

DEN98UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: CHRISTOPHER C. DENNIS

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2754 UNAWEEP AVENUE, UNAWEEP
EASEMENT, PARCEL NO. 2945-244-00-145

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1827251 01/08/98 0343PM
MONIKA TODD CLK&REC MESA COUNTY CO
REG FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

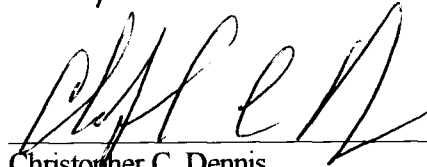
Christopher C. Dennis, whose address is 2754 UnawEEP Avenue, Grand Junction, Colorado 81503, Grantor, for and in consideration of the installation, operation, maintenance and repair of street improvements, the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does 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 Grantor in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

A parcel of land situate in the SW 1/4 SE 1/4, Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 24; thence S 90°00'00" E along the south line of said Section 24 a distance of 199.00 feet to the True Point of Beginning of the parcel described herein; thence leaving said south line of said Section 24 N 00°00'00" W a distance of 16.00 feet to a point on the north edge of an existing road; thence S 90°00'00" E along the north edge of said existing road a distance of 35.00 feet to a point; thence leaving said north edge S 00°00'00" E a distance of 16.00 feet to a point on the south line of said Section 24; thence N 90°00'00" W along the south line of said Section 24 a distance of 35.00 feet to the point of beginning, containing 560.0 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

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, its successors and assigns forever.

Executed and delivered this 2 day of JANUARY, 1998.




Christopher C. Dennis

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 1998, by Christopher C. Dennis.

My commission expires 6-7-1999.

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.

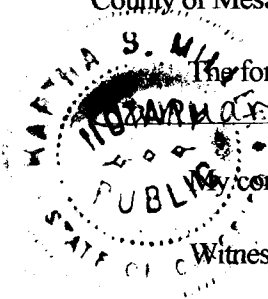
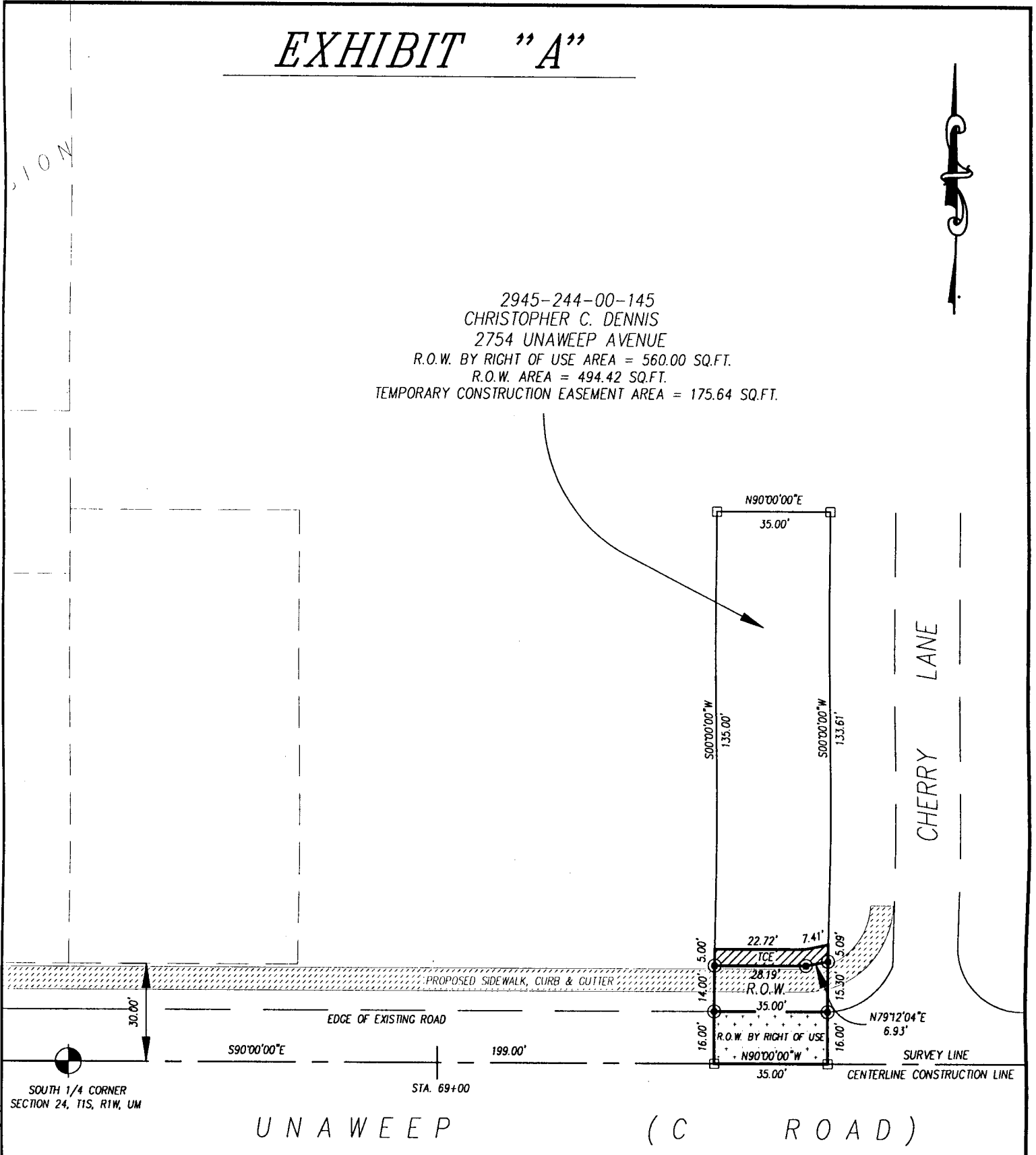


EXHIBIT "A"

2945-244-00-145
 CHRISTOPHER C. DENNIS
 2754 UNAWEEP AVENUE
 R.O.W. BY RIGHT OF USE AREA = 560.00 SQ.FT.
 R.O.W. AREA = 494.42 SQ.FT.
 TEMPORARY CONSTRUCTION EASEMENT AREA = 175.64 SQ.FT.



SOUTH 1/4 CORNER
 SECTION 24, T1S, R1W, UM

UNAWEEP (C ROAD)

DRAWN BY: SRP
 DATE: 11-06-97
 SCALE: 1" = 40'
 APPR. BY: JW
 FILE NO: WEEP94.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (180)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION