BRO04ROW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUITCLAIM)

NAME OF PROPERTY

OWNER OR GRANTOR: BROOKWOOD SOUTH SIDE ASSOCIATION, INC.

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

PURPOSES FOR 30 ROAD

ADDRESS: 30 ROAD RIGHT-OF-WAY ADJACENT TO

BROOKWOOD AND BROOKSIDE SUBDIVISION

PARCEL NO: N/A

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

No Consideration

QUITCLAIM DEED

2216143 BK 3746 PG 646-648 09/27/2004 04:14 PM

Janice Ward CLK&REC Mesa County, CO RecFee \$15.00 SurChy \$1.00

DocFee EXEMPT

Brookwood South Side Association, Inc., a.k.a. Brookwood Southside Association, whose address is 2991 Brookwood Drive, Grand Junction, CO 81504, Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby quitclaims all of its right, title and interest, including all appurtenances, rights, privileges and immunities, to the City of Grand Junction, 250 North 5th Street, Grand Junction, CO 81501, Grantee, for the public forever for use as streets, roads, and right-of way, the following described real property situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

See the legal description attached as Exhibit 1 incorporated herein as if fully rewritten.

Executed this 10 day of May, 2004

C.A. Scott, President

State of Colorado)

)ss.

County of Mesa

The foregoing Quitclaim Deed was acknowledged before me this day of 2003 by C.A. Scott. President.

My commission expires _____

My Commission Expires

Witness my hand and official seal.

Notary Public

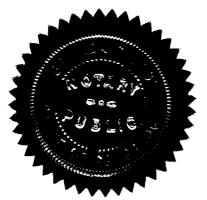


Exhibit 1

30 ROAD RIGHT OF WAY

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Brookwood Subdivision, as same is recorded in Plat Book 13, Pages 65 and 66, Public Records of Mesa County, Colorado and assuming the East line of the SE 1/4 NE 1/4 of said Section 5 bears N 00°00'03" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 84°32'56" E along the Easterly extension of the South line of said Brookwood Subdivision, a distance of 33.15 feet to a point on the East line of the SE 1/4 NE 1/4 of said Section 5; thence S 00°00'03" W along the East line of the SE 1/4 NE 1/4 of said Section 5, a distance of 9.59 feet to a point on the Easterly extension of the North line of Brookside Subdivision Filing One, as same is recorded in Plat Book 18, Pages 2 through 4, inclusive, Public Records of Mesa County, Colorado; thence N 85°48'23" W along said line a distance of 33.09 feet to a point being the Northeast corner of said Brookside Subdivision Filing One; thence N 00°00'03" E, along a line 33.00 feet West of and parallel to, the East line of the SE 1/4 NE 1/4 of said Section 5, a distance of 10.32 feet, more or less, to the Point of Beginning.

CONTAINING 328.5 Square Feet, more or less, as described

Prepared By: Peter T. Krick (9-12-03) Professional Land Surveyor for The City of Grand Junction

No. 32824

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