

FET97RDW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: QUIT CLAIM DEED

NAME OF AGENCY OR CONTRACTOR: EARL D. FETZER AND ARLENE R.  
FETZER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2754 REDWOOD  
COURT, ADJACENT TO SCHAUSTER SUBDIVISION ON ORCHARD MESA

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

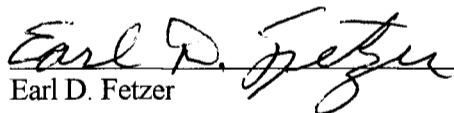
1803041 1051AM 06/23/97  
MONIKA TODD CLK&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

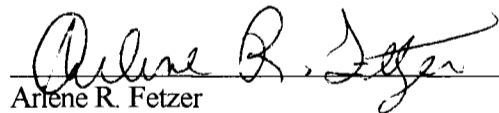
Earl D. Fetzer and Arlene R. Fetzer, whose address is 2754 Redwood Court, Grand Junction, Colorado 81503-2062, Grantors, for and in consideration of the installation, operation, maintenance and repair of street improvements, the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUIT CLAIMED, and by these presents do 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 Grantors in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the North 1/4 Corner of Section 25, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the Northeast 1/4 (NE1/4) of said Section 25 to bear S 00°00'00" E with all bearings contained herein being relative thereto; thence S 00°00'00" E along the West line of the NE1/4 of said Section 25 a distance of 1,040.00 feet; thence leaving the West line of the NE1/4 of said Section 25 and along the South right-of-way line for Redwood Court as dedicated with the platting of Schauster Subdivision, S 89°50'00" E a distance of 207.50 feet to the **True Point of Beginning**; thence S 89°50'00" E along the South line of the open, used and historical right-of-way for Redwood Court a distance of 205.00 feet; thence leaving said South right-of-way line, N 00°00'00" W a distance of 25.00 feet to a point on the North line of the open, used and historical right-of-way for Redwood Court; thence N 89°50'00" W along said North right-of-way line a distance of 205.00 feet to the Southeast Corner of Lot 2 of said Schauster Subdivision; thence S 00°00'00" E a distance of 25.00 feet to the True Point of Beginning, containing 5,125.00 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 the Grantors, 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 19 day of JUNE, 1997.

  
Earl D. Fetzer

  
Arlene R. Fetzer



State of Colorado )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of June 1997, by Earl D. Fetzer and Arlene R. Fetzer.

My commission expires 03/31/2001.  
Witness my hand and official seal.

*Arlene R. Fetzer*  
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Notary Public

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