

DUN00GNW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUITCLAIM)

NAME OF PROPERTY OWNER OR GRANTOR: REMA K DUNN

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-
OF-WAY PURPOSES, FOR ALLEY IMPROVEMENT

ADDRESS: 1412 GLENWOOD AVENUE

PARCEL NO: 2945-123-00-059

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION: NONE

DESTRUCTION: NONE

1938017 02/07/00 1204PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Rema K. Dunn, Grantor, for and in consideration of the sum of Two Thousand One Hundred Eighty-Three and 65/100 Dollars (\$2,183.65), 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 or parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

Beginning at the Northeast Corner of Lot 2, Grandview Subdivision, Mesa County, Colorado, thence N90°00'00"W along the North line of said Lot 2 a distance of 308.95 feet to a point, thence S00°00'00"W a distance of 153.41 feet to the True Point of Beginning:

- Thence S00°00'00"W a distance of 6.60 feet;
 - Thence N90°00'00"W a distance of 66.18 feet;
 - Thence N00°00'00"E a distance of 6.60 feet;
 - Thence S90°00'00"E a distance of 66.18 feet to the True Point of Beginning,
- containing 436.73 square feet as described herein and 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 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 25th day of January, 2000.

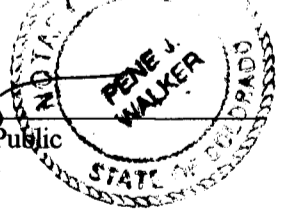
Rema K. Dunn
Rema K. Dunn

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25 day of January, 2000 by Rema K. Dunn.

My commission expires 7-16-01
Witness my hand and official seal.

Peggy Walker
Notary Public



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

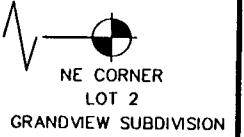
EXHIBIT "A"

BUNTING AVENUE

NORTH LINE OF LOT 2

N90°00'00"W

308.95'



2945-123-00-054

153.41'

W.00,000.00S

15' UTILITY EASEMENT
BK.458, P.214

S90°00'00"E 66.18'

N90°00'00"W 66.18'

2945-123-00-059

66.18'

W.00,000.00S

66.18'

W.00,000.00N



APPROXIMATE
BUILDING FOOTPRINT

2945-123-00-060

N90°00'00"W 66.18'

2945-123-00-059

REMA K. DUNN

1412 GLENWOOD AVENUE

ALLEY RIGHT OF WAY AREA = 436.73 SQ.FT.

DRAWN BY: SRP
DATE: 12-13-99
SCALE: 1" = 40'
APPR. BY: IW
FILE NO: LINDA2.DWG

EASEMENT DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION