

HOL0526R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR:	BERNDT C. HOLMES AND FRANCES C. HOMES
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY FOR F ½ ROAD SEWER
ADDRESS:	640 26 ROAD
PARCEL NO:	2945-023-00-044
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2281475 BK 4019 PG 36-37
10/20/2005 04:04 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

QUIT CLAIM DEED

Berndt C. Holmes and Frances C. Holmes, 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:

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW1/4 SW 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 2 and assuming the West line of the NW 1/4 SW 1/4 of said Section 2 to bear S00°02'48"W with all bearings contained herein relative thereto; thence S00°02'48"W along the West line of the NW 1/4 SW 1/4 of said Section 2, a distance of 200.00 feet to the Northwest corner of that certain parcel of land described in Book 922, Page 733 public records of Mesa County, Colorado and the Point of Beginning; thence N89°50'41"E along the North line of said described parcel a distance of 20.00 feet; thence S00°02'48"W along a line being 20.00 foot East of and parallel with the West line of the NW 1/4 SW 1/4 of said Section 2, a distance of 225.15 feet to the South line of said described property; thence S90°00'00"W along the South line of said described property a distance of 20.00 feet to the West line of the NW 1/4 SW 1/4 of said Section 2; thence N00°02'48"E along the West line of the NW 1/4 SW 1/4 of said Section 2 a distance of 225.10 feet more or less to the Point of Beginning.

CONTAINING 4,502.0 square feet, more or less, as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference

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 17 day of August, 2005.

Berndt C. Holmes
Berndt C. Holmes

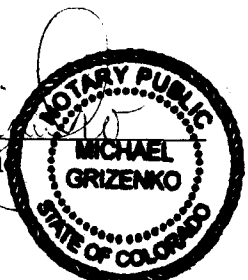
Frances C. Holmes
Frances C. Holmes

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of AUGUST, 2005, by Berndt C. Holmes and Frances C. Holmes.

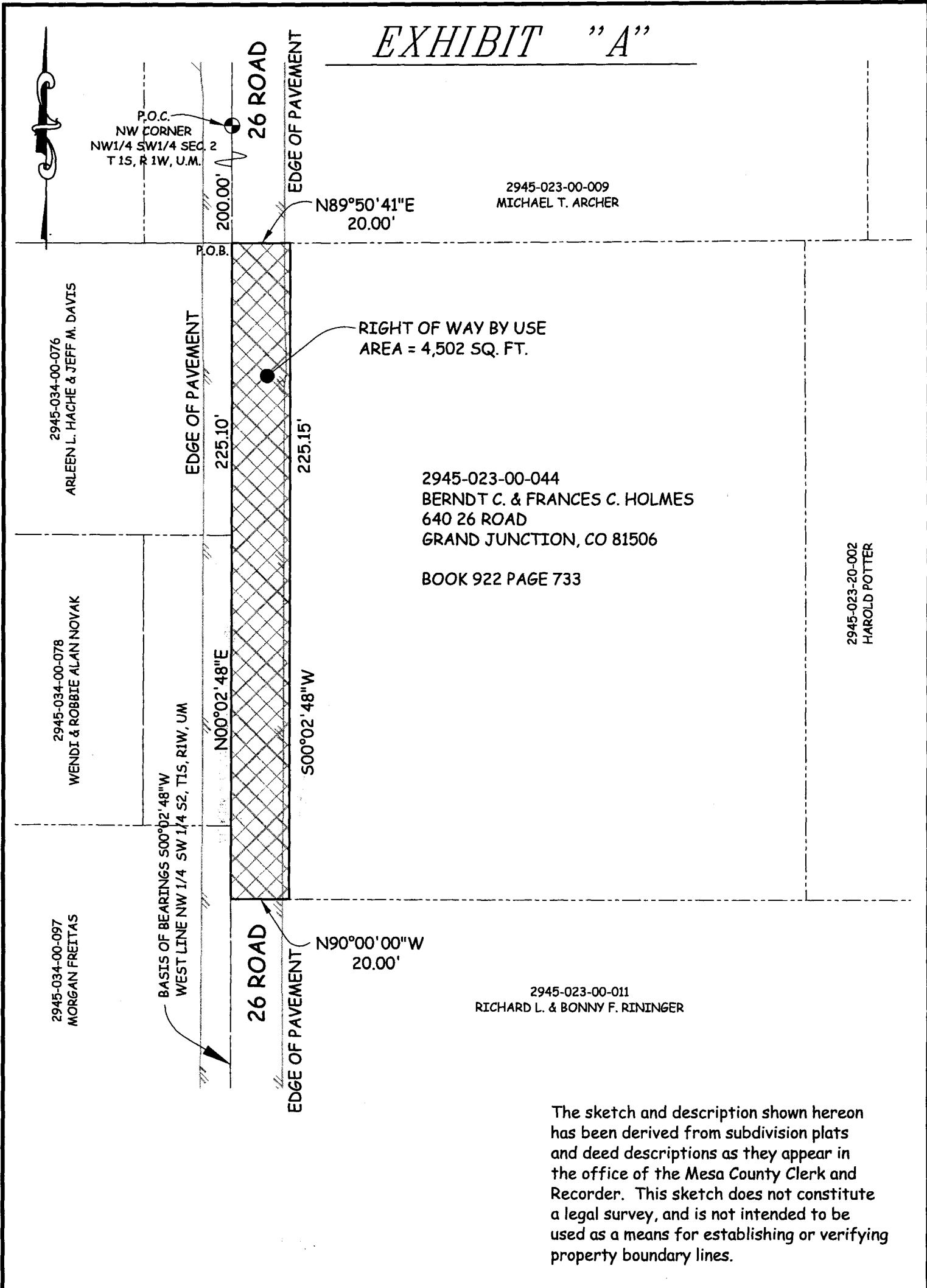
My commission expires 10/09/2007

Witness my hand and official seal.

Michael Grizenko
Notary Public 

8/15/05
12:42 PM
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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: TLP
 DATE: 07-29-2005
 SCALE: 1" = 40'
 APPR. BY: PTK

F 1/2 ROAD SEWER IMPROVEMENT DISTRICT
 RIGHT-OF-USE DESCRIPTION MAP
 2945-023-00-044

