

ICB971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: ILENE P. BROWN AND CHARLES F. BROWN

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2135 NORTH 1ST STREET, RIGHT OF WAY,
PARCEL NO. 2945-101-00-024

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1804850 0308PM 07/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$NO FEE

Ilene P. Brown and Charles F. Brown, whose address is 2135 North First Street, Grand Junction, Colorado 81501, 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:

Beginning at the Northeast Corner of the South Half of the North Half of the Southeast 1/4 of the Northeast 1/4 (S1/2 N1/2 SE1/4 NE1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE1/4 NE1/4 of said Section 10 to bear N 00°00'00" E with all bearings contained herein being relative thereto;
thence leaving the East line of said S1/2 N1/2 SE1/4 NE1/4, S 90°00'00" W a distance of 11.23 feet to a point on the West line of the open, used and historical right-of-way for North First Street;
thence S 00°10'49" E along said West line a distance of 49.75 feet;
thence continuing along said West line, S 00°03'28" W a distance of 40.25 feet;
thence leaving said West line, S 90°00'00" E a distance of 11.12 feet to a point on the East line of the S1/2 N1/2 SE1/4 NE1/4 of said Section 10;
thence N 00°00'00" E along the East line of said S1/2 N1/2 SE1/4 NE1/4 a distance of 90.00 feet to the Point of Beginning,
containing 1,001.73 square feet as described herein and as 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 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 6TH day of June, 1997.

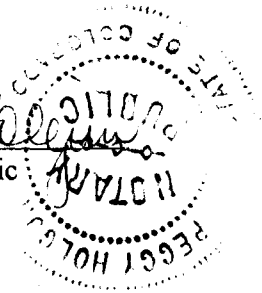
Ilene P. Brown
Ilene P. Brown

Charles F. Brown
Charles F. Brown

State of Colorado)
)ss.
County of Mesa)

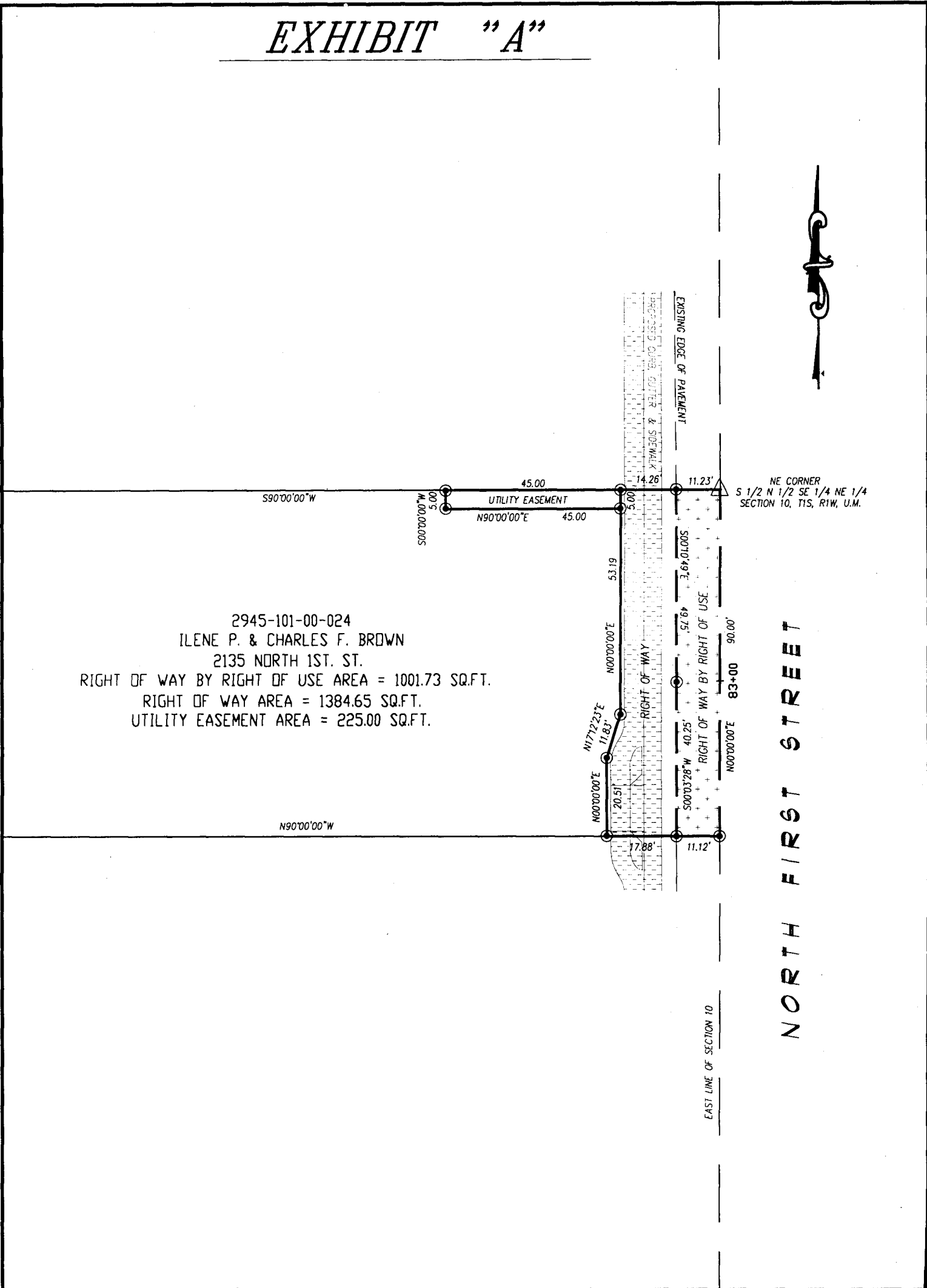
The foregoing instrument was acknowledged before me this 6TH day of June, 1997, by Ilene P. Brown and Charles F. Brown.

My commission expires 3.3.01.
Witness my hand and official seal.

Reginald [Signature]
Notary Public


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

EXHIBIT "A"



2945-101-00-024
 ILENE P. & CHARLES F. BROWN
 2135 NORTH 1ST. ST.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1001.73 SQ.FT.
 RIGHT OF WAY AREA = 1384.65 SQ.FT.
 UTILITY EASEMENT AREA = 225.00 SQ.FT.

NE CORNER
 S 1/2 N 1/2 SE 1/4 NE 1/4
 SECTION 10, T1S, R1W, U.M.

NORTH FIRST STREET

DRAWN BY: SRP
 DATE: 5-13-97
 SCALE: 1" = 30'
 APPR. BY: IKH
 FILE NO: F113.DWG

RIGHT-OF-WAY DESCRIPTION MAP

NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (113)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION