

FRO98WKS

TYPE OF RECORD: PERMANENT

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

PURPOSE: ROAD AND UTILITY RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: FROSTLINE USE INC., A COLORADO CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT ONE AND LOT TWO OF WICKES SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1828039 01/14/98 0221PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED (Correction)

THIS DEED is made as of the 13th day of May, 1994, nunc pro tunc, between FROSTLINE USA, INC., a Colorado corporation, Grantor, and the City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee.

WITNESSETH, That the 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 said Grantee, its successors and assigns forever, all of the right, title and interest of Grantor in and to the following described real property being a part of Lot One and Lot Two of Wickes Subdivision situate in the Northwest 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, to wit:

Beginning at the Northwest corner of Lot Two of Wickes Subdivision as recorded in Plat Book 13 at Page 78 of the records of the Mesa County Clerk and Recorder, whence the Northeast corner of said Lot Two bears S 89°49'18" E a distance of 830.75 feet, with all bearings contained herein being relative thereto;
thence S 89°49'18" E along the north line of said Lot Two a distance of 110.47 feet to a point;
thence leaving the north line of said Lot Two, S 28°06'41" E a distance of 916.39 feet to a point on the south line of Lot One of said Wickes Subdivision;
thence along the southerly and westerly line of said Lot One the following 5 courses:

1. S 84°29'10" W a distance of 79.32 feet;
2. N 89°51'52" W a distance of 279.27 feet;
3. N 47°42'27" W a distance of 71.08 feet;
4. N 03°22'58" E a distance of 264.26 feet;
5. N 06°18'26" W a distance of 105.00 feet to the southwest corner of said Lot Two;


thence N 06°18'26" W along the westerly line of said Lot Two a distance of 93.60 feet;
thence continuing along the westerly line of said Lot Two N 22°13'21" W a distance of 331.22 feet to the point of beginning. Said parcel contains 4.06 acres more or less.

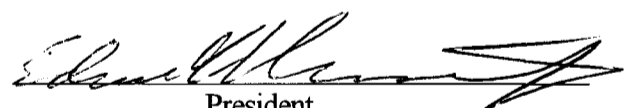
TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, The Grantor has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest:

FROSTLINE USA INC., a Colorado corporation


Secretary

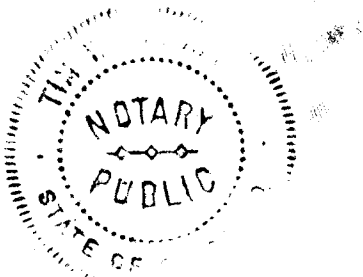

President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of January, 1998, by Edward L. Clements Jr. as President and attested by Shirley R. Clements as Secretary of FROSTLINE USA Inc., a Colorado corporation.

My commission expires 2/28/98.
Witness my hand and official seal.

Tim Woodmansee
Notary Public



THE PURPOSE OF THIS DEED IS TO CORRECT THE NAME OF THE GRANTOR AND THE LEGAL DESCRIPTION OF THE PROPERTY AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED DATED THE 13TH DAY OF MAY, 1994, AND RECORDED IN BOOK 2077 AT PAGE 636 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER.

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