

DEG927TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT)

NAME OF AGENCY OR CONTRACTOR: GRAND JUNCTION NEWSPAPERS
INC., IN CARE OF THE DAILY OF SENTINEL LARRY J. DEGOLYER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SOUTH 7TH
STREET DENVER AND RIO GRANDE WESTERN RAILROAD ROAD RIGHT OF
WAY AND UTILITY 2945-231-02-046

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1992

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

THIS DEED, Made this 7th day of July, 19 92.
between Grand Junction Newspapers, Inc. a
Delaware Corporation

BOOK 1910 PAGE 600

1607819 03:26 PM 07/07/92
MONIKA TODD CLK&REC MESA COUNTY CO
DOC NO FEE

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado,
grantor, and The City of Grand Junction a
Municipal Corporation

whose legal address is 250 North 5th Street
Grand Junction, CO

of the _____ * County of Mesa _____, State of Colorado, grantee.

WITNESSETH, That the grantor, for and in consideration of the sum of TEN DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee, his heirs and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

Commencing at the intersection of the Original East Line of South 7th Street with the South line of the Denver & Rio Grande Western Railroad Right of Way, located in the NW 1/4 NE 1/4 Section 23, T1S, R1W, U.M.;
THENCE S 73° 02' W a distance of 7.62 feet to the POINT OF BEGINNING;
THENCE S 28° 05'36" W a distance of 16.25 feet;
THENCE North a distance of 12.0 feet;
THENCE N 73° 02' E a distance of 8.0 feet to the POINT OF BEGINNING, containing 45.9 square feet more or less.

Prepared by P. Holguin, 250 N. 5th St., Grand Junction, CO 81501

also known by street and number as: for Road Right of Way & Utility purposes.

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 grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee, his heirs and assigns forever. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its Treasurer and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest:

Grand Junction Newspapers, Inc.
CORPORATE SEAL
STATE OF COLORADO
County of Mesa

Larry J De Golyer
Secretary
Gregory J. Holguin
Treasurer

The foregoing instrument was acknowledged before me in the _____ County of Mesa _____, State of Colorado, this 7th day of July, 19 92, by Larry J De Golyer as Treasurer ~~President~~ and Secretary of Grand Junction Newspapers, Inc. a corporation.

My notarial commission expires: 3-3-93

Witness my hand and official seal.

NOTARY PUBLIC
STATE OF COLORADO
*If in Denver, insert "City and"

Reynold Holguin
Notary Public
250 N. 5th St. Grand Jct
Address CO 81503

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EXHIBIT "A"

STREET

D&RGW R.R.
Right-Of-Way

P.O.B.

S73°02'00"W
7.62'

N73°02'00"E
8.00'

NORTH
12.00'

S28°05'36"W
16.25'

INTERSECTION OF ORIGINAL
EAST LINE OF SOUTH 7TH.
STREET AND THE SOUTH
R.O.W. LINE OF THE D&RGW
RAILROAD R.O.W.



SCALE 1"=40'
AREA:
45.91 SQ. FT.

SOUTH 7TH

2945-231-02-046
GRAND JUNCTION NEWSPAPERS, INC.
% DAILY SENTINEL
P.O. BOX 668
GRAND JUNCTION, CO. 81502
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3RD AVENUE

R.O.W. DESCRIPTION MAP
PARCEL NO. _____
APPROVED _____
DATE _____ DRAWN BY CLM 6/92 (SENTNEL1)

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
SOUTH 7TH STREET RECONSTRUCTION