

DRR927TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: THE DENVER AND RIO GRANDE  
WESTERN RAILROAD COMPANY, S.D. STEEL, VICE PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SECTION 23  
CRAWFORD ADDITION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1992

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

## QUITCLAIM DEED

1618994 09:52 AM 10/30/92  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOC \$ 0.09

THIS DEED, Made this 9<sup>th</sup> day of July, 19 92, between THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a corporation of the State of Delaware, hereinafter "Grantor", and THE CITY OF GRAND JUNCTION, a Municipal Corporation, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501 of the County of Mesa, State of Colorado, hereinafter "Grantee".

WITNESSETH, That the Grantor, for and in consideration of the sum of NINE HUNDRED AND NO/100 DOLLARS (\$900.00) and other valuable considerations, to the Grantor in hand paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUITCLAIMED, and by these presents does remise, release, sell, convey and QUITCLAIM unto the Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described property situate within the County of Mesa, State of Colorado, to wit:

**Description:**

Commencing at the Southwest corner of NW $\frac{1}{4}$ , NE $\frac{1}{4}$  Section 23, T1S, R1W, U.M., as shown on Crawford Addition to Grand Junction, CO plat (marked 1/16 on the plat) THENCE East along the South line of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  Section 23, T1S, R1W, U.M. a distance of 81.50 feet to the POINT OF BEGINNING;

THENCE North a distance of 1.0 foot;  
 THENCE East a distance of 30.0 feet;  
 THENCE N 61°33'25" E a distance of 27.29 feet;  
 THENCE North a distance of 16.0 feet;  
 THENCE East a distance of 8.0 feet to the West Right of Way line of South 7th Street,  
 THENCE South along said Right of Way line a distance of 30.0 feet to a point on the South line of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  Section 23, T1S, R1W, U.M.,  
 THENCE West along said line a distance of 62.0 feet to the POINT OF BEGINNING..

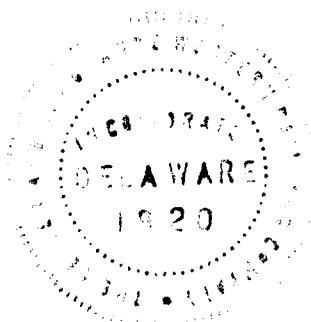
Excepting herefrom all public roads and subject to easements, reservations, restrictions, covenants and rights of way of record, in existence or visible by inspection, if any.

Reserving unto the Grantor, its successors and assigns forever, and excepting from this Deed all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including without limiting the generality of the foregoing, oil and gas rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby quitclaimed and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantee its successors and assigns.

This Deed is made without covenants or warranties of any kind. Grantee, by signing below expressly acknowledges that Grantee is buying the property in an "as is" condition and that Grantee has relied upon its own independent investigation of the physical condition of the property. Grantee hereby releases Grantor and Grantor's shareholders, officers, directors, agents and employees from all responsibility and liability regarding the condition (including, but not limited to, the physical condition or presence of hazardous materials), valuation or utility of the property.

TO HAVE AND TO HOLD the described premises, together with all and singular the appurtenances and privileges thereunto belonging, or in any wise 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.

IN WITNESS WHEREOF, The Denver and Rio Grande Western Railroad Company has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by its officers thereunto duly authorized, the day and year first above written.



GRANTOR: THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY

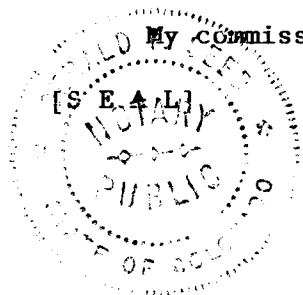
By: [Signature]  
Vice President

STATE OF COLORADO )  
CITY AND ) ss  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of JULY, 1992, by S.D. STEEL, as Vice President of THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware corporation.

Witness my hand and official seal.

My commission expires: May 10, 1993.



[Signature]  
Notary Public

GRANTEE'S ACCEPTANCE

This deed is accepted in accordance with the terms and conditions set forth above on the 30<sup>th</sup> day of October, 1992.

GRANTEE:

THE CITY OF GRAND JUNCTION  
a Municipal Corporation

By: James L. Shanks

Its: PUBLIC WORKS DIRECTOR

[ACKNOWLEDGEMENT]

STATE OF )  
                  ) ss  
COUNTY OF )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 1992, by JAMES L. SHANKS, as PUB. WKS. DIR of THE CITY OF GRAND JUNCTION, a Municipal Corporation.

Witness my hand and official seal.

My commission expires: 3-3-93

Regina H. Quinn  
Notary Public

