

HOL98CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: PAUL HOLLAND, III AND DIANA MARIE HOLLAND

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2762 C ROAD, UNAWEEP EASEMENT,
PARCEL NO. 2945-244-00-153

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1827274 01/08/98 0352PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Paul Holland, III and Diana Marie Holland, whose address is 2762 C Road, Grand Junction, Colorado 81503, Grantors, for and in consideration of the installation, operation, maintenance and repair of street improvements, 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, its successors and assigns forever, all of the right, title and interest of Grantors in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

A parcel of land situate in the SW 1/4 SE 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of the E 1/2 E 2/5 SW 1/4 SW 1/4 SE 1/4 of said Section 24; thence N 00°00'00" E a distance of 16.00 feet to a point on the north edge of an existing road; thence N 90°00'00" E along the north edge of said existing road a distance of 90.00 feet to the beginning of a curve concave to the northwest; thence 20.32 feet along the north edge of said existing road and arc of said curve, having a radius of 20.00 feet, a delta angle of 58°12'42" and a long chord bearing N 60°53'39" E a distance of 19.46 feet to a point; thence leaving the north edge of said existing road S 00°00'00" E a distance of 25.46 to a point on the south line of said Section 24; thence N 90°00'00" W along the south line of said Section 24 a distance of 107.00 feet to the point of beginning, containing 1759.25 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

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

Executed and delivered this 2nd day of January, 1998

Paul Holland III
Paul Holland, III

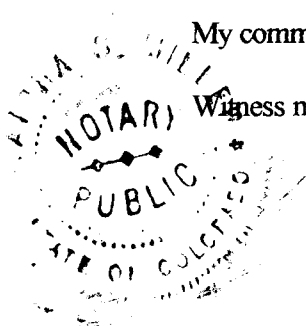
Diana Marie Holland
Diana Marie Holland

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 1998, by Paul Holland, III and Diana Marie Holland.

My commission expires 6-7-1999

Witness my hand and official seal.



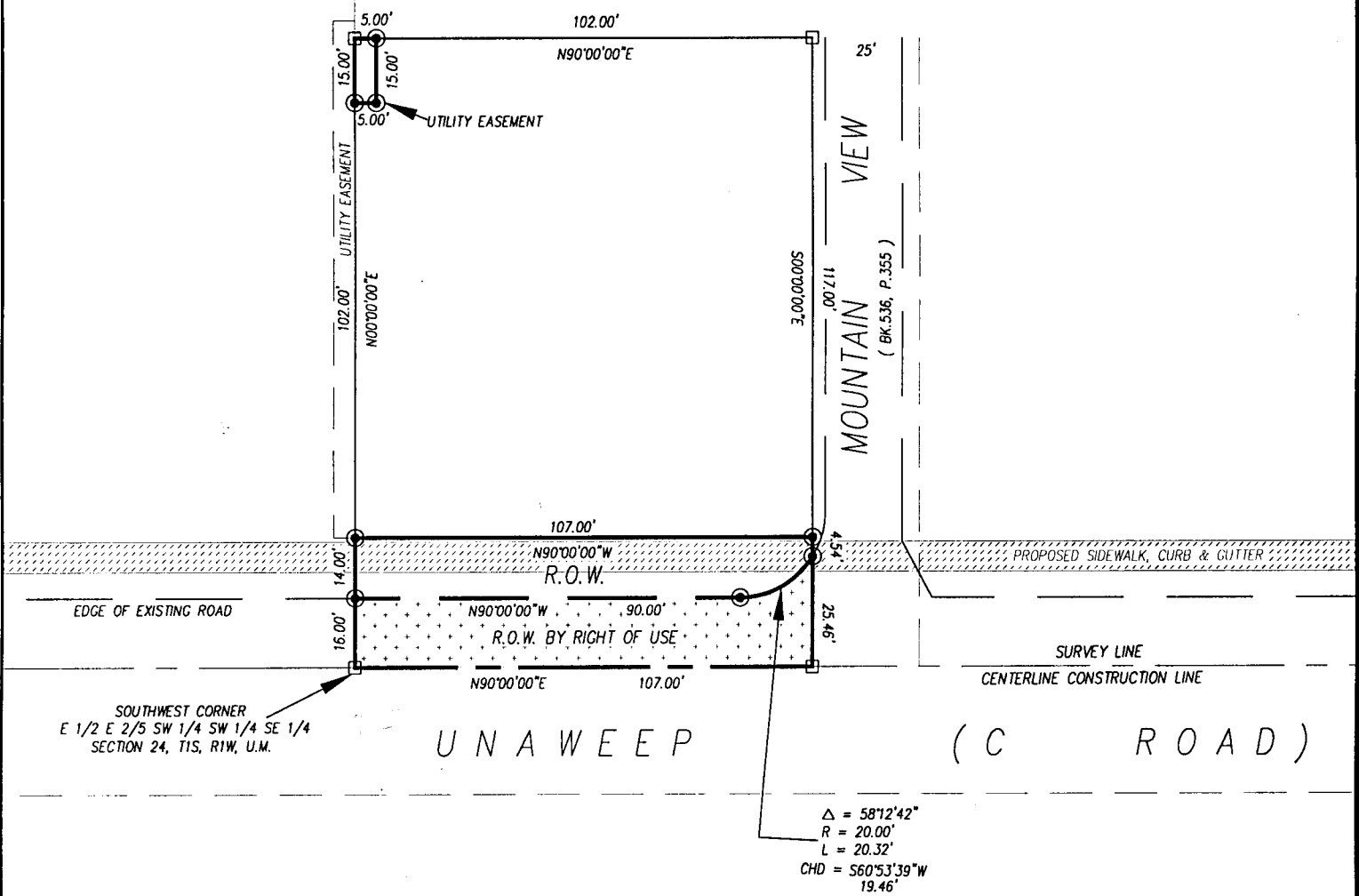
Martha S. Miller
Notary Public

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

EXHIBIT "A"



2945-244-00-153
 PAUL HOLLAND, III & DIANA MARIE HOLLAND
 2762 C ROAD
 UTILITY EASEMENT AREA = 75.00 SQ.FT.
 R.O.W. BY RIGHT OF USE AREA = 1759.25 SQ.FT.
 R.O.W. AREA = 1450.75 SQ.FT.



DRAWN BY: SRP
 DATE: 12-10-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP98.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (188)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION