

BRY95F25

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [QC]

NAME OF AGENCY OR CONTRACTOR: BRYAN J. CHAVEZ AND BENARDINA  
GARCIA

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: F 1/4 ROAD ,  
SECTION 4 RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1737394 0426PM 11/22/95  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

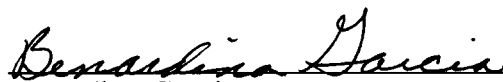
BRYAN J. CHAVEZ and BENARDINA GARCIA, whose address is 625 25 Road, Grand Junction, Colorado, grantors, for the consideration of the installation, maintenance and repair of street improvements to F1/4 Road, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and 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 the right, title, interest, claim and demand which the grantors have in and to the following described real property, for Roadway and Utilities right-of-way purposes, situate, lying and being in the NE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the Mesa County Brass Cap set for the Southeast Corner of the NE1/4 SE1/4 of said Section 4;  
thence West along the South line of said NE1/4 SE1/4 a distance of 208.0 feet;  
thence North a distance of 16.50 feet;  
thence N 89°37'39" E a distance of 169.25 feet;  
thence N 60°52'01" E a distance of 44.37 feet to a point on the East line of said NE1/4 SE1/4;  
thence South along the East line of said NE1/4 SE1/4 a distance of 39.20 feet to the Point of Beginning,  
containing 3986.41 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 21<sup>ST</sup> day of NOVEMBER, 1995.

  
Bryan J/Chavez

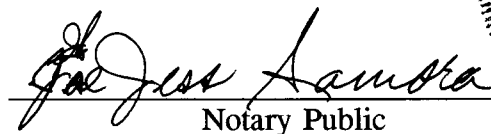
  
Benardina Garcia

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 31<sup>ST</sup> day of NOVEMBER, 1995, by Bryan J. Chavez and Benardina Garcia.

My commission expires JANUARY 28, 1997

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.