

BOW96ROW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: RONALD L BOWKER AND PAMELA R.
BOWKER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-
WAY FOR 25 ROAD (3,001.7 SQUARE FEET)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1754435 0248PM 04/25/96
MONIKA TODD CLK® MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

RONALD L. BOWKER and PAMELA R. BOWKER, whose address is 1147 Ouray Avenue, Grand Junction, Colorado, 81501, grantors, for the consideration of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUIT CLAIMED, and by these presents do remise, release, sell 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 grantees in and to the following described tract of land, for Roadway and Utilities right-of-way purposes, situate, lying and being in the SW1/4 NW1/4 NW1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, to wit:

Commencing at the Northwest Corner of the SW1/4 NW1/4 NW1/4 of said Section 10 from whence the Mesa County Survey Marker for the Northwest Corner of said Section 10 bears N 00°00'00" E a distance of 659.61 feet with all bearings contained herein being relative thereto; thence S 00°00'00" W along the West line of said SW1/4 NW1/4 NW1/4 a distance of 330.0 feet to the True Point of Beginning of the parcel herein described; thence S 89°53'57" E a distance of 40.00 feet; thence S 00°00'00" W a distance of 75.04 feet; thence N 89°54'30" W a distance of 40.00 feet to a point on the West line of said SW1/4 NW1/4 NW1/4; thence N 00°00'00" E along the West line of said SW1/4 NW1/4 NW1/4 a distance of 75.05 feet to the True Point of Beginning, containing 3,001.7 square feet as described.

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.

Signed this 24th day of April, 1996.

Ronald L. Bowker
Ronald L. Bowker

Pamela R. Bowker
Pamela R. Bowker

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24th day of April, 1996, by Ronald L. Bowker and Pamela R. Bowker.

My commission expires 11/28/98.
Witness my hand and official seal.



Tim Woodmansee
Notary Public

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