

BMG98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: BLANCA E. MIRANDA AND JUAN M. GONZALEZ BY
SIMON GONZALEZ, ATTORNEY IN FACT

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2755 UNAWEEP AVENUE, UNAWEEP
EASEMENT, PARCEL NO. 2945-251-00-003

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1827254 01/08/98 0343PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

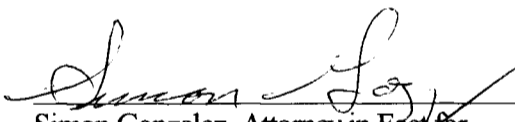
Blanca E. Miranda and Juan M. Gonzalez, whose address is 2755 UnawEEP Avenue, Grand Junction, Colorado 81503, Grantors, for and in consideration of the installation, operation, maintenance and repair of street improvements, the receipt and sufficiency of which is hereby acknowledged, have remised, released, 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 Grantors in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

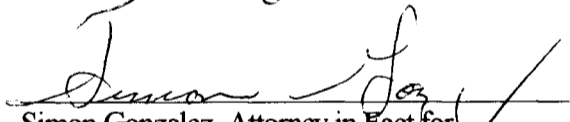
A parcel of land situate in the NW 1/4 NE 1/4 of Section 25, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 25; thence N 90°00'00" E along the north line of said Section 25 a distance of 231.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along the north line of said Section 25 N 90°00'00" E a distance of 56.50 feet to a point; thence leaving said north line S 00°00'00" E a distance of 19.98 feet to a point on the south edge of an existing road and beginning of a curve concave to the south; thence 14.07 feet along the south edge of said existing road and arc of said curve, having a radius of 18.58 feet, a delta angle of 43°22'58" and a long chord bearing N 73°09'51" W a distance of 13.73 feet to a point; thence S 90°00'00" W along the south edge of said existing road a distance of 43.35 feet to a point; thence leaving the south edge of said existing road N 00°00'00" W a distance of 16.00 feet to the point of beginning, containing 918.01 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same, 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 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 2- day of January, 1998

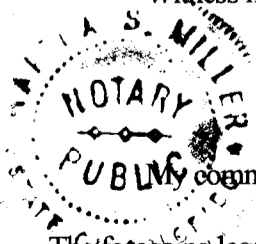

Simon Gonzalez, Attorney in Fact for
Blanca E. Miranda, under certain Power
of Attorney, dated August 13, 1994, recorded
August 23, 1994 in Book 2094, at Page 507
in Mesa County, Colorado

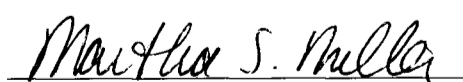

Simon Gonzalez, Attorney in Fact for
Juan M. Gonzalez, under certain Power
of Attorney, dated August 16, 1994, recorded
August 23, 1994, in Book 2094, at Page 508
in Mesa County, Colorado

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 1998, by Simon Gonzalez, Attorney in Fact for Blanca E. Miranda, under certain Power of Attorney, dated August 13, 1994, recorded August 23, 1994 in Book 2094, at Page 507, in Mesa County, Colorado and Simon Gonzalez, Attorney in Fact for Juan M. Gonzalez, dated August 16, 1994, recorded August 23, 1994, in Book 2094, at Page 508 in Mesa County, Colorado.

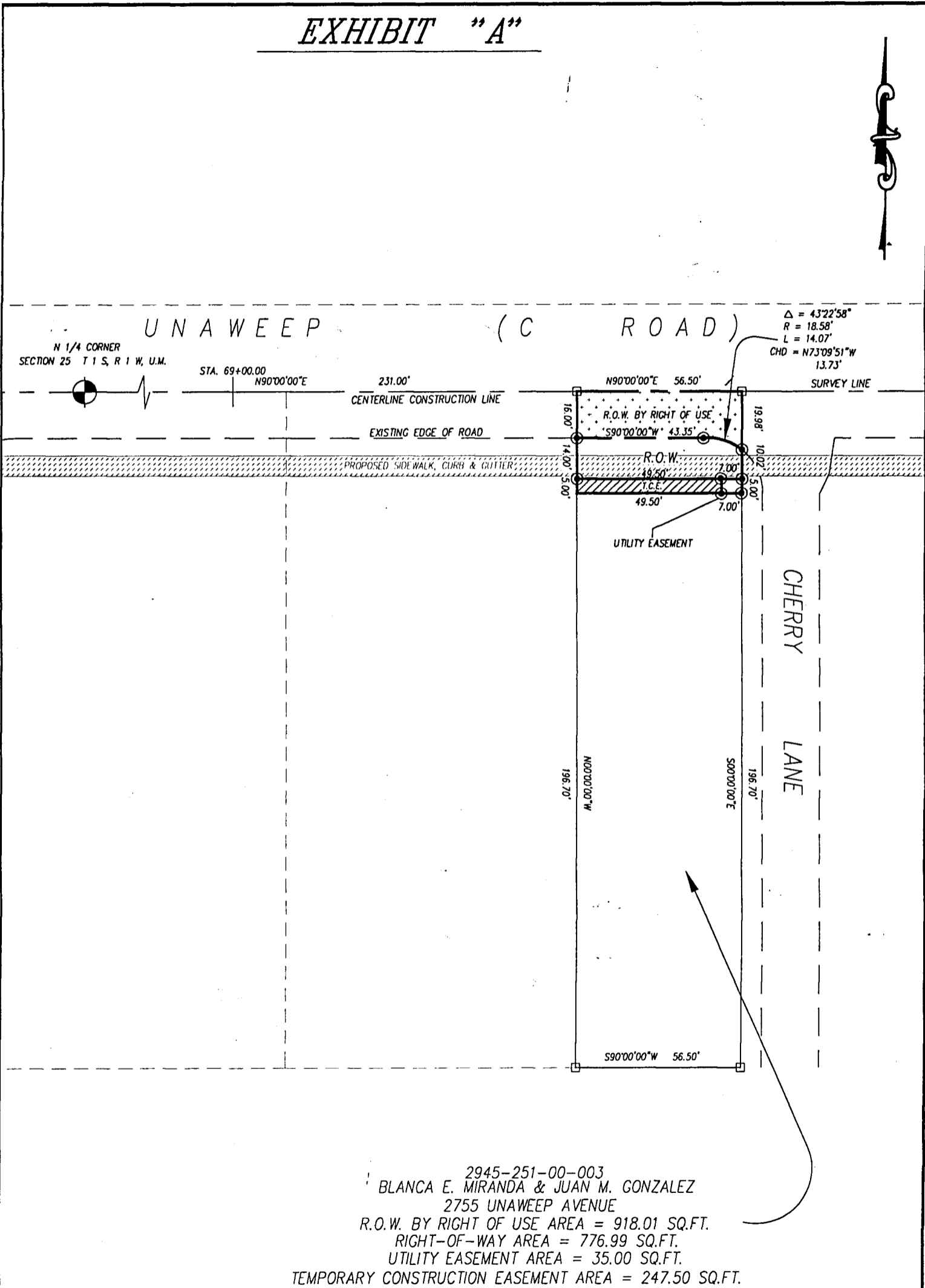
Witness my hand and official seal.




Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2945-251-00-003
 BLANCA E. MIRANDA & JUAN M. GONZALEZ
 2755 UNAWEEP AVENUE
 R.O.W. BY RIGHT OF USE AREA = 918.01 SQ.FT.
 RIGHT-OF-WAY AREA = 776.99 SQ.FT.
 UTILITY EASEMENT AREA = 35.00 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA = 247.50 SQ.FT.

DRAWN BY: SRP
 DATE: 12-01-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP90.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (203)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION