

HAH0125R

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: MICHAEL G. ZAGRZEBSKI AND CHRISTINE M. HAHN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 695 25 ROAD, GRAND JUNCTION, PARCEL #2945-041-00-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2020921 10/19/01 0313PM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Michael G. Zagrzebski and Christine M. Hahn, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, all of the right, title and interest of Grantors in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

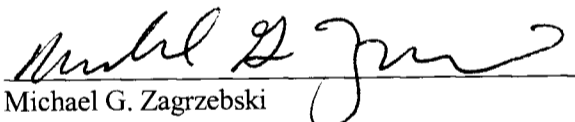
Beginning at the Northeast corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the NE ¼ of said Section 4 to bear S 00°02'21" W with all bearings contained herein being relative thereto; thence S 00°02'21" W along the east line of the NE ¼ of said Section 4 a distance of 300.00 feet;
thence leaving the east line of the NE ¼ of said Section 4, N 89°58'04" W a distance of 12.64 feet to a point on the west line of the open, used and historic right-of-way for 25 Road;
thence along the west line of the open, used and historic right-of-way for 25 Road the following four (4) courses:

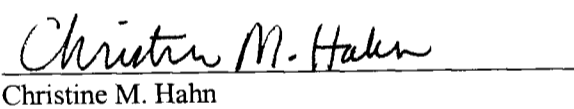
1. N 00°10'44" W a distance of 199.66 feet;
2. N 02°42'50" W a distance of 47.33 feet;
3. N 00°17'29" E a distance of 46.43 feet;
4. N 45°00'00" W a distance of 9.39 feet to a point on the north line of said Section 4;

thence S 89°58'04" E along the north line of said Section 4 a distance of 22.11 feet to the Point of Beginning, containing 4,133.29 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference, all of which is located within the open, used and historical right-of-way for 25 Road.

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 Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and Delivered this 15 day of Oct, 2001.

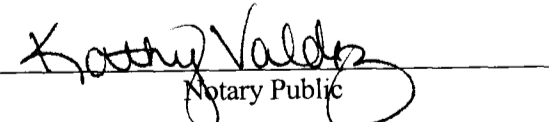

Michael G. Zagrzebski


Christine M. Hahn

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15 day of Oct, 2001, by Michael G. Zagrzebski and Christine M. Hahn.

My commission expires 4-21-04.
Witness my hand and official seal.


Kathy Valdez
Notary Public

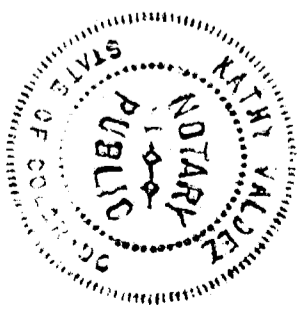
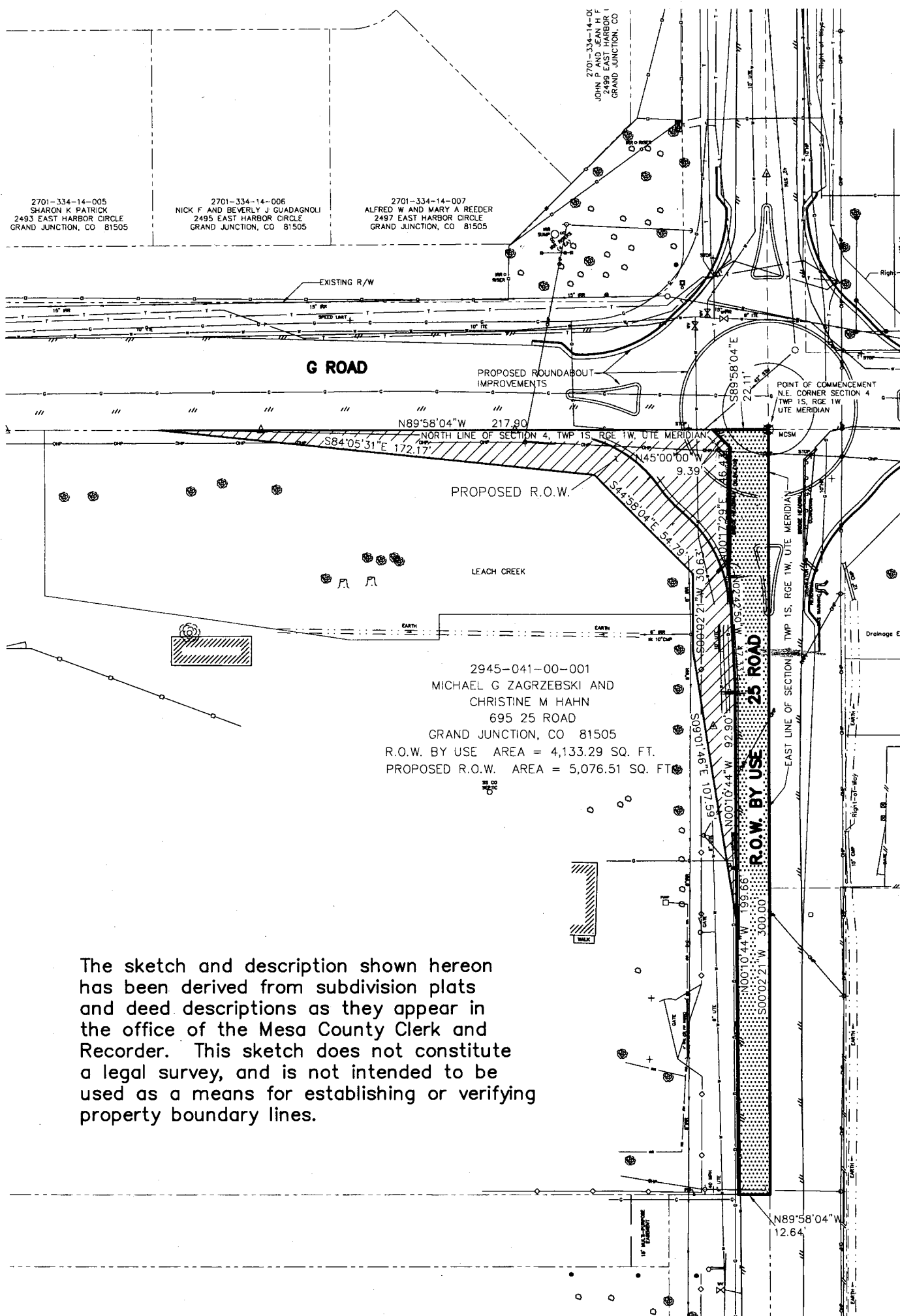


EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.I.K.
DATE: 08-21-2001
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: 1007.DWG

RIGHT-OF-WAY DESCRIPTION MAP
S.W. CORNER 25 RD AND G RD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION