

ELM9312T

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QC)

NAME OF AGENCY OR CONTRACTOR: ELM AND 12TH STREET
PARTNERSHIP BY: ARTHUR C. KUERSTEN (PARTNER), TERRY L. SWEET
(PARTNER), AND RICHARD W. KAUFFMAN (PARTNER)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1460 NUMBER
12TH STREET NORTHWEST CORNER OF LOT 1, BLOCK 2 OF HENDERSON
HEIGHTS FOR ROAD AND RIGHT-OF-WAY AND UTILITY PURPOSES
PARCEL NUMBER 2945-123-15-013

DEPARTMENT: PUBLIC WORKS

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

THIS DEED, Made this 29 day of January, 19 93,
between ELM & 12th Street Partnership

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of the _____ *County of Mesa and State of _____
Colorado, grantor(s), and The City of Grand Junction,
a municipal corporation

1628316 01:57 PM 02/01/93
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

whose legal address is 250 North 5th Street
Grand Junction, CO 81501

of the _____ County of Mesa and State of Colorado, grantee(s),

WITNESSETH, That the grantor(s), for and in consideration of the sum of one and no/100-----

----- Dollars
the receipt and sufficiency of which is hereby acknowledged, ha _____ remised, released, sold and QUIT CLAIMED, and by
these presents do _____ remise, release, sell and QUIT CLAIM unto the grantee(s), _____ heirs, successors and assigns,
forever, all the right, title, interest, claim and demand which the grantor(s) ha _____ 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:

Beginning at the Northwest corner of Lot 1, Block 2 of Henderson Heights
according to the Amended Plat thereof;

Thence N 89° 56' 51" E along the North line of said Lot 1 a distance of
2.40 feet;

Thence S 46° 55' 51" W a distance of 3.28 feet to a point on the West line
of said Lot 1;

Thence N 00° 02' 05" W along the North line of said Lot 1 a distance of
2.24 feet to the Point of Beginning,

containing 2.69 square feet, more or less.

SEE ATTACHED EXHIBIT "A"

~~also known by street and number as:~~ For road right-of-way and 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(s), either in law or equity,
to the only proper use, benefit and behoof of the grantee(s) its heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) ha ve executed this deed on the date set forth above.

Arthur C. Kuersten, Pte.
ARTHUR C. KUERSTEN, Partner
Terry L. Sweet, Pte.
TERRY L. SWEET, Partner
Richard W. Kauffman, Pte.
RICHARD W. KAUFFMAN, Partner

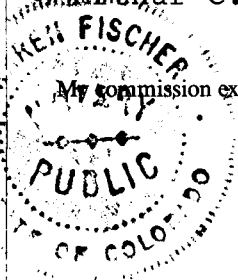
STATE OF COLORADO,

County of Mesa

} ss.

The foregoing instrument was acknowledged before me this 29 day of Jan, 1993,
by Arthur C. Kuersten, Terry L. Sweet and Richard W. Kauffman.

My commission expires 10-5-94, 19 ____ . Witness my hand and official seal.



Kevin Fischer
Notary Public

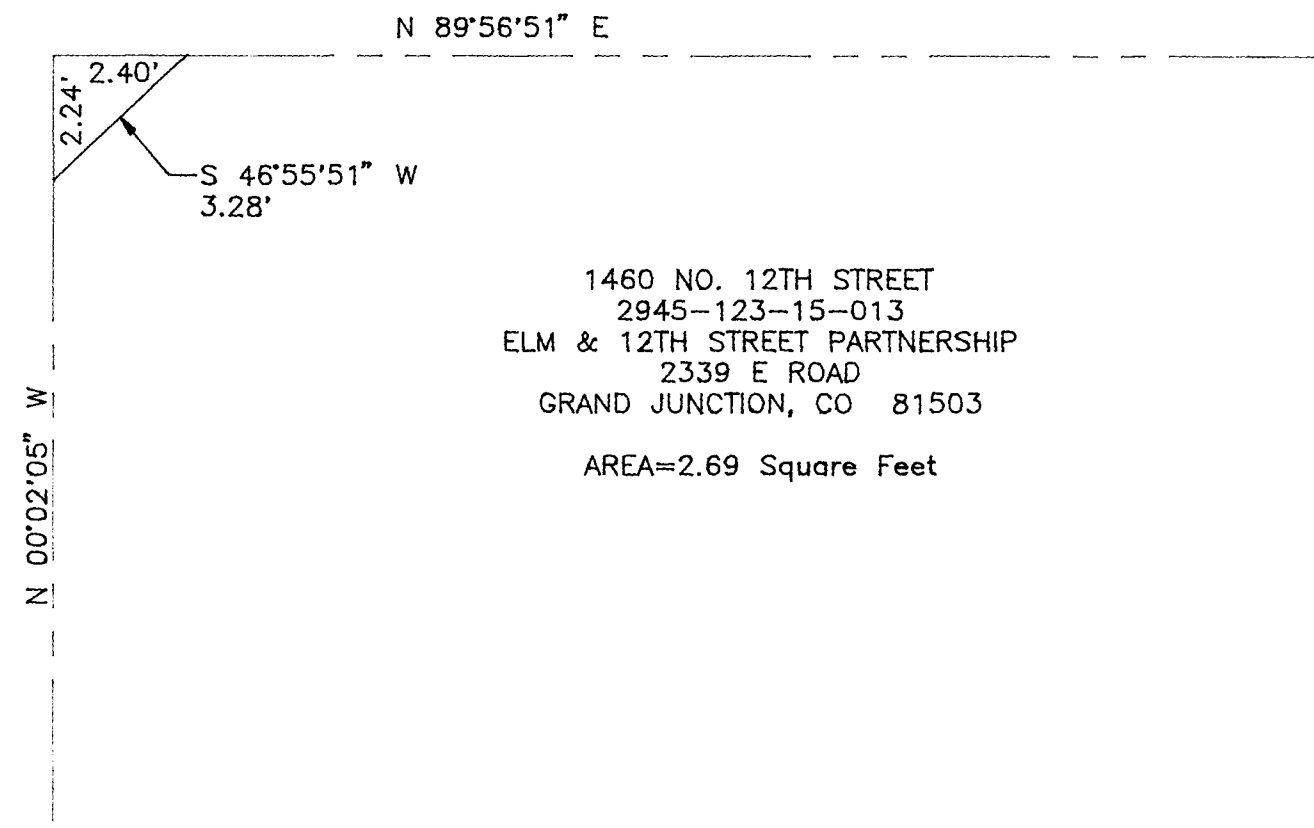
*If in Denver, insert "City and".

Prepared by T Woodmansee, 250 North 5th St, Grand Jet, 81501
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

EXHIBIT "A"

ELM AVENUE

NORTH 12TH STREET



1460 NO. 12TH STREET
 2945-123-15-013
 ELM & 12TH STREET PARTNERSHIP
 2339 E ROAD
 GRAND JUNCTION, CO 81503
 AREA=2.69 Square Feet



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12THELM.DWG

R.O.W. DESCRIPTION MAP
 PARCEL NO. 2945-123-15-013
 APPROVED _____
 DATE 9/11/92 C.A.K.

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 12TH STREET & ELM AVENUE, SE CORNER

