

BEL98ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: BRACH ENTERPRISES, LLC

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 104 ORCHARD AVENUE, NORTH 1ST
STREET RIGHT OF WAY, PARCEL NO. 2945-112-00-028

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1831444 02/05/98 0429PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

This Quit Claim Deed is made as of this 4th day of February, 1998, by the City of Grand Junction, a Colorado home rule municipality, Grantor, to Brach Enterprises, LLC, a Colorado limited liability company, Grantee, whose address is 104 Orchard Avenue, Grand Junction, Colorado 81501.

Recitals:

A. By that certain Grant of Easement dated the 30th day of June, 1997, and recorded in Book 2339 at Pages 538 through 540 in the office of the Mesa County Clerk and Recorder, Brach Enterprises, LLC, a Colorado limited liability company, sold, conveyed and granted a Perpetual Utilities Easement to the City of Grand Junction, a Colorado home rule municipality.

B. The City of Grand Junction has determined that is does not require the Perpetual Utilities Easement conveyed pursuant to the Grant of Easement instrument as recited above. Further, the monetary consideration in the amount of Two Thousand Eight Hundred Sixty Three and 07/100 Dollars (\$2,863.07) as stated in the Grant of Easement instrument as recited above was never tendered or received by the said Brach Enterprises, LLC.

NOW, THEREFORE, be it known that, for and in consideration of the recitals above, the receipt and sufficiency of which is hereby acknowledged, the above named Grantor has remised, released, conveyed and QUIT CLAIMED, and by these presents does hereby remise, release, convey and QUIT CLAIM unto the above named Grantee its successors and assigns forever, all of the right, title and interest of Grantor in and to the following described tract of land, to wit:

Commencing at the West 1/4 Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the Northwest 1/4 of said Section 11 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 00°00'00" E along the West line of said Northwest 1/4 a distance of 30.00 feet; thence leaving said West line, N 90°00'00" E a distance of 50.00 feet to a point on the North right-of-way line for Orchard Avenue; thence along a line which intersects the North right-of-way line for Orchard Avenue with the East right-of-way line for North First Street, as described in that certain Warranty Deed recorded in Book 1844 at Page 974 in the office of the Mesa County Clerk and Recorder, N 38°25'17" W a distance of 13.31 feet to the **True Point of Beginning**;

thence along said intersecting right-of-way line, N 38°25'17" W a distance of 16.30 feet to a point on the East right-of-way line for North First Street;

thence N 00°35'32" W along said right-of-way line a distance of 154.68 feet;

thence continuing along the East right-of-way line for North First Street, N 00°00'00" E a distance of 95.93 feet;

thence N 39°55'37" E a distance of 15.58 feet;

thence S 00°00'00" W a distance of 79.10 feet;

thence S 74°05'21" E a distance of 58.58 feet;

thence S 70°51'24" E a distance of 27.23 feet;

thence S 67°04'24" E a distance of 44.12 feet;

thence S 87°48'13" E a distance of 9.75 feet;

thence S 02°11'47" W a distance of 14.00 feet;
thence N 87°48'13" W a distance of 11.90 feet;
thence N 02°11'47" E a distance of 6.26 feet;
thence N 67°04'24" W a distance of 44.59 feet;
thence N 70°51'24" W a distance of 26.74 feet;
thence N 74°05'21" W a distance of 56.07 feet;
thence S 00°00'00" W a distance of 20.41 feet;
thence S 00°35'32" E a distance of 167.51 feet to the Point of Beginning,
containing 3,817.42 square feet as described herein and as 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 the Grantor, 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 4th day of February, 1998.

Attest:

For the City of Grand Junction
a Colorado home rule municipality

Stephanie Nye
City Clerk

Mark K. Achen
Mark K. Achen, City Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of February,
1998, by Mark K. Achen as City Manager and attested to by Stephanie Nye as City Clerk of the City of
Grand Junction, a Colorado home rule municipality.

My commission expires 3.30.01
Witness my hand and official seal.

Regina H. [Signature]
Notary Public

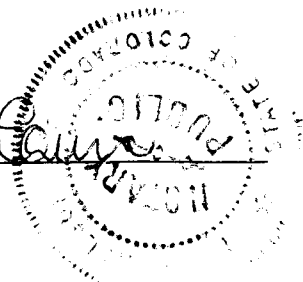
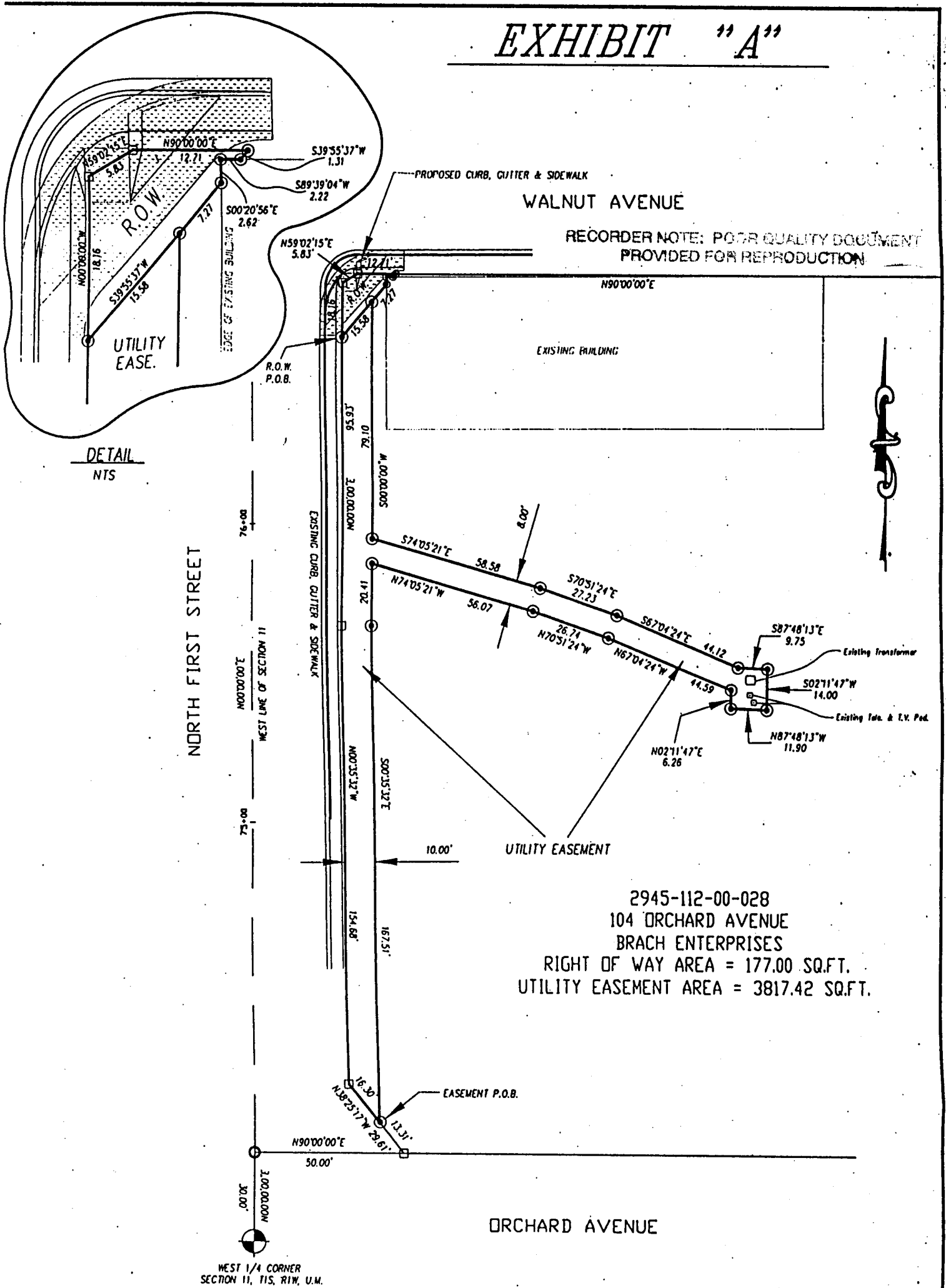


EXHIBIT "A"



DRAWN BY: SRP
 DATE: 5-07-97
 SCALE: 1" = 40'
 APPR. BY: IKH
 FILE NO: F100.DWC

RIGHT-OF-WAY DESCRIPTION MAP

NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (100)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION