

AND02BKA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QC)**

PURPOSE: ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF AGENCY OR CONTRACTOR: DONALD W. ANDERSON AND J.I. ANDERSON

STREET ADDRESS/PARCEL NAME/SUDDIVISION/PROJECT: 1165 BOOKCLIFF AVENUE -

PARCEL NO.: 2945-111-30-001, LOT 1, ANDERSON MINOR SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

When recorded return to:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

BOOK 3070 PAGE 852
2053913 05/02/02 1123AM
MONIKA TODD CLK® MESA COUNTY CO
REG FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Donald W. Anderson and J. I Anderson, Grantors, for and in consideration of the sum of One Hundred Fifty and 00/100 Dollars (\$150.00), the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUIT CLAIMED, and by these presents do hereby remise, release, convey and QUIT CLAIM unto 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, all of the right, title and interest of Grantor in and to the following described tract of land for Public Roadway and Utilities right-of-way purposes, to wit:

BEGINNING at the Northeast corner of Lot One, Plat of Anderson Minor Subdivision, as same is recorded in Plat Book 13, Page 436, public records of Mesa County, Colorado, and considering the North line of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 11, Township 1 South, Range 1 West, Ute Meridian, to bear S 89°57'58" E with all bearings contained herein being relative thereto; thence S 00°04'00" W, along the East line of said Lot One, a distance of 4.60 feet; thence, leaving the East line of said Lot One, N 61°18'45" W a distance of 9.59 feet to a point on the North line of said Lot One; thence S 89°57'58" E, along the North line of said Lot One, a distance of 8.42 feet to the POINT OF BEGINNING.

Containing 19.34 square feet (0.0004 Acres), 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 Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

Executed and delivered this 26th day of April, 2002.

Donald W. Anderson
Donald W. Anderson

J. I Anderson
J. I Anderson

State of California)
County of Sacramento) ss.

The foregoing instrument was acknowledged before me this 26th day of April, 2002, by Donald W. Anderson and J. I Anderson.

My commission expires July 24, 2005

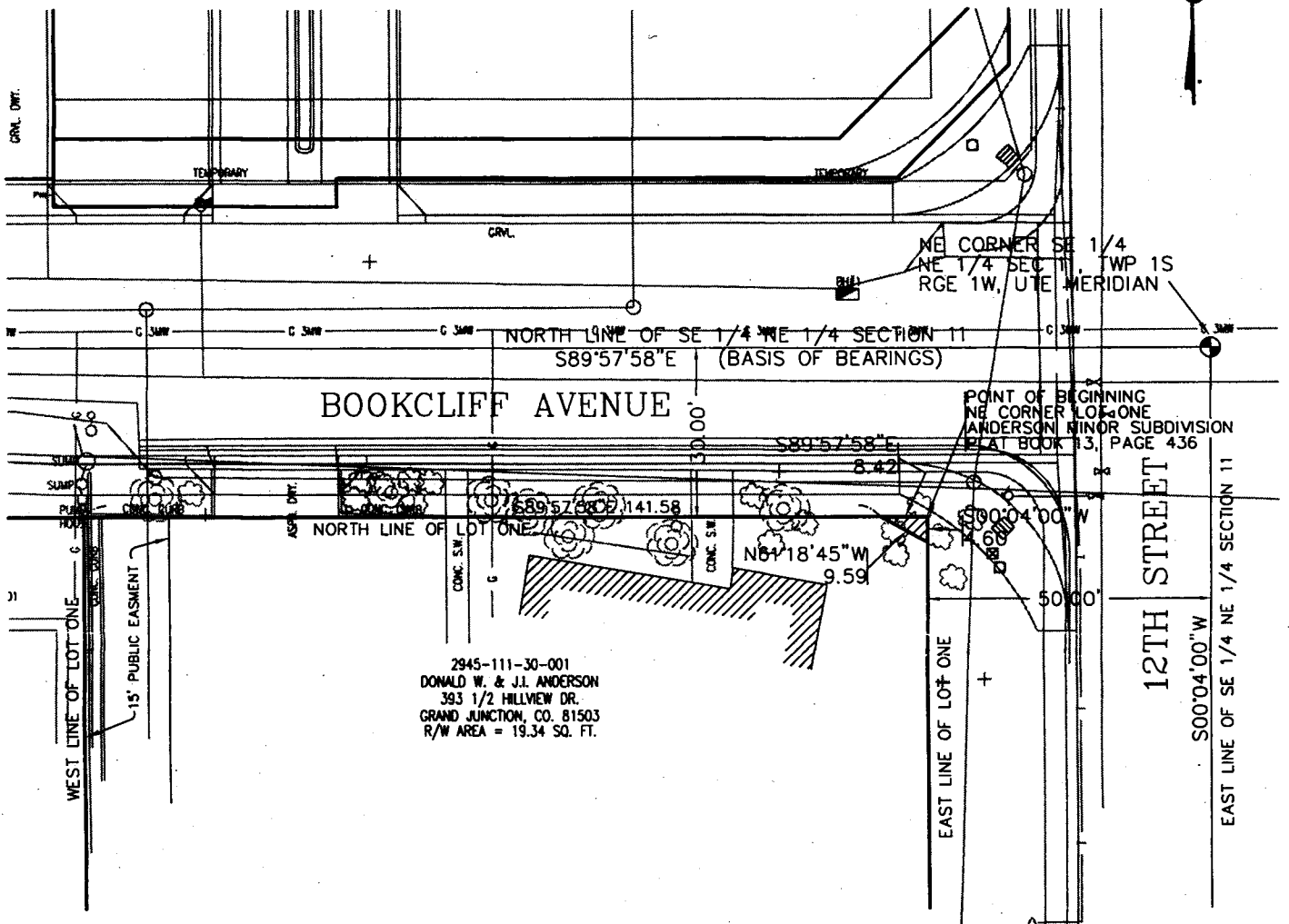
Witness my hand and official seal.

See Attach Ack.
Notary Public

The foregoing legal description was prepared by Peter T. Krick, 250 North 5th Street, Grand Junction, Colorado 81501.

D:\drawing\Peter\Bookcliff\BOOKCLIFF PETER2.dwg 12/17/01 03:38:33 PM MST

EXHIBIT "A"



2945-111-30-001
 DONALD W. & J.I. ANDERSON
 393 1/2 HILLVIEW DR.
 GRAND JUNCTION, CO. 81503
 R/W AREA = 19.34 SQ. FT.

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.

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

DRAWN BY: P.I.K.
 DATE: 12-17-2001
 SCALE: 1" = 30'
 APPR. BY: IW
 FILE NO: 1052.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 BOOKCLIFF AVENUE
 DONALD W. AND J. I. ANDERSON
 2945-111-30-001

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Sacramento } ss.

On April 26, 2002, before me, Jennifer Souza, Notary Public

personally appeared Donald W. Anderson and J. I. Anderson

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

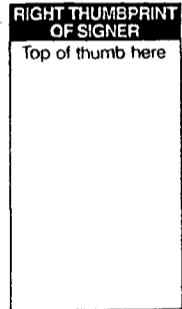
Description of Attached Document: Quit Claim Deed.

Title or Type of Document: April 26, 2002 Number of Pages: 2

Document Date: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

- Signer's Name:
- Individual
- Corporate Officer — Title(s):
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other:



Signer Is Representing: