

EPS01275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QUIT CLAIM)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: EMANUEL EPSTEIN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 697 27 ½ ROAD,
GENERALLY AT 27 ¼ ROAD AND HORIZON DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2008194 07/31/01 0215PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Emanuel Epstein, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, all of the right, title and interest of Grantor in and to the following described real property in the County of Mesa, State of Colorado, to wit:

Commencing at the North ¼ Corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the NE ¼ NW ¼ of said Section 1 to bear S 00°03'02" W with all bearings contained herein being relative thereto; thence S 00°03'02" W along the east line of the NE ¼ NW ¼ of said Section 1 a distance of 461.76 feet to a point; thence leaving the east line of the NE ¼ NW ¼ of said Section 1, N 89°56'58" W a distance of 40.00 feet to a point on the west right-of-way line for 27 ½ Road as described by instruments recorded in Book 732 at Page 115 and Book 1517 at Page 715 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;

thence S 00°03'02" W along the west right-of-way line for 27 ½ Road as aforesaid a distance of 179.90 feet;
thence leaving said right-of-way line, 54.82 feet along the arc of a non-tangent curve concave to the Southwest, having a radius of 380.00 feet, a central angle of 08°15'56", and a long chord bearing N 40°11'30" W a distance of 54.77 feet;
thence N 44°19'28" W a distance of 56.58 feet;
thence N 00°40'32" E a distance of 33.12 feet;
thence N 45°40'32" E a distance of 92.26 feet;
thence S 89°56'58" E a distance of 8.64 feet to the Point of Beginning,
containing 8,096.49 square feet as described.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and Delivered this 11 day of July, 2001.

Emanuel Epstein

Emanuel Epstein

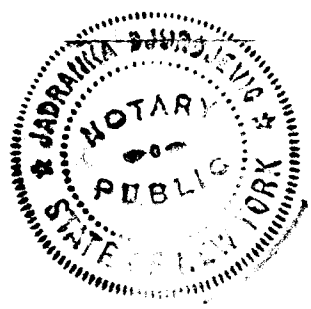
State of New York
County of KINGS)^{ss.}

The foregoing instrument was acknowledged before me this 11 day of July, 2001, by Emanuel Epstein.

My commission expires 12/11/02.
Witness my hand and official seal.

Jadranka Djurdjevic

Notary Public



JADRANKA DJURDJEVIC
NOTARY PUBLIC, State of New York
No. 01DJ6052146
Qualified In Kings County
Commission Expires December 11, 2002