

FMD771ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: F.M.D., A CO-PARTNERSHIP, MARK
M. WAGNER AND FRANK NISLEY, JR.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1ST STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1977

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Earl Sawyer

F. M. D. CO., a Co-partnership,
whose address is Grand Junction,
County of Mesa, and State of

Colorado, for the consideration of
TEN DOLLARS AND OTHER VALUABLE CONSIDERATION,
~~Dollars~~, in hand paid,

Date Documentary Fee
Date JUL 22 1977
Exempt

hereby sell(s) and quit claim(s) to
CITY OF GRAND JUNCTION,
whose address is Grand Junction,

County of Mesa, and State of Colorado, the following real

property, in the County of Mesa, and State of Colorado, to wit:

Commencing at the E $\frac{1}{4}$ Corner of Section 15, Township 1 South,
Range 1 West of the Ute Meridian, thence North 00°08' East
along the East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 15, a distance
of 785.36 feet, thence North 89°52' West 30.00 feet to the
point of beginning, thence North 89°52' West 20.00 feet, thence
North 00°08' East 114.7 feet, thence South 89°52' East 20.00
feet, thence South 00°08' West 114.7 feet to the point of
beginning, Mesa County, Colorado.

It is understood between the parties to this deed that the City
of Grand Junction requested this conveyance, without consideration,
as a condition of the grantor receiving a certificate of occupancy
on the improvements constructed on adjacent property. This deed
is therefore delivered to the grantee upon the specific condition
that in the event at any time in the future this conveyance or
a similar conveyance is determined to be illegal or unconstitutional,
the grantee will at its option either reconvey the above described
tract to the ownership of the grantor, or its successors in title,
or will condemn said tract and pay its fair market value.

with all its appurtenances

Signed this 7th day of July, 1977

F. M. D. CO., a Co-partnership

By: *Mark M. Wagner*
Mark M. Wagner
Frank Nisley, Jr.
Frank Nisley, Jr.
G. Douglas Holling
G. Douglas Holling

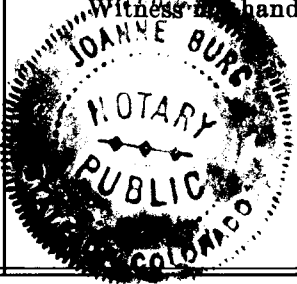
STATE OF COLORADO,
County of Mesa

ss.

The foregoing instrument was acknowledged before me this 7th
day of July, 1977, by Frank Nisley, Jr., Mark M. Wagner and
G. Douglas Holling, doing business as FMD Co., a Colorado co-partnership.

My commission expires December 6, 1980.

Witness my hand and official seal



Joanne Burg

Notary Public.

Copy to Earl Sawyer 7-27-77