

JIB971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: JOHN S. BIOCIC AND IRENE V. BIOCIC

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2323 NORTH 1ST STREET, RIGHT OF WAY,
PARCEL NO. 2945-101-00-014

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1795055 0423PM 04/15/97
MONIKA TODD CLK® MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

QUIT CLAIM DEED

John S. Biocic and Irene V. Biocic, whose address is 2323 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:

Commencing at the Southeast Corner of the Northeast 1/4 of the Northeast 1/4 (NE1/4 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 NE1/4 NE1/4 of said Section 10 to bear N 00°29'40" W with all bearings contained herein being relative thereto; thence N 00°29'40" W along the East line of said NE1/4 NE1/4 a distance of 115.70 feet to the **True Point of Beginning**;

thence leaving the East line of said NE1/4 NE1/4, S 89°30'20" W a distance of 12.76 feet to a point on the West line of the open, used and historical right-of-way for North First Street; thence along said West right-of-way line the following three (3) courses and distances:

1. N 00°03'09" W a distance of 54.66 feet;
2. N 00°14'27" W a distance of 49.28 feet;
3. N 00°01'51" E a distance of 20.76 feet;

thence leaving said West right-of-way line, N 89°30'20" E a distance of 11.93 feet to a point on the East line of the NE1/4 NE1/4 of said Section 10; thence S 00°29'40" E along said East line a distance of 124.70 feet to the True Point of Beginning, containing 1,537.95 square feet as described herein and as 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 11th day of March, 1997.

John S. Biocic
John S. Biocic

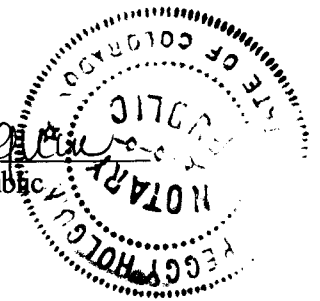
Irene V. Biocic
Irene V. Biocic

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of March, 1997, by John S. Biocic and Irene V. Biocic.

My commission expires 3-3-01.
Witness my hand and official seal.

Peary Helander
Notary Public

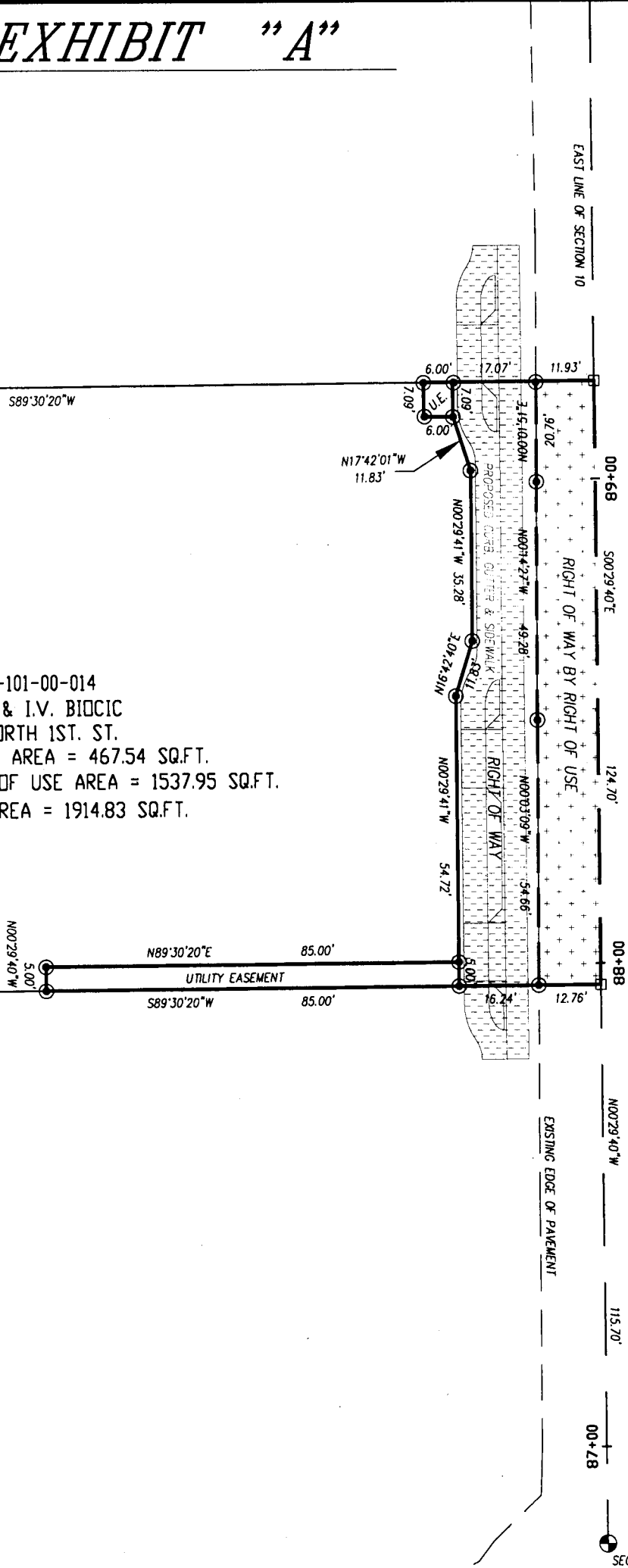


The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2945-101-00-014
 JOHN S. & I.V. BIDCIC
 2323 NORTH 1ST. ST.
 UTILITY EASEMENT AREA = 467.54 SQ.FT.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1537.95 SQ.FT.
 RIGHT OF WAY AREA = 1914.83 SQ.FT.



NORTH FIRST STREET

SOUTHEAST CORNER
 NE 1/4 NE 1/4
 SECTION 10, T1S, R1W, U.M.

DRAWN BY: SRP
 DATE: 2-19-97
 SCALE: 1" = 30'
 APPR. BY: TW
 FILE NO: F121.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (121)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION