

KLL0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QUIT CLAIM)**

NAME OF AGENCY OR CONTRACTOR: TIMOTHY D. KELLY AND SHEILA
M. FUTRELL

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 529
29 ROAD

PARCEL NO.: 2943-074-00-096

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
 Real Estate Division
 250 North 5th Street
 Grand Junction, CO 81501

BOOK 3149 PAGE 1

2075014 09/06/02 0154PM
 MONIKA TODD CLK® MESA COUNTY CO
 REC FEE \$15.00
 DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Timothy D. Kelly and Sheila M. Futrell, as Tenants in Common, 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 Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes situate in the Southeast $\frac{1}{4}$ (SE $\frac{1}{4}$) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the Southeast Corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ ("SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ") of said Section 7, and considering the east line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7 to bear N 00°03'21" W with all bearings contained herein being relative thereto; thence N 00°03'21" W along the east line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7 a distance of 66.00 feet to the True Point of Beginning;

thence leaving the east line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7, N89°48'52"W a distance of 14.82 feet to a point on the west line of the open, used and historic right-of-way for 29 Road;

thence N 00°15'18" E along the west line of the open, used and historic right-of-way for 29 Road a distance of 66.00 feet;

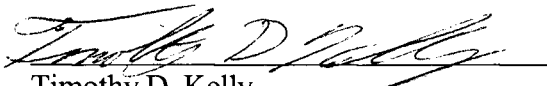
thence leaving said right-of-way line, S 89°49'04" E a distance of 14.46 feet to a point on the east line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7;

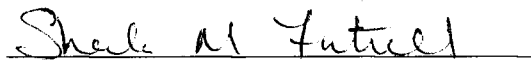
thence S 00°03'21" E along the east line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7 a distance of 66.00 feet to the Point of Beginning,

containing 966.00 square feet as described, all of which is located within the open, used and historical right-of-way for 29 Road.

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 5TH day of SEPTEMBER, 2002.


 Timothy D. Kelly

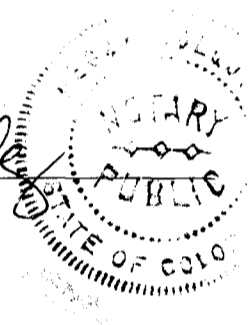

 Sheila M. Futrell

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5TH day of September, 2002, by Timothy D. Kelly and Sheila M. Futrell, as Tenants in Common.

My commission expires 3.3.05.
Witness my hand and official seal.

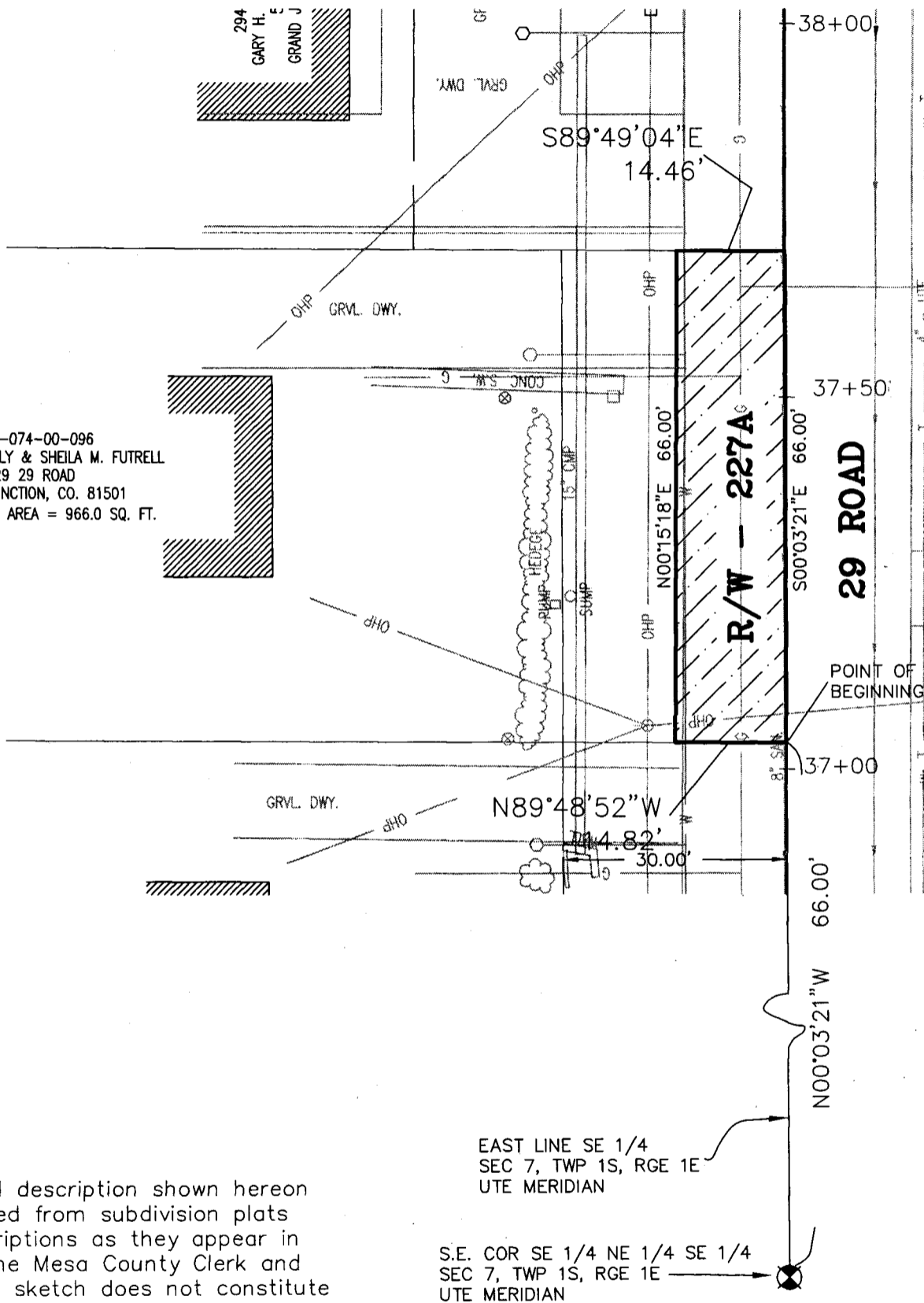
Rebecca J. Tolson
Notary Public



C:\drawing\Peter\29 Road Final\EXIST-R14.dwg 08/28/2002 07:33:19 AM MDT

EXHIBIT "A"

2943-074-00-096
 TIMOTHY D. KELLY & SHEILA M. FUTRELL
 529 29 ROAD
 GRAND JUNCTION, CO. 81501
 R.O.W. BY USE AREA = 966.0 SQ. FT.



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.

EAST LINE SE 1/4
 SEC 7, TWP 1S, RGE 1E
 UTE MERIDIAN

S.E. COR SE 1/4 NE 1/4 SE 1/4
 SEC 7, TWP 1S, RGE 1E
 UTE MERIDIAN

REVISED: 8-28-2002
 REVISED: 3-23-2002
 REVISED: 2-27-2002

DRAWN BY: P.T.K.
 DATE: 10-02-2001
 SCALE: 1" = 20'
 APPR. BY: IW
 FILE NO: 1017DWG

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-00-096

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION