

KUK02BKA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: THOMAS M. KUKULAN AND M.
ELAINE KUKULAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
1040 BOOKCLIFF AVENUE - 2945-111-00-020

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

2059449 06/04/02 0106PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Thomas M. Kulkan and M. Elaine Kulkan, Grantors, for and in consideration of the sum of Two Thousand Nine Hundred Twenty-One and 45/100 Dollars (\$2,921.45), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to 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, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

COMMENCING at the Southeast corner of Lot 4, Capitol Hill Subdivision, as same is recorded in Plat Book 2, Page 19, Public Records of Mesa County, Colorado, and considering the South line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 11, Township 1 South, Range 1 West, Ute Meridian, to bear N 89°57'58" W with all bearings contained herein being relative thereto (the Southeast corner of said Lot 4 lies N 89°57'58" W a distance of 30.00 feet from the Southeast corner of the NE 1/4 NE 1/4 of said Section 11); thence N 89°57'58" W along the South line of said Lot 4, also being the South line of the NE 1/4 NE 1/4 of said Section 11, a distance of 644.37 feet (643 feet per prior descriptions); thence N 00°03'20" E, along the West right-of-way for 11th Street, as same is shown on the Little Bookcliff Subdivision, recorded in Plat Book 12, Page 210, Public Records of Mesa County, Colorado, a distance of 15.00 feet to a point on the North right-of-way for Bookcliff Avenue, as same is shown in Plat Book 3, Page 35, Public Records of Mesa County, Colorado, and the TRUE POINT OF BEGINNING; thence N 89°57'58" W, along the North right-of-way for Bookcliff Avenue, said line being 15.00 feet North of and parallel to the South line of the NE 1/4 NE 1/4 of said Section 11, a distance of 86.54 feet; thence leaving said North right-of-way, N 83°08'41" E a distance of 51.09 feet; thence N 41°15'53" E a distance of 24.39 feet to a point on the said West right-of-way for 11th Street; thence S 00°03'20" W, along said West right-of-way, a distance of 26.86 feet, more or less, to the POINT OF BEGINNING.

Containing 584.29 square feet (0.013 Acres), more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference;

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenant that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 4 day of JUNE, 2002.

Thomas M. Kulkan
Thomas M. Kulkan

M. Elaine Kulkan
M. Elaine Kulkan

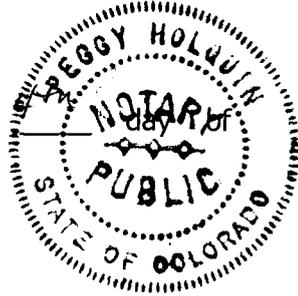
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this June, 2002, by Thomas M. Kulkan and M. Elaine Kulkan.

My commission expires 3-3-05.

Witness my hand and official seal.

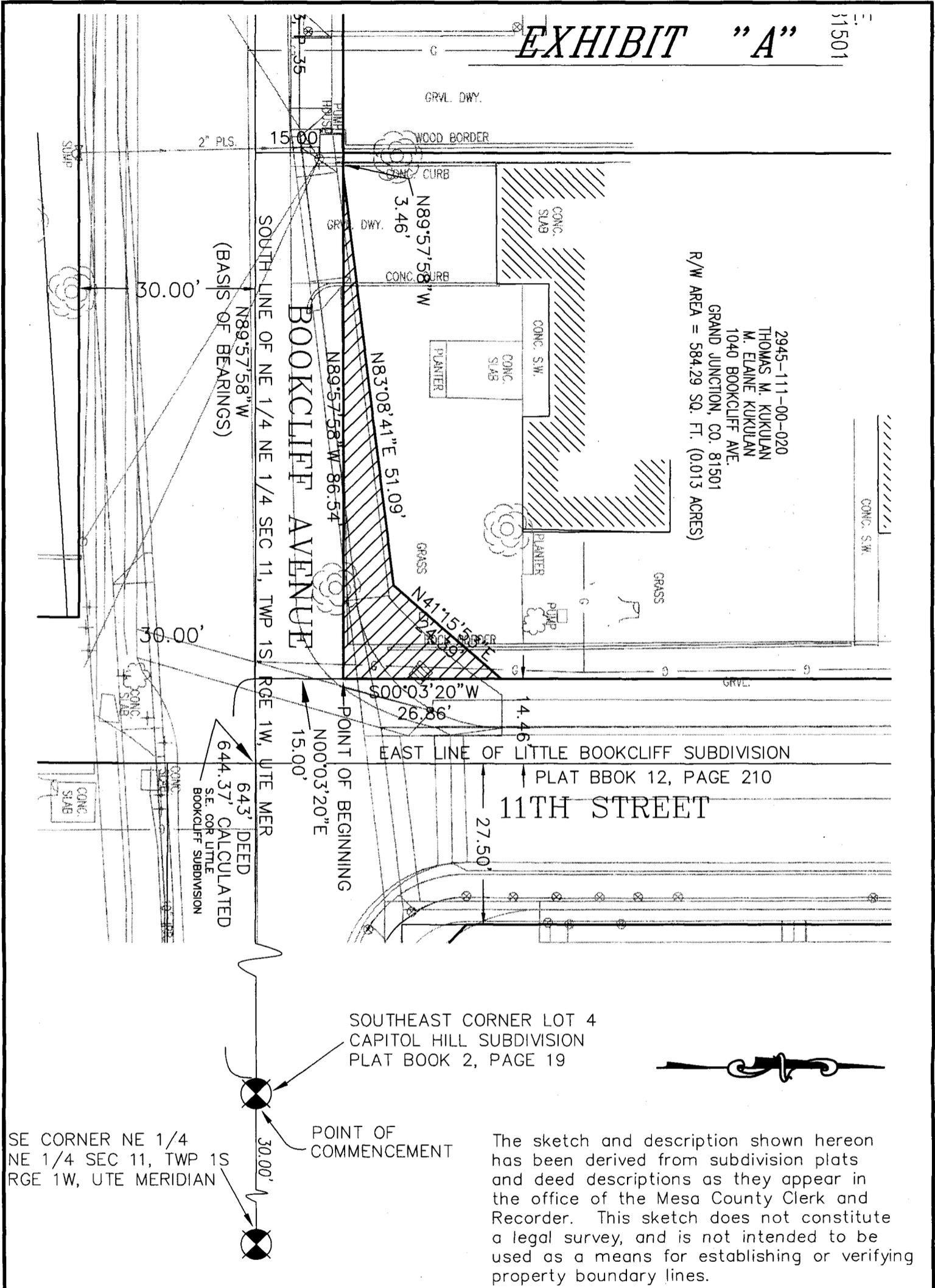
Peggy Holquin
Notary Public



The foregoing legal description was prepared by Peter T. Krick, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"

81501



2945-111-00-020
 THOMAS M. KUKULAN
 M. ELAINE KUKULAN
 1040 BOOKCLIFF AVE.
 GRAND JUNCTION, CO. 81501
 R/W AREA = 584.29 SQ. FT. (0.013 ACRES)

SOUTHEAST CORNER LOT 4
 CAPITOL HILL SUBDIVISION
 PLAT BOOK 2, PAGE 19

SE CORNER NE 1/4
 NE 1/4 SEC 11, TWP 1S
 RGE 1W, UTE MERIDIAN

POINT OF COMMENCEMENT

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.

DRAWN BY: P.T.K.
 DATE: 12-21-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO: 1057.DWG

RIGHT-OF-WAY DESCRIPTION MAP
BOOKCLIFF AVENUE
 THOMAS M. AND M. E. KUKULAN
 2945-111-00-020

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION