

KEL971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: STEPHEN SAMUEL KELLY AND CONNIE KAY KELLY

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2119 NORTH 1ST STREET, RIGHT OF WAY,
PARCEL NO. 2945-101-00-025

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1804844 0308PM 07/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$NO FEE

Stephen Samuel Kelly and Connie Kay Kelly, whose address is 629 Fletcher Lane, 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 Northeast Corner of the South 3/4 of the Southeast 1/4 of the Northeast 1/4 (S3/4 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 S 00°00'00" W with all bearings contained herein being relative thereto; thence S 00°00'00" W along the East line of the SE1/4 NE1/4 of said Section 10 a distance of 90.00 feet to the **True Point of Beginning;**


thence S 00°00'00" W along the East line of said SE1/4 NE1/4 a distance of 85.36 feet;
thence leaving the East line of said SE1/4 NE1/4, N 90°00'00" W a distance of 10.73 feet to a point on the West line of the open, used and historical right-of-way for North First Street;
thence along the West line of the open, used and historical right-of-way for North First Street the following four (4) courses and distances:

1. N 00°24'37" E a distance of 8.24 feet;
2. N 00°29'13" W a distance of 17.29 feet;
3. N 00°21'24" W a distance of 50.59 feet;
4. N 00°03'28" E a distance of 9.24 feet;

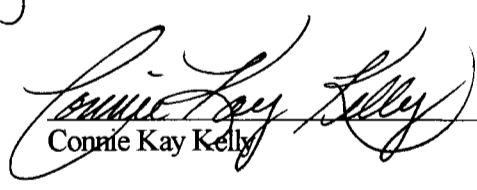
thence leaving said right-of-way line, S 90°00'00" E a distance of 11.12 feet to the Point of Beginning, containing 931.62 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

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 3rd day of June, 1997.



Stephen Samuel Kelly



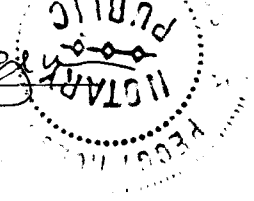
Connie Kay Kelly

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of June, 1997, by Stephen Samuel Kelly and Connie Kay Kelly.

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

Robert Kelly
Notary Public



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

EXHIBIT "A"

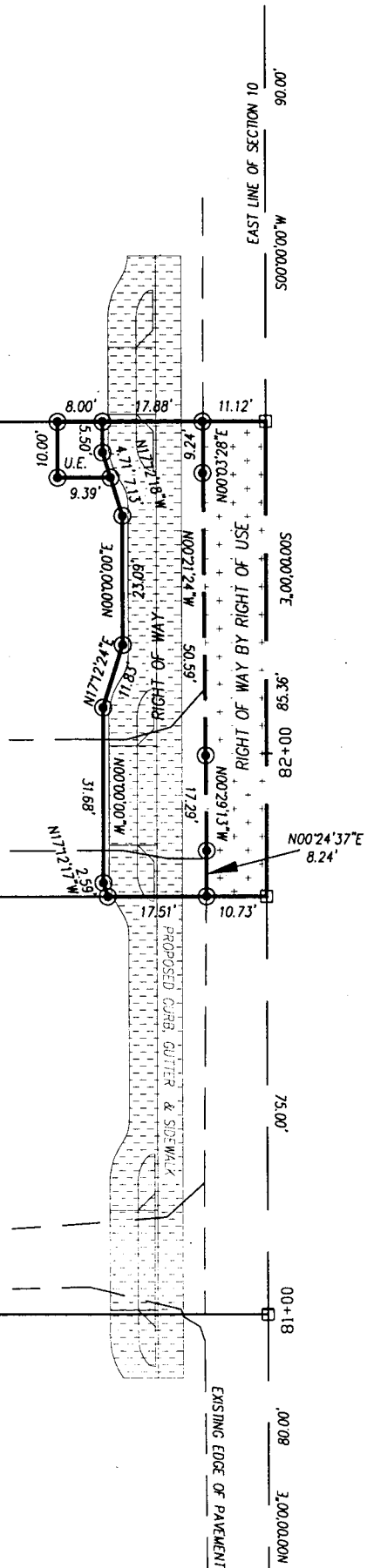


NE CORNER
S 3/4 SE 1/4 NE 1/4
SECTION 10, T1S, R1W, U.M.



2945-101-00-025
2119 NORTH 1ST. ST.
STEPHEN S. & CONNIE K. KELLY
RIGHT OF WAY BY RIGHT OF USE AREA = 931.62 SQ.FT.
RIGHT OF WAY AREA = 1422.45 SQ.FT.
UTILITY EASEMENT AREA = 83.13 SQ.FT.

2945-101-00-026
2117 NORTH 1ST. ST.



NORTH FIRST STREET

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



DRAWN BY: SRP
DATE: 4-18-97
SCALE: 1" = 30'
APPR. BY: TKH
FILE NO: F111.DWG

RIGHT-OF-WAY DESCRIPTION MAP
NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
(111)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION