

CHE95PAR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [QC]

NAME OF AGENCY OR CONTRACTOR: PARADISE HILLS HOMEOWNERS  
ASSOCIATION, JOHN W. CHENEY, PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 10 BLOCK  
8; LOT 18 BLOCK 6 AND BAHAMAS WAY OF PARADISE HILLS FILING  
NO. 3 AND LOTS 11,12,16,17,18 BLOCK 15; LOT 1 BLOCK 20; LOT  
1 BLOCK 19; LOTS 1, 2 BLOCK 18; LOTS 1, 2 BLOCK 17; LOT 1  
BLOCK 16; LOTS 1, 9 BLOCK 13; LOTS 1, 21 BLOCK 12; LOT 1  
BLOCK 18; LOTS 1, 2 BLOCK 17; LOT 1 BLOCK 16; LOTS 1, 9  
BLOCK 13; LOTS 1, 21 BLOCK 12; LOT 1 BLOCK 10 AND 27 ROAD OF  
PARADISE HILLS FILING NO. 4, LANAI DRIVE, OPEN SPACE PARK

CITY DEPARTMENT: PARKS AND RECREATION

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

June 27, 1995

To: Stephanie Nye  
From: Tim Woodmansee  
Subj: Conveyance of Open Space

Attached for your records is an original Quit Claim Deed from the Paradise Hills Homeowners Association for the open space park located in Paradise Hills Subdivision. This property is located adjacent to the east of Lanai Drive.

cc: Don Hobbs, Parks & Rec.  
Shawn Cooper, Parks & Rec.

QUIT CLAIM DEED

1719648 10:42 AM 06/08/95  
 MONIKA TODD CLK&REC MESA COUNTY CO  
 DOC NO FEE  
 EXEMPT

The Paradise Hills Homeowners Association, whose address is P.O. Box 4329, Grand Junction, Colorado 81502, of the County of Mesa, State of Colorado, as a gift of open space land for parks and recreational purposes, hereby gifts, conveys and quit claims to City of Grand Junction, a Colorado home rule municipality, whose address is 250 North Fifth Street, Grand Junction, Colorado 81501, of the County of Mesa, State of Colorado, the following described real property in the County of Mesa and State of Colorado, to wit:

The private park and lake, containing 4.04 acres more or less, as platted in Paradise Hills Filing No. Four, and that portion of Lanai Drive which was vacated and thereby became a part of said private park and lake and is so designated as "private park and lake" under and by virtue of the replat of: Lot 10 Block 8; Lot 18 Block 6 and Bahamas Way of Paradise Hills Filing No. Three and Lots 11, 12, 16, 17, 18 Block 15; Lot 1 Block 20; Lot 1 Block 19; Lots 1, 2 Block 18; Lots 1, 2 Block 17; Lot 1 Block 16; Lots 1, 9 Block 13; Lots 1, 21 Block 12; Lot 1 Block 10 and 27 Road of Paradise Hills Filing No. Four; except that portion of the private park and lake as described by the following metes and bounds description and shown on Exhibit "A":

Commencing at the northeasterly corner of the above described "private park and lake"; thence S 74°50'50" W a distance of 234.40 feet to the Point of Beginning, said Point of Beginning being the northeasterly corner of the chain link fence which surrounds the private lake;  
 thence S 35°35'35" E 45.66 feet; thence S 16°45'35" W 83.82 feet; thence S 50°12'05" W 39.95 feet; thence N 86°00'14" W 104.52 feet; thence N 71°26'02" W 141.45 feet; thence N 48°27'31" W 78.66 feet; thence N 59°13'06" W 99.10 feet; thence N 08°51'13" E 59.43 feet; thence N 61°04'59" E 43.13 feet; thence S 70°00'21" E 5.70 feet; thence N 19°59'39" E 10.50 feet; thence S 70°00'21" E 15.20 feet; thence S 19°59'39" W 10.50 feet; thence S 70°00'21" E 169.70 feet; thence S 77°31'40" E 99.60 feet; thence S 86°38'00" W 87.54 feet to the Point of Beginning, said exception containing 1.20 acres, more or less.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining.

Signed and delivered this 1<sup>st</sup> day of June, 1995.

Paradise Hills Homeowners Association

By: John W. Cheney  
President

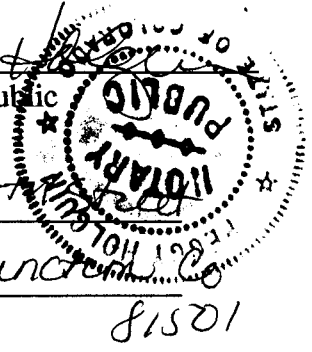
State of Colorado )  
                          )ss.  
County of Mesa    )

The foregoing instrument was executed before me this 1<sup>st</sup> day of June, 1995, by John W. Cheney as President of the Paradise Hills Homeowners Association.

My commission expires 3-3-97.

Witness my hand and official seal.

Raymond [Signature]  
Notary Public  
Address: 250 N. State  
Grand Junction, CO  
81501



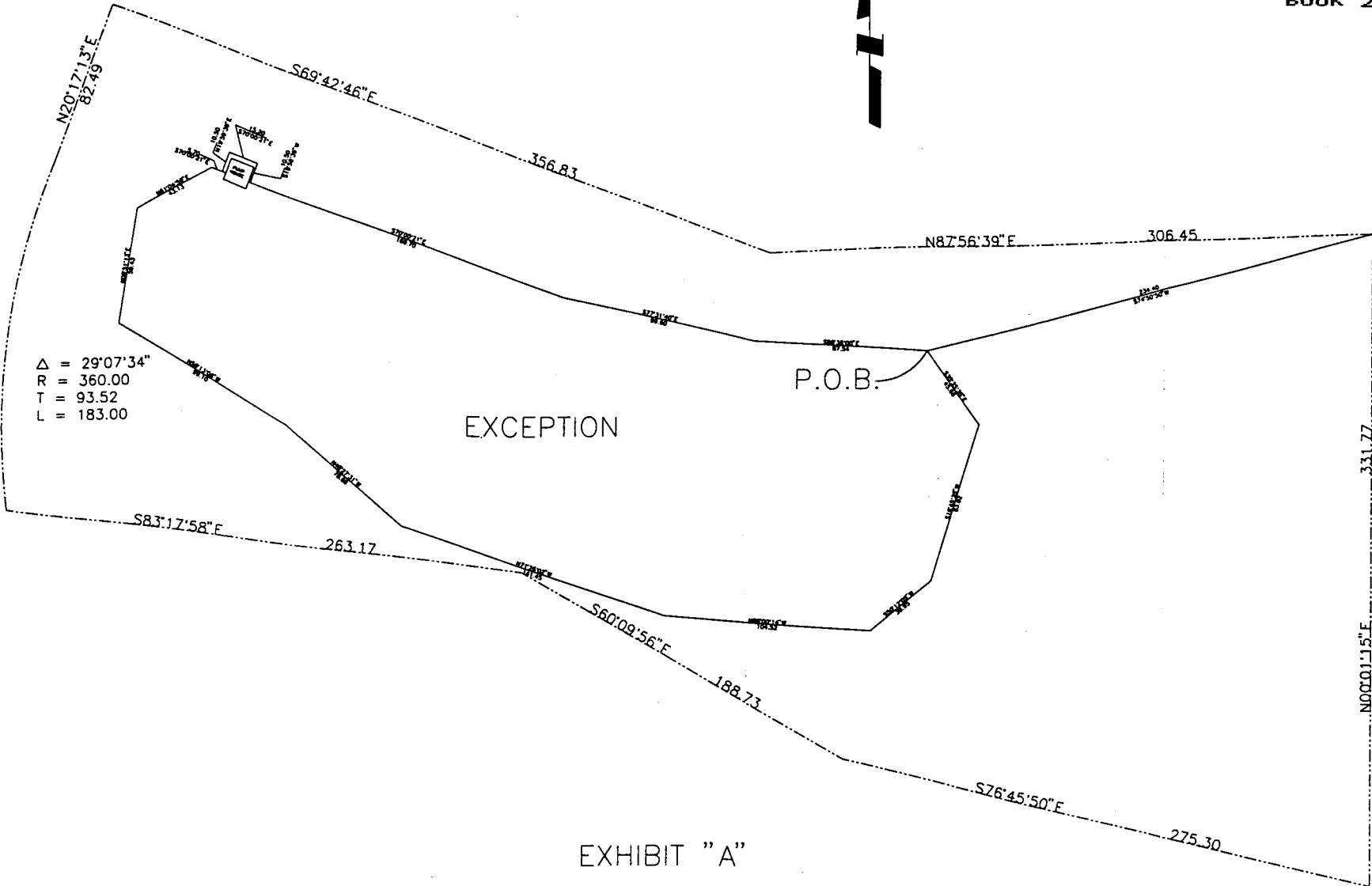


EXHIBIT "A"