

KOF931ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: K AND K INC., K.G. KOFFORD AND
FLORENCE KOFFORD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: CAR TUNES CAR
DEALER ISSUANCE OF BUILDING PERMIT FOR 1105 NORTH 1ST

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Car. types
110577

#89-93

THIS DEED, Made this 30th day of July, 19 93,
between

K & K, INC.

BOOK 1999 PAGE 56

a corporation duly organized and existing under and by virtue of the laws of
the State of Colorado, of the first part, and

1649294 02:21 PM 08/13/93
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

The City of Grand Junction
whose legal address is 250 N. 5th Street, Grand Junction

of the _____ County of Mesa
State of Colorado, of the second part,

WITNESSETH, That the said party of the first part, for and in considera-
tion of the ~~XXXX~~ issuance of a building permit for 1105 North 1st Street
Grand Junction, Colorado, ~~XXXXXX~~ granted
to the said party of the first part ~~XXXXXX~~ by the said party of the second part, the receipt whereof is hereby
confessed and acknowledged, hath remised, released, sold, conveyed and QUIT CLAIMED, and by these presents doth
remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, its heirs and
assigns forever, all the right, title, interest, claim and demand which the said party of the first part hath in and to the
following described real property situate, lying and being in the _____ County
of Mesa and State of Colorado, to wit:

The East ten (10) feet of the following described
parcel as received by the party of the first part
under deed recorded in Book 1979 at Pages 670, 671,
672, and 673; to-wit:

See Exhibit "A" attached hereto and by
this reference incorporated herein.

also known as street and number N/A

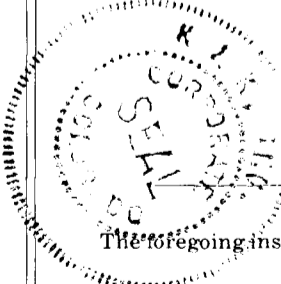
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto
belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said
party of the first part, either in law or equity, to the only proper use, benefit and behoof of said party of the second
part, its heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed
by its _____ President, and its corporate seal to be hereunto affixed, attested by its
Secretary, the day and year first above written.

Attest:

Florence Kofford
Florence Kofford Secretary.

K & K, Inc.
By K.G. Kofford
K.G. Kofford President.



STATE OF COLORADO
County of Mesa } ss.

The foregoing instrument was acknowledged before me this

30th day of July

19 93, by K.G. Kofford

as President and

Florence Kofford

as Secretary of

K & K, Inc.

a corporation.

My notarial commission expires June 14, 1997
Witness my hand and official seal.

Jean A. Raser
Notary Public.

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

LEGAL DESCRIPTION

A tract of land measuring 100 feet by 150 feet and located at the Northwest corner of the intersection of U.S. Highways 6 and 50 and North First Street, Grand Junction, being more particularly described as follows: Beginning at a point which is the intersection of the North boundary line of the right of way for U.S. Highways 6 and 50 and West boundary line of the right of way for North First Street in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 1 South, Range 1 West, Ute. M, (being Corner No. 1); thence North along the said West boundary line of the right of way for North First Street a distance of 100 feet, (being Corner #2); thence Westerly parallel to the North boundary line of the right of way of Highways 6 and 50 a distance of 150 feet, (being corner #3); thence South parallel to the West boundary line of the right of way of North First Street a distance of 100 feet to a point on the North boundary line of the right of way of Highways 6 and 50 (being corner #4); thence East along the North boundary line of the right of way of Highways 6 and 50 to the point of beginning. Together with a perpetual right of way and easement for ingress and egress of motor vehicles and pedestrian traffic joint curb cut privileges over and across a parcel of land described as follows: Beginning at Corner #2 of the above described land conveyed hereby, thence West 30 feet along the North boundary of the land conveyed hereby, thence Northeast to a point on the West boundary of North First Street, 15 feet North of the aforesaid Corner #2, thence South 15 feet along the West boundary of North First Street to Corner #2; Subject to a perpetual right of way and easement for ingress and egress of motor vehicles and pedestrian traffic including joint curb cut privileges over and across a parcel of land described as follows: Beginning at the aforesaid Corner #2, thence West 30 feet along the North boundary of the land conveyed hereby, thence Southeast to a point on the West boundary of North First Street, 15 feet South of aforesaid Corner #2, thence North 15 feet along the West boundary of North First Street to Corner #2.

EXPRESSLY SUBJECT TO rights and reservations set forth in U.S. Patent recorded March 14, 1894, in Book 11,, at Page 328.

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 |  
 | EXHIBIT  
 | "A"  
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RESPONSE TO REVIEW COMMENTS

August 10, 1993

FILE: #89-93

LOCATION: 1105 North 1st Street

PETITIONER : K & K, INC.
3621 G 4/10 ROAD
PALISADE, CO 81526
245-2024 464-7512

RESPONSE TO COMMENTS BY DAVID THORNTON:

1. Size of all plantings will conform to or exceed City Planning Requirements.
2. Clearance was obtained from G.J.F.D. prior to request for building permit for addition. George Bennett's comment on 7/26/93 notes "no problem with building addition."
3. The Improvements Agreement has been revised, signed and submitted as required.
4. No response required.
5. All recording costs will be paid by Petitioner.
6. Once all substantive matters are in agreement and Planning Clearance is assured, the deed for the ROW will be recorded as required.
7. Parking blocks, and/or a post and cable/chain perimeter barrier as shown on the plans, will be provided. Sidewalk overhang will be physically prevented.
8. A permit for the City ROW will be requested in conjunction with providing the deed for the ROW. CDOT has verbally committed to a lease for the State ROW. An appropriate agreement(s) will be executed and copies provided.
9. Signage has been reviewed. According to Grand Junction sign regulations a sign above the billboard advertising is in compliance. The base for the two location signs are separate structures from the billboard signs. A sign will be placed on the south sign base in compliance with City regulations.
10. The plan has been revised to remove the East driveway on North Avenue.