

ALC09BRG

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	AMERICAN LUTHERAN CHURCH
PURPOSE:	BRIDGE REPLACEMENT/ ROAD AND UTILITIES
ADDRESS:	631 26 ½ ROAD
PARCEL NO:	2945-023-00-951
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

QUIT CLAIM DEED

American Lutheran Church, a non-profit corporation, Grantor, whose address is 631 26 1/2 Road, Grand Junction, CO 81506, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does hereby remise, release, convey and QUIT CLAIM unto **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, all of the right, title and interest of Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 2, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

All that part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 2, lying North of F 1/2 Road Right-of-Way as same is recorded in Book 537, Page 338 and South of the Southerly bank of the Grand Valley Irrigation Company Canal, LESS HOWEVER the East 30.00 thereof for 26 1/2 Road Right-of-Way, as same is recorded in Book 3567, Page 133, public records of Mesa County, Colorado; LESS HOWEVER F 1/2 Road Right-of-Way, as same is recorded in Book 4791, Page 172, and Book 562, Page 526, public records of Mesa County, Colorado.

Said parcel contains 0.43 acres (18,707.02 sq. ft.), more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

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 only proper use, benefit and behoof of Grantee its successors and assigns forever.

Executed and delivered this 13 day of August, 2009.

American Lutheran Church,
a nonprofit corporation

By Doug Aden
Doug Aden, Council President

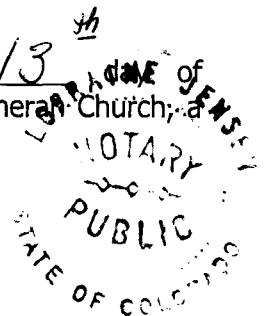
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13th August, 2009, by Doug Aden, Council President for American Lutheran Church, a non-profit corporation.

My commission expires: 3/15/2010

Witness my hand and official seal.

Serraine Jensen
Notary Public



N:\LandProj\F62200 (GRJ-26.5-F-6 BRIDGE REPLACEMENT).dwg (From Real Estate 3-04-08\7TH FS BRIDGE EXHIBITS.dwg)

LARKSPUR LANE

NORTH LINE NE 1/4 SW 1/4 SEC 2, TWP 1S, R6E 1W, U.M.

NE CORNER
NE 1/4 SW 1/4 SEC 2
TWP 1S, R6E 1W, U.M.

2945-023-00-951
AMERICAN LUTHERAN
CHURCH
631 26 1/2 ROAD
BOOK 3571, PAGE 630

SOUTHERLY BANK OF CANAL
AS PER ALTA/ASCM LAND TITLE SURVEY
D.H. SURVEYS INC. #766-03-01

AREA = 18,707.02 SQUARE FEET.

F 1/2 ROAD
ROW 40' PER
BOOK 537 PAGE 338

14' MULTI-PURPOSE EASEMENT
BK 4211, PG 307

GRAND VALLEY IRRIGATION
COMPANY CANAL

LOT 27

2945-023-12-001
CHRISTOPHER P. & LESA K.
CHESSANI
2647 LARKSPUR LN.
GRAND JUNCTION, CO 81506

NORTHFIELD ESTATES
PLAT BOOK 9, PAGE 21

LOT 26

2945-023-12-002
BEN G. & CHERYL DUREE
KILGORE
649 26 1/2 ROAD
GRAND JUNCTION, CO 81506

R.O.W.
BK 4791,
PG 172

R.O.W.
BK 562, PG 526

R.O.W.
BOOK 562, PAGE 525

30' R.O.W.
BK 3567, PG 133

20' IRRIGATION EASEMENT

15' UTILITY & CANAL EASEMENT

5' IRRIGATION EASEMENT

5' IRRIGATION EASEMENT

26 1/2 ROAD

EAST LINE NE 1/4 SW 1/4 SEC 2, TWP 1S, R6E 1W, U.M.



NOT-TO-SCALE

2945-023-00-951
AMERICAN LUTHERAN
CHURCH
730 BUNTING AVENUE
GRAND JUNCTION, CO 81501
631 26 1/2 ROAD
BOOK 3571, PAGE 630

THIS IS NOT A BOUNDARY SURVEY

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
AND UTILITIES
REAL ESTATE DIVISION

AMERICAN LUTHERAN CHURCH

EXHIBIT A

DRAWN BY JKT DATE 1-20-09
DESIGNED BY _____ DATE _____
CHECKED BY _____ DATE _____
APPROVED BY _____ DATE _____

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OF
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