

GRA79282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QC)

NAME OF AGENCY OR CONTRACTOR: FEDERAL PROPERTIES INVESTMENT
COMPANY GRAND MANOR INVESTMENT CO., A CALIFORNIA LIMITED
PARTNERSHIP BY: V. HALL TREADAWAY AND DON R. HOLLAND FEDERAL
DEVELOPMENT INC.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD
FROM ORCHARD AVE NORTH, SOUTH OF NORTH AVE FOR ROAD RIGHT OF
WAY FOR GRAND MANOR DEVELOPMENT.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1979

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Grand Manor Investment Co., A California Limited Partnership whose address is 25 Cadillac Drive Sacramento, California

County of _____, and State of _____

, for the consideration of

One ----- Dollars, in hand paid,

hereby sell(s) and quit claim(s) to City of Grand Junction, A Municipal Corporation whose address is

Grand Junction, Colorado

County of _____, and State of _____

, the following real

property, in the

County of _____

, and State of Colorado, to wit:

A tract of land for road right of way and utility purposes located in the Southeast One Quarter (SE 1/4) of the Northwest One Quarter (NW 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian more particularly described as follows:

The West 40.00 feet of the following described parcel of land; Commencing at the Southwest corner of the Southeast quarter of the Northwest quarter of said Section 7 and, considering the South line of the Southeast quarter of the Northwest quarter of said Section 7 to bear North 89°58'01" West, with all bearings contained herein relative thereto; thence, North 00°23'16" West along the West line of the Southeast quarter of the Northwest quarter of said Section 7, 60.00 feet to the true point of beginning; thence, continuing North 00°23'16" West along the West line of the Southeast quarter of the Northwest quarter of said Section 7, 991.98 feet; thence North 34°28'04" East, 35.35 feet; thence North 88°24'51" East, 307.15 feet to a point on the East line of the West Quarter of the Southeast quarter of the Northwest quarter of said Section 7; thence South 00°21'35" East along the East line of the West quarter of the Southeast quarter of the Northwest quarter of said Section 7, 917.81 feet; thence North 89°58'01" West, 80.00 feet; thence South 00°21'35" East, 112.00 feet; thence North 89°58'01" West, 246.79 feet, more or less to the point of beginning.

FOR road right of way and utility purposes also known as street and number

with all its appurtenances

FEDERAL PROPERTIES INVESTMENT COMPANY General Partner of GRAND MANOR INVESTMENT CO.

Signed this 5th day of December, 1979

BY: V. H. H. Sunday

BY: Don R. Holland

FEDERAL PROJECTS DEVELOPMENT, INC. General Partner of GRAND MANOR INVESTMENT CO.

BY: V. H. H. Sunday

STATE OF COLORADO,

County of _____

BY: Don R. Holland } ss.

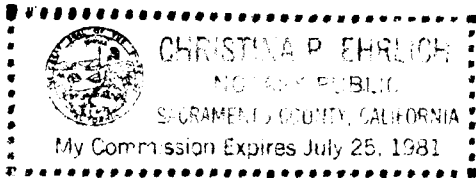
The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by

My commission expires _____ Witness my hand and official seal

Notary Public.

STATE OF CALIFORNIA)
) ss.
 COUNTY OF SACRAMENTO)

On DECEMBER 5, 1979, before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared DON R. HOLLAND and V. HAL TREADAWAY known to me to be the PRESIDENT and the SECRETARY respectively of FEDERAL PROJECTS DEVELOPMENT, INC., a California Corporation, the corporation that executed the within instrument and know to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the General Partners of GRAND MANOR INVESTMENT COMPANY the Limited Partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such General Partner and that such Limited Partnership executed the same.



WITNESS MY HAND AND OFFICIAL SEAL

Christina P. Ehrlich
 NOTARY PUBLIC, STATE OF CALIFORNIA
 My Commission Expires: JULY 25, 1981

STATE OF CALIFORNIA
 COUNTY OF SACRAMENTO

On DECEMBER 5, 1979, before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared DON R. HOLLAND and V. HAL TREADAWAY known to me to be PARTNERS of Federal Properties Investment Company, a General Partnership, the partnership that executed the within instrument and known to me to be the person(s) who executed the within instrument on behalf of said partnership, said partnership being known to me to be a General Partner of GRAND MANOR INVESTMENT COMPANY the Limited Partnership that executed the within instrument, and acknowledged to me that such partnership executed the same as a General Partner and that such Limited Partnership executed the same.



WITNESS my hand and official seal.

Christina P. Ehrlich
 Notary Public in and for said State
 My Commission Expires JULY 25, 1981

No. _____

QUIT CLAIM DEED

TO

STATE OF COLORADO, }
County of _____ } ss.

I hereby certify that this instrument was filed
for record in my office, at _____
o'clock ____ M., _____, 19____
and is duly recorded in book _____
page _____
Film No. _____ Reception No. _____

Recorder.

By _____ Deputy.

Fees, \$ _____