

GRA80282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QC)

NAME OF AGENCY OR CONTRACTOR: GRAND MANOR INVESTMENT CO., A CALIFORNIA LIMITED PARTNERSHIP BY: FEDERAL PROPERTIES INVESTMENT COMPANY, A GENERAL PARTNERSHIP, GENERAL PARTNER AND V. HAL TREADAWAY (PARTNER) & DON. R. HOLLAND (PARTNER) FEDERAL PROJECTS DEVELOPMENT INC.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD FROM ORCHARD AVE. TO PATTERSON ROAD. TRIANGULAR PARCEL @ NE CORNER OF 28 1/4 RD AND ORCHARD AVE. PARCEL # 15. ST-ID-80, PHASE A

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1980

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Reception No. 1228189

Earl Sawyer

Recorder.

Grand Manor Investment Co., a California Limited Partnership,  
whose address is 25 Cadillac Drive, Sacramento  
County of Sacramento, and State of

California, for the consideration of One Dollar and other good and valuable considerations  
~~DOLLARS~~, in hand paid,

hereby sell(s) and quit claim(s) to The City of Grand Junction, a municipal corporation,  
whose address is 250 North 5th Street, Grand Junction,

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

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

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

Commencing at the Southwest Corner (SW Cor.) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 7 and, considering the South line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 7 to bear North 89° 58' 01" West, with all bearings contained herein relative thereto; thence South 89° 58' 01" East along the South line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 7, 40.00 feet; thence North 00° 23' 16" West, 60.00 feet to the true point of beginning, being the Southeast Corner of that tract of land conveyed to the City of Grand Junction by Deed recorded in Book 1239 at Page 457; thence along the Easterly line of said City of Grand Junction tract continuing North 00° 23' 16" West, 25.00 feet; thence South 44° 45' 24" East, 35.23 feet to a point on the Northerly line of that tract of land conveyed to the City of Grand Junction by Deed recorded in Book 1239 at Page 455; thence along the Northerly line of the last said City of Grand Junction tract, North 89° 58' 01" West, 25.00 feet to the True Point of Beginning.

~~also known as street and number~~

with all its appurtenances

Signed this 3<sup>rd</sup> day of JULY, 1980

GRAND MANOR INVESTMENT COMPANY,  
A Limited Partnership  
BY: FEDERAL PROPERTIES INVESTMENT  
COMPANY, A General Partnership, General Partner

V. HAL TREADAWAY - Partner

DON R. HOLLAND - Partner

STATE OF COLORADO,

County of

} ss. FEDERAL PROJECTS DEVELOPMENT, INC.,  
A California Corporation

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

DON R. HOLLAND - President

My commission expires  
Witness my hand and official seal

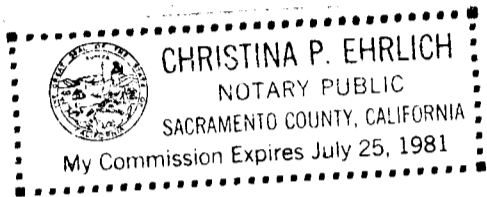
V. HAL TREADAWAY - Vice Pres

Notary Public.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SACRAMENTO )

On JULY 3, 1980, before me, the undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared V. HAL TREADAWAY and DON R. HOLLAND known to me to be the Vice President and President respectively of FEDERAL PROJECTS DEVELOPMENT, INC., a California Corporation, the corporation that executed the within instrument and known 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 July 3, 1980, before me, the undersigned, a Notary Public, State of California duly commissioned and sworn, personally appeared V. HAL TREADAWAY and DON R. HOLLAND 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

1228189

STATE OF COLORADO } ss

County of MESA  
I hereby certify that this instrument was  
Filed for record

JUL 7 1980

at 11:59 o'clock A M and recorded  
in Book 1264 Page 82D  
EARL SAWYER, County Clerk & Recorder

By Earl Sawyer

How Eloquent  
Send to:  
Daniel W. Louden  
258 N. 5th St.  
City Hall

ST-10-80, 1980  
28 1/4 ROAD from Orchard Ave.  
to Patterson Road.

Triangle parcel @ NE Cor of  
28 1/4 Rd & Orchard Ave.

PARCEL # 15 **1228189**  
No. \_\_\_\_\_

# QUIT CLAIM DEED

GRAND MANOR INVESTMENT Co. &

FEDERAL PROJECTS DEVELOPMENT, Inc.

TO

THE CITY OF GRAND JUNCTION,

a municipal corporation

STATE OF COLORADO,

County of

**MESA**

ss.

I hereby certify that this instrument was filed

for record in my office, at 1159

o'clock 4 M., **JUL 7 1980**, 19

and is duly recorded in book 1264

page 820

Film No. \_\_\_\_\_ Reception No. \_\_\_\_\_

Recorder

By \_\_\_\_\_ Deputy

Fees, \$

200 fees mat

Send to:  
Daniel W. Toude  
250 N. 5th Street

City #20 ADAMSON PUBLISHING CO. DENVER