

BUL9812T

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: QUIT CLAIM DEED

NAME OF AGENCY OR CONTRACTOR: HEMAN R. BULL AND U.S. NATIONAL BANK
ASSOCIATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 3150 N. 12TH STREET AND
BONITA PARCEL NO. 2945-013-00-008

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

PAGE DOCUMENT

QUIT CLAIM DEED

1882695 01/07/99 1227PM
 MONIKA TODD CLK&REC MESA COUNTY CO
 REG FEE \$15.00 SURCHG \$1.00
 DOCUMENTARY FEE \$EXEMPT

Heman R. Bull and U.S. Bank National Association (surviving entity to Colorado National Bank, successor by merger to Central Bank Grand Junction, N. A.) Trustee, Grantors, for and in consideration of the installation, operation, maintenance and repair of public roadway improvements, the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUIT CLAIMED, and by these presents do 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 Grantors in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 (SW1/4 NW1/4 SW1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the SW1/4 NW1/4 SW1/4 of said Section 1 to bear N 00°04'41" E with all bearings contained herein being relative thereto;

thence S 89°50'13" E along the North line of said SW1/4 NW1/4 SW1/4 a distance of 15.88 feet to a point on the Easterly right-of-way line of the open, used and historical right-of-way for North 12th Street;

thence along the Easterly right-of-way line of the open, used and historical right-of-way for North 12th Street the following six (6) courses and distances:

1. S 00°02'28" E a distance of 121.34 feet;
2. S 00°10'31" W a distance of 81.03 feet;
3. S 00°36'53" E a distance of 33.55 feet;
4. S 00°17'43" W a distance of 69.66 feet;
5. S 01°04'41" E a distance of 34.65 feet;
6. S 00°11'09" W a distance of 253.03 feet to a point on the South boundary line of the North nine acres of the South Half of the West Half of the Northwest 1/4 of the Southwest 1/4 of said Section 1;

thence N 89°50'24" W along said South boundary line a distance of 16.36 feet to a point on the West line of the SW1/4 NW1/4 SW1/4 of said Section 1;

thence N 00°04'41" E along the West line of said SW1/4 NW1/4 SW1/4 a distance of 593.27 feet to the Point of Beginning,

containing 9,693.99 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 Grantors, 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 30TH day of DECEMBER, 1998.

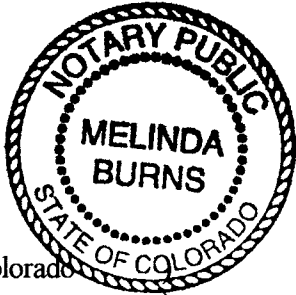
[Signature]
U.S. Bank National Association (surviving entity to Colorado National Bank, successor by merger to Central Bank Grand Junction, N. A.) Trustee,

[Signature]
[Signature]
Heman R. Bull

State of Colorado)
Dimple)ss.
County of ~~Mesa~~)

The foregoing instrument was acknowledged before me this 29th day of December, 1998, by Bradley J. Slabaugh as Assistant Vice President of U.S. Bank National Association (surviving entity to Colorado National Bank, successor by merger to Central Bank Grand Junction, N. A.) Trustee.

My commission expires January 4, 2001
Witness my hand and official seal.

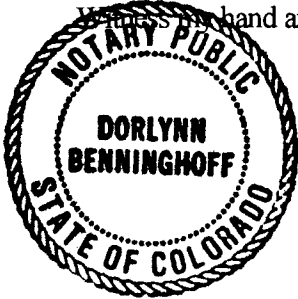


[Signature]
Notary Public

State of Colorado)
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of December, 1998, by Heman R. Bull.

My commission expires 6/9/2001
Witness my hand and official seal.

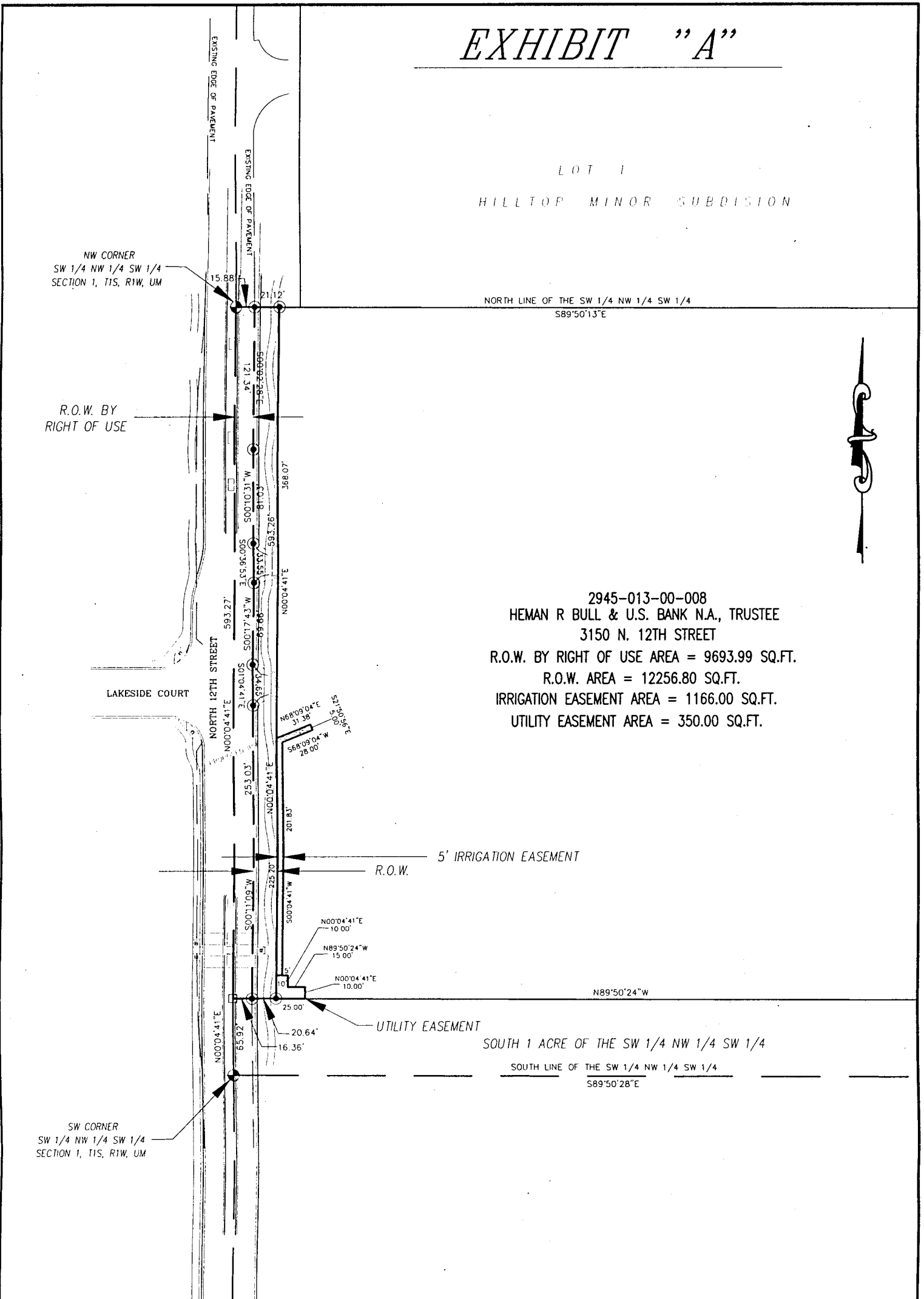


[Signature]
Notary Public

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

EXHIBIT "A"

LOT 1
HILLTOP MINOR SUBDIVISION



2945-013-00-008
HEMAN R BULL & U.S. BANK N.A., TRUSTEE
3150 N. 12TH STREET
R.O.W. BY RIGHT OF USE AREA = 9693.99 SQ.FT.
R.O.W. AREA = 12256.80 SQ.FT.
IRRIGATION EASEMENT AREA = 1166.00 SQ.FT.
UTILITY EASEMENT AREA = 350.00 SQ.FT.

DRAWN BY: SRP
DATE: 12-16-98
SCALE: 1" = 100'
APPR. BY: TW
FILE NO: 12TH12.DWG

RIGHT-OF-WAY DESCRIPTION MAP

12TH STREET - BONITA TO HORIZON

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION