

KTD97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM DEED)

NAME OF AGENCY OR CONTRACTOR: MARY M. KASTENDIECK AND LOIS  
JOAN KASTENDIECK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2737 UNAWEEP  
AVENUE 2945-252-00-062 ROAD RIGHT OF WAY FOR UNAWEEP  
AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: NONE

EXPIRATION DATE: NONE

DESTRUCTION DATE:

1792532 1026AM 03/25/97  
MONIKA TODD CLR&REC MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

QUIT CLAIM DEED

Mary M. Kastendieck and Lois Joan Kastendieck, whose address is 2737 UnawEEP Avenue, Grand Junction, Colorado 81503, 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 E1/2 W1/2 NE1/4 NW1/4 of Section 25, 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 North line of the E1/2 W1/2 NE1/4 NW1/4 of said Section 25 to bear N 90°00'00" W with all bearings contained herein being relative thereto; thence N 90°00'00" W along the North line of said E1/2 W1/2 NE1/4 NW1/4 a distance of 20.00 feet to the **True Point of Beginning**;  
thence leaving the North line of said E1/2 W1/2 NE1/4 NW1/4, S 00°00'00" W a distance of 16.00 feet to a point on the South line of the open, used and historical right-of-way for UnawEEP Avenue;  
thence S 90°00'00" W along said right-of-way line a distance of 65.00 feet;  
thence leaving said right-of-way line, N 00°00'00" E a distance of 16.00 feet to a point on the North line of said E1/2 W1/2 NE1/4 NW1/4;  
thence S 90°00'00" E along said North line a distance of 65.00 to the True Point of Beginning, containing 1040.00 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 17th day of March, 1997.

Mary M. Kastendieck  
Mary M. Kastendieck

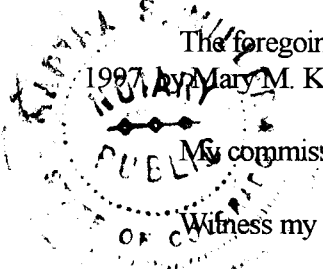
Lois Joan Kastendieck  
Lois Joan Kastendieck

State of Colorado )  
  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 17th day of March, 1997 by Mary M. Kastendieck and Lois Joan Kastendieck.

My commission expires June 7, 1999.

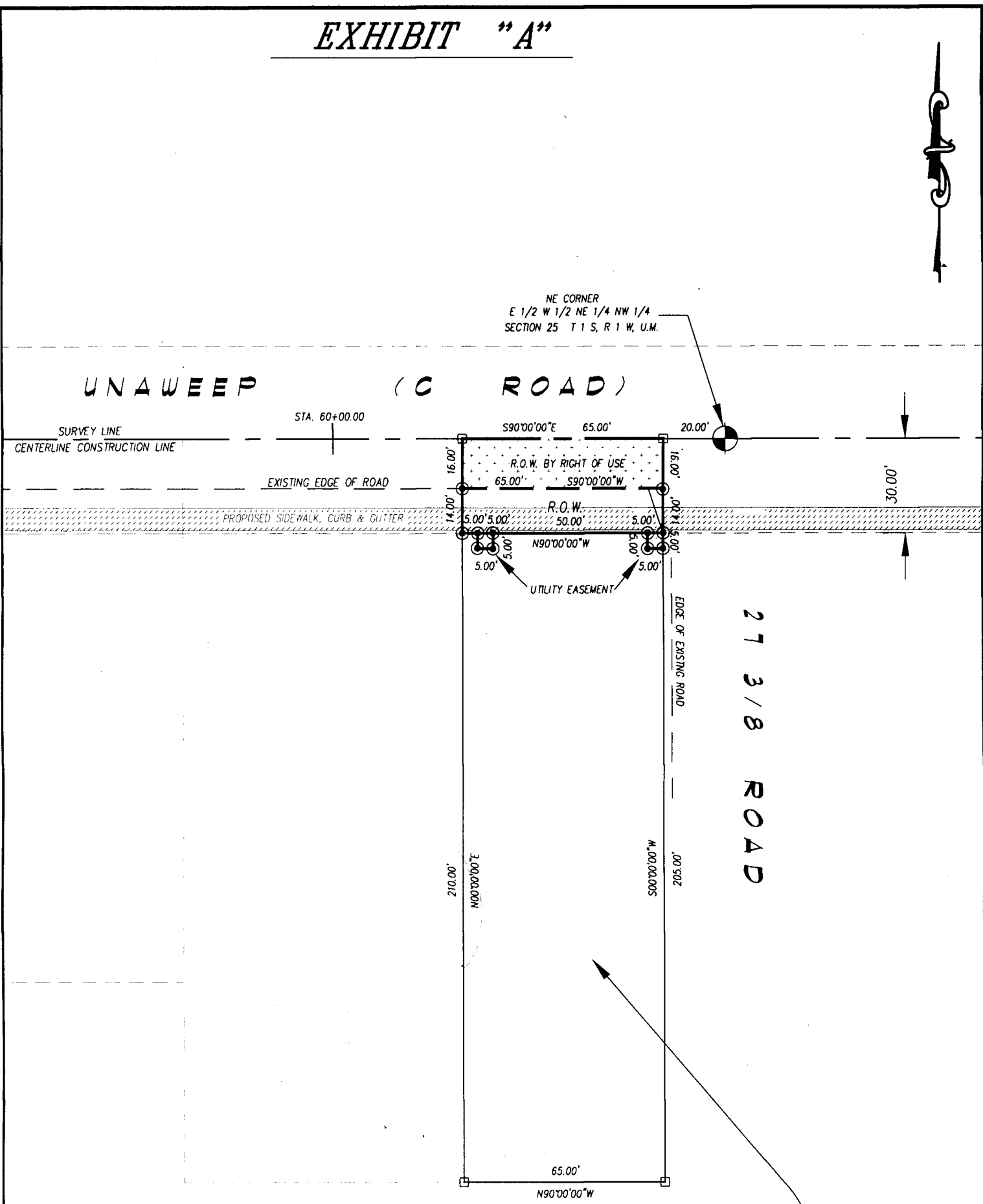
Witness my hand and official seal.



Martha S. Nuelle  
Notary Public

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

**EXHIBIT "A"**



2945-252-00-062  
 MARY M. KASTENDIECK & LOIS JOAN KASTENDIECK  
 2737 UNAWEEP AVENUE  
 R.O.W. BY RIGHT OF USE AREA = 1040.00 SQFT.  
 RIGHT-OF-WAY AREA = 910.00 SQFT.  
 UTILITY EASEMENT AREA = 50.00 SQFT.

DRAWN BY: SRP  
 DATE: 3-10-97  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP74.DWG

**EASEMENT DESCRIPTION MAP**  
 UNAWEEP ( 185 )

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION