

BRA98ORC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: BRACH ENTERPRISES, LLC., LOUIS R. BRACH

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

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1804750 1049AM 07/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

QUIT CLAIM DEED

Brach Enterprises, LLC, a Colorado limited liability company, Grantor, for and in consideration of the sum of Five Hundred Thirty One and 00/100 Dollars (\$531.00), 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:

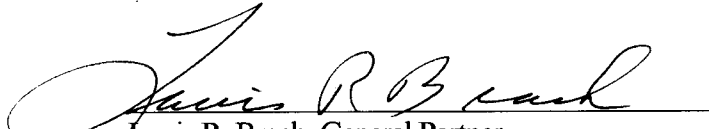
Commencing at the West 1/4 Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the Northwest 1/4 of said Section 11 to bear N 00°00'00" E with all bearings contained herein being relative 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 29.61 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 said right-of-way line, N 00°00'00" E a distance of 95.93 feet to the **True Point of Beginning**;

thence N 00°00'00" E along the East right-of-way line for North First Street a distance of 18.16 feet; thence along a line which intersects the East right-of-way line for North First Street with the South right-of-way line for Walnut Avenue, as described in that certain Warranty Deed recorded in Book 1381 at Page 246 in the office of the Mesa County Clerk and Recorder, N 59°02'15" E a distance of 5.83 feet to a point on the South right-of-way line for Walnut Avenue; thence N 90°00'00" E along the South right-of-way line for Walnut Avenue distance of 12.71 feet; thence leaving said right-of-way line, S 39°55'37" W a distance of 1.31 feet; thence S 89°39'04" W a distance of 2.22 feet; thence S 00°20'56" E a distance of 2.62 feet; thence S 39°55'37" W a distance of 22.85 feet to the Point of Beginning, containing 177.00 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 30 day of June, 1997.

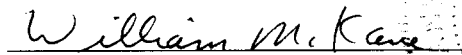
Brach Enterprises, LLC, a Colorado
limited liability company

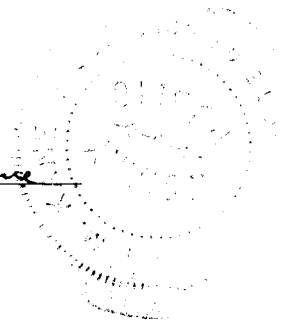

Louis R. Brach, General Partner

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of June, 1997, by Louis R. Brach, General Partner for Brach Enterprises, LLC, a Colorado limited liability company.

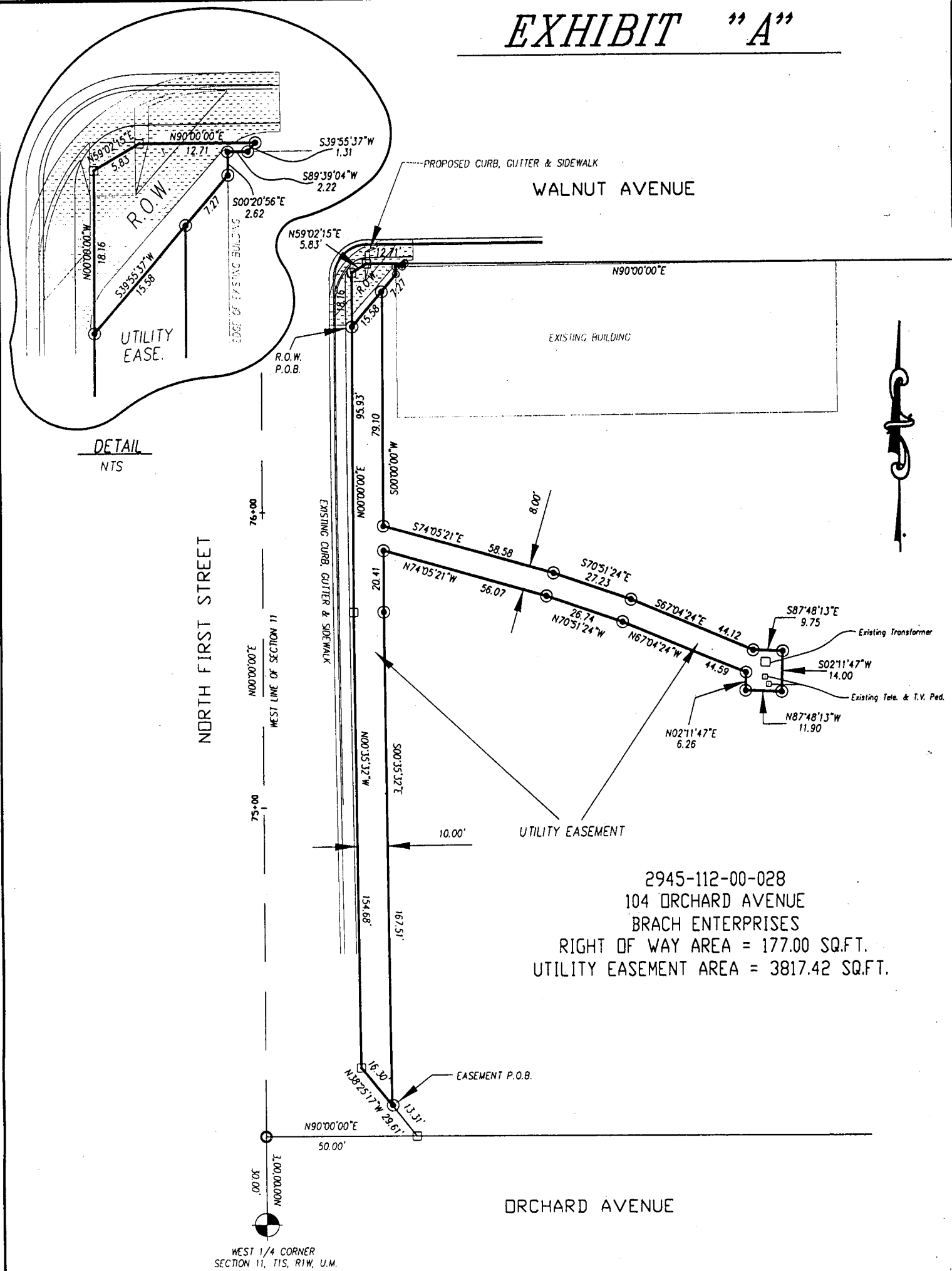
My commission expires 5/28/2001.
Witness my hand and official seal.


Notary Public



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

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 5-07-97
 SCALE: 1" = 40'
 APPR. BY: TKH
 SHEET NO: F100.DWG

RIGHT-OF-WAY DESCRIPTION MAP

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

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION