

BRA971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: JAMES BURTON BRADEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2040 NORTH 1ST STREET, RIGHT OF WAY,
PARCEL NO. 2945-112-00-008

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1799060 0201PM 05/16/97
 MONIKA TODD CLK&REC MESA COUNTY CO
 DOCUMENT FEE \$No FEE

QUIT CLAIM DEED

James Burton Braden, whose address is 2420 North First Street, Grand Junction, Colorado 81501, Grantor, for and in consideration of the installation, operation, maintenance and repair of street improvements, 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, 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 Roadway and Utilities right-of-way purposes, to wit:

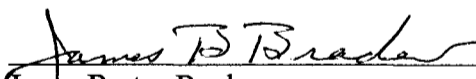
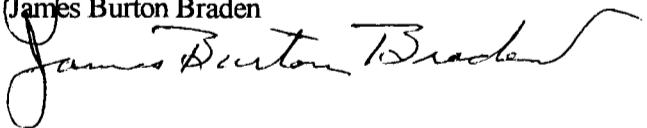
Commencing at the Northwest Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the Northwest 1/4 (NW1/4) of said Section 11 to bear S 00°29'40" E with all bearings contained herein being relative thereto; thence S 00°29'40" E along the West line of the NW1/4 of said Section 11 a distance of 922.0 feet to the **True Point of Beginning**; thence leaving the West line of the NW1/4 of said Section 11, N 89°30'20" E a distance of 21.01 feet to a point on the East line of the open, used and historical right-of-way for North First Street; thence along the East line of the open, used and historical right-of-way for North First Street the following four (4) courses and distances:

1. N 01°14'51" W a distance of 25.90 feet;
2. N 00°36'02" W a distance of 45.84 feet;
3. N 00°10'55" W a distance of 51.37 feet;
4. N 01°36'33" W a distance of 4.04 feet;

thence leaving said right-of-way line, S 89°05'20" W a distance of 20.79 feet to a point on the West line of the NW1/4 of said Section 11;
 thence S 00°29'40" E along the West line of the NW1/4 of said Section 11 a distance of 126.99 feet to the Point of Beginning,
 containing 2,632.88 square feet as described herein and as 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 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 14 day of May, 1997.

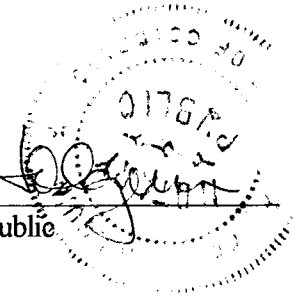

 James Burton Braden


State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14TH day of May, 1997, by James Burton Braden.

My commission expires 3.3.01.
Witness my hand and official seal.

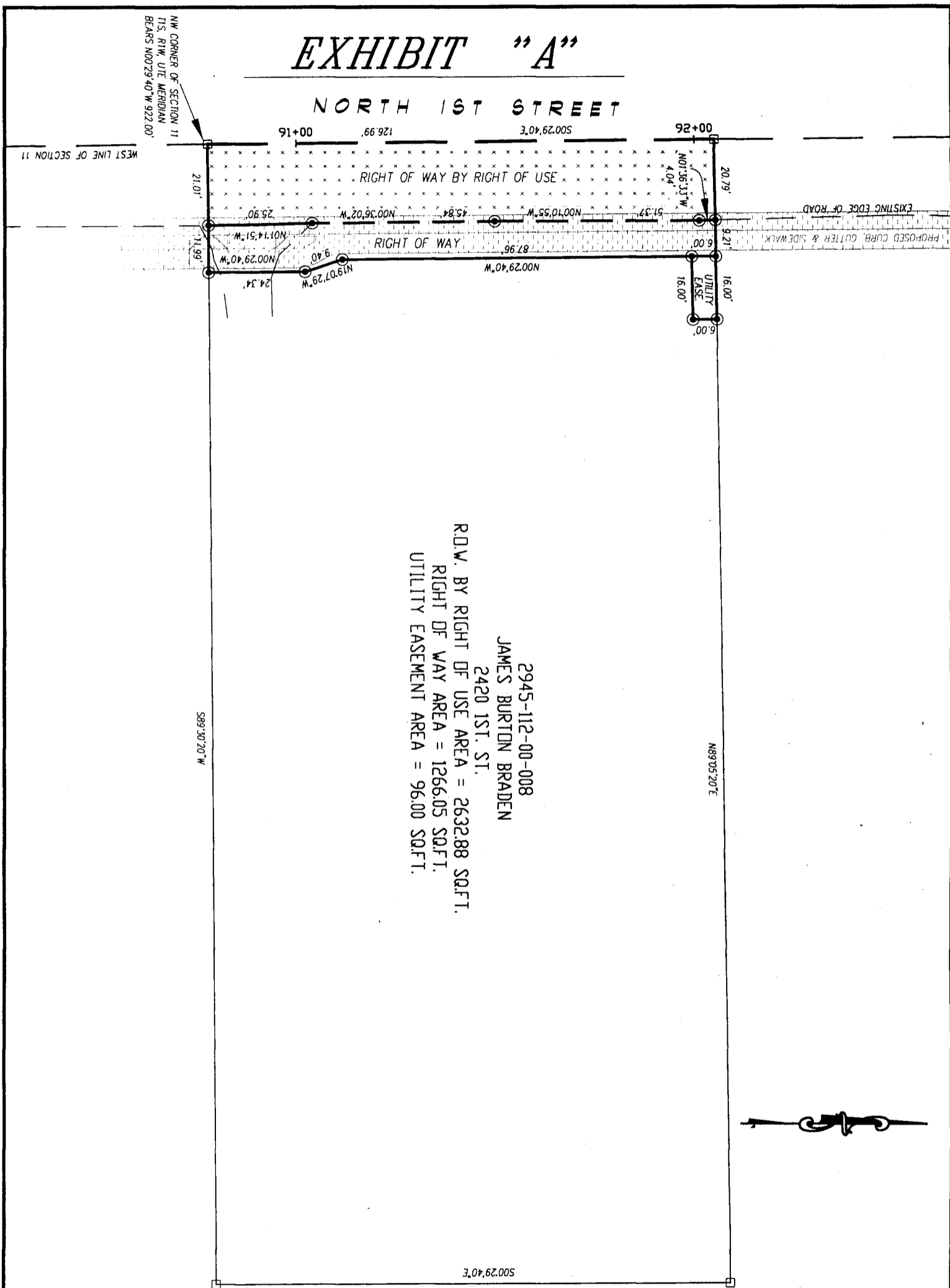
Requy [Signature]
Notary Public



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

EXHIBIT "A"

NORTH 1ST STREET



2945-112-00-008
 JAMES BURTON BRADEN
 2420 1ST. ST.
 R.D.W. BY RIGHT OF USE AREA = 2632.88 SQ.FT.
 RIGHT OF WAY AREA = 1266.05 SQ.FT.
 UTILITY EASEMENT AREA = 96.00 SQ.FT.



DRAWN BY: SRP
 DATE: 4-11-97
 SCALE: 1" = 30'
 APPR. BY: IKH
 FILE NO: F124.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH 1ST - ORCHARD AVE. TO PATTERSON AVE.
 (124)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION