration of Ten Dollars, in hand paid, hereby sells and quitclaims to **GRAND VIEW HOLLOW HOMEOWNERS ASSOCIATION, INC., a Colorado non-profit corporation** (Grantee), whose street address is 2185 Quail Ct., Grand Junction, CO 81507, the following real property in Mesa County, Colorado, to wit:

That portion of Lot 20, Grand View Hollow Filing II, as described on Exhibits "A" and "B" attached hereto and by this reference incorporated herein.

known as: 688 Woodworth Ct., Grand Junction, CO 81506

with all its appurtenances (Property).

Signed this 13th day of April, 2021.

"GRANTOR"

GVH III, LLC, a Colorado limited liability company

By:

Clifton Anson
Clifton Anson, Manager

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

This record was acknowledged before me on April 13th, 2021, by Clifton Anson, the Manager of GVH III, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My Commission expires:

Susan J. Ottman
Notary Public

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19934015429

Quit-Claim-Deeds-Lot 20 Damage
My Commission Expires November 2, 2021

EXHIBIT A

Drainage Easement

A drainage easement, being a portion of Lot 20 of Grand View Hollow Filing II subdivision (Reception Number 2876674), located in Section 6, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 20, whence the Northwest corner of said Lot 20, bears S66°11'00"W, a distance of 145.34 feet, with all bearings being relative thereto; thence the following courses and distances;

1. Along the east line of said Lot 20, S00°05'22"W for a distance of 50.00 feet;
2. Leaving said east line, S69°41'22"W for a distance of 44.00 feet;
3. S64°27'00"W for a distance of 63.85 feet, to a point on the westerly line of said Lot 20;
4. Along said westerly line, N44°54'38"W for a distance of 48.18 feet, to the northwest corner of said Lot 20;
5. Along the northerly line of said Lot 20, N66°11'00"E for a distance of 145.34 feet, to the Point of Beginning.

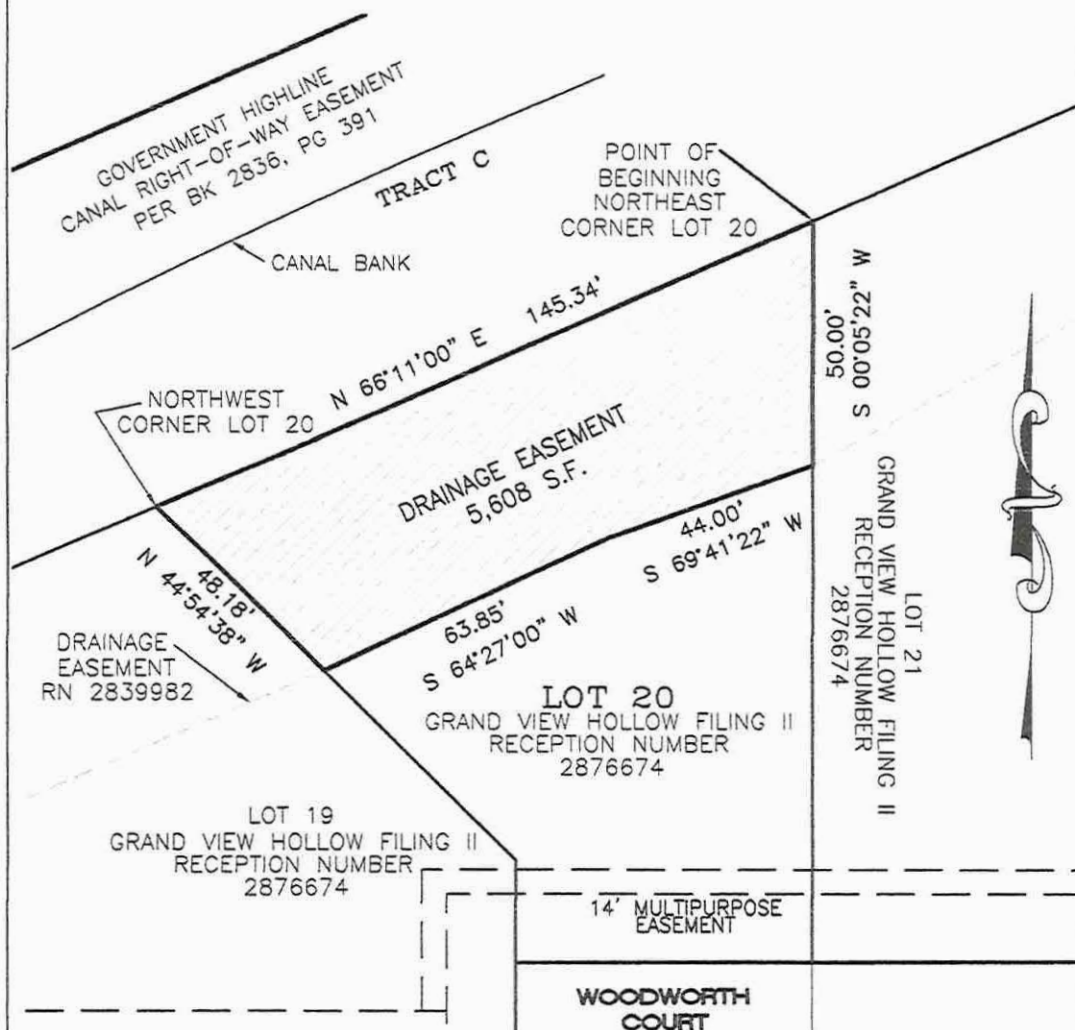
Containing approximately 5,608 square feet.

This description was prepared by Jodie Grein PLS-38075, for Rolland Consulting Engineers, 405 Ridges Blvd., Suite A



EXHIBIT B

IN LOT 20 OF GRAND VIEW HOLLOW FILING III, RECEPTION NUMBER 2876674,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



SUBJECT PROPERTY

A PORTION OF LOT 20 OF GRAND VIEW HOLLOW FILING II, RECEPTION NUMBER 2876674, CITY OF GRAND JUNCTION, MESA COUNTY COLORADO.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



Jodie L. Grein
Registered Professional Land Surveyor
P.L.S. No. 38075

0' 30' 60' 90'



SCALE : 1"=30'

ALL LINEAL UNITS ARE
EXPRESSED IN U.S. SURVEY FEET

		EXHIBIT DRAINAGE EASEMENT	
405 Bridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 241-1000 Fax: (970) 241-1273 www.grandjunc.com		IN GOVERNMENT LOT 3 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Drawn: JLG	Designed: JLG	Checked: JLG	Proj: C1427
File Name: C:\87430\A7430-DOHS-ELEC.DWG		Date: 4/12/21	Of: 1

NOT A SURVEY PLAT

