LHS81WMS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT-CLAIM)

NAME OF AGENCY OR CONTRACTOR: SISTERS OF CHARITY OF LEAVENWORTH

HEALTH SERVICES CORPORATION (ST. MARY'S)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 3

WELLINGTON MEDICAL SUBDIVISION, SEWER EASEMENT

CITY DEPARTMENT:

PUBLIC WORKS

YEAR:

1981

EXPIRATION DATE:

NONE

DESTRUCTION DATE: NONE

State Documentary 7

QUIT CLAIM DEED

JUN 2 5 198

THIS DEED, made this 23rd day of June, 1981, & Edemp between SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES State Document CORPORATION, a Kansas nonprofit corporation, a corporation JUN 24 duly authorized to do business in the State of Colorado, hereinafter "Grantor", and CITY OF GRAND JUNCTION, a Colorado municipality, of the County of Mesa, State of Colorado, hereinafter "Grantee", WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, to the Grantee in hand paid by the Grantor, 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 Grantee, its successors, and assigns forever, all the right, title, interest, claim and demand which the Grantor hath in and to the following described property situate, lying and being in the County of Mesa and State of Colorado, to-wit:

A sanitary sewer pipeline easement, 10 feet in width, 5 feet on each side of a centerline described as follows:

Commencing at a point on the South line of Lot 3 of the Wellington Medical Subdivision as is filed in Plat Book 11, Page 126 of the Mesa County Clerk and Recorder's office, from whence the Southeast corner of said Lot 3 bears South 89°29'00" East, a distance of 414.10 feet and with all other bearings described herein being relative thereto, said point also being the beginning point of a permanent sewer easement granted to the City of Grand Junction by deed filed in Book 1122 Page 659 with the Mesa County Clerk and Recorder's office; thence North 02°42'00" East along the centerline of said easement, a distance of 462.20 feet to a branching manhole; thence North 73°48'00" West along the centerline of said easement to a manhole, a distance of 64.58 feet to the True Point of Beginning; thence South 77°57'09" West, a distance of 106 feet, more or less, extending and shortening said easements sides to terminate at a point on the East boundary line of a tract of land, owned by Maude Baker Eldridge and Carr Treasure as described by deed in Book 912 Page 691 filed with the Mesa County Clerk and Recorder's office; subject, however to the condition that if properties on the east side of 7th Street between Wellington Avenue and Patterson Road not owned by Grantor be connected to said sewer line, Grantor shall receive tap fees charged to such properties by Grantee and also

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subject to the condition that if use of said sewer line be discontinued, then the easement hereby granted shall terminate and Grantee shall reconvey its interests in said right-of-way to Grantor; and further subject to the condition that if the use of any portion of the sewer line described in the sewer easement recorded in Book 1122 at Page 659 of the Mesa County records be discontinued, then the easement hereby granted shall terminate and Grantee shall reconvey its interests in said right-of-way to Grantor.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor 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.

> SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES CORPORATION

> > Kya

/President

Macrina

ss.

CAARITYOF ATOBS:

STATENOF RANSAS

Secretary

COUNTY OF LEAVENWORTH

The foregoing instrument was acknowledged before me this 23 day of _____, 1981, by SISTER MACRINA RYAN, as President, and SISTER MARY JULIE CASEY, as Secretary, of SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES CORPORATION, a Kansas nonprofit corporation.

WITNESS my hand and official seal.

My commission expires: /2-23-5/

Notary Public of

NOTARY