

MAH97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: MARCELLA N. MAHLER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2705 UNAWEEP AVENUE, UNAWEEP  
EASEMENT, PARCEL NO. 2945-252-00-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1788218 0300PM 02/13/97  
MONIKA TODD CLERK MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

Marcella N. Mahler, whose address is 2705 UnawEEP Avenue of the City of Grand Junction, County of Mesa, State of Colorado, Grantors, for and in consideration of the installation, operation, maintenance and repair of street improvements, the receipt and sufficiency of which is hereby acknowledged, has remised, released conveyed and QUIT CLAIMED , and by these presents does remise, release, covey 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 Northwest Corner of the Northwest 1/4 of the Northwest 1/4 (NW1/4 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 Northwest 1/4 of said Section 25 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 285.00 feet to the **Point of Beginning;**  
thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 125.00 feet;  
thence S 00°00'00" W a distance of 16.00 feet;  
thence N 90°00'00" W a distance of 125.00 feet;  
thence N 00°00'00" E a distance of 16.00 feet to the Point of Beginning;

containing 2,000.00 square feet as described herein and as depicted on the attached Exhibit "A", all of which is existing right-of-way, by historical use, for UnawEEP Avenue.

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 Grantor, 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 3/st day of January, 1997.


Marcella N. Mahler  
Marcella N. Mahler

State of Colorado )  
                                  ) ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of January, 1997, by Marcella N. Mahler.

My commission expires March 3, 1997.

Witness my hand and official seal.

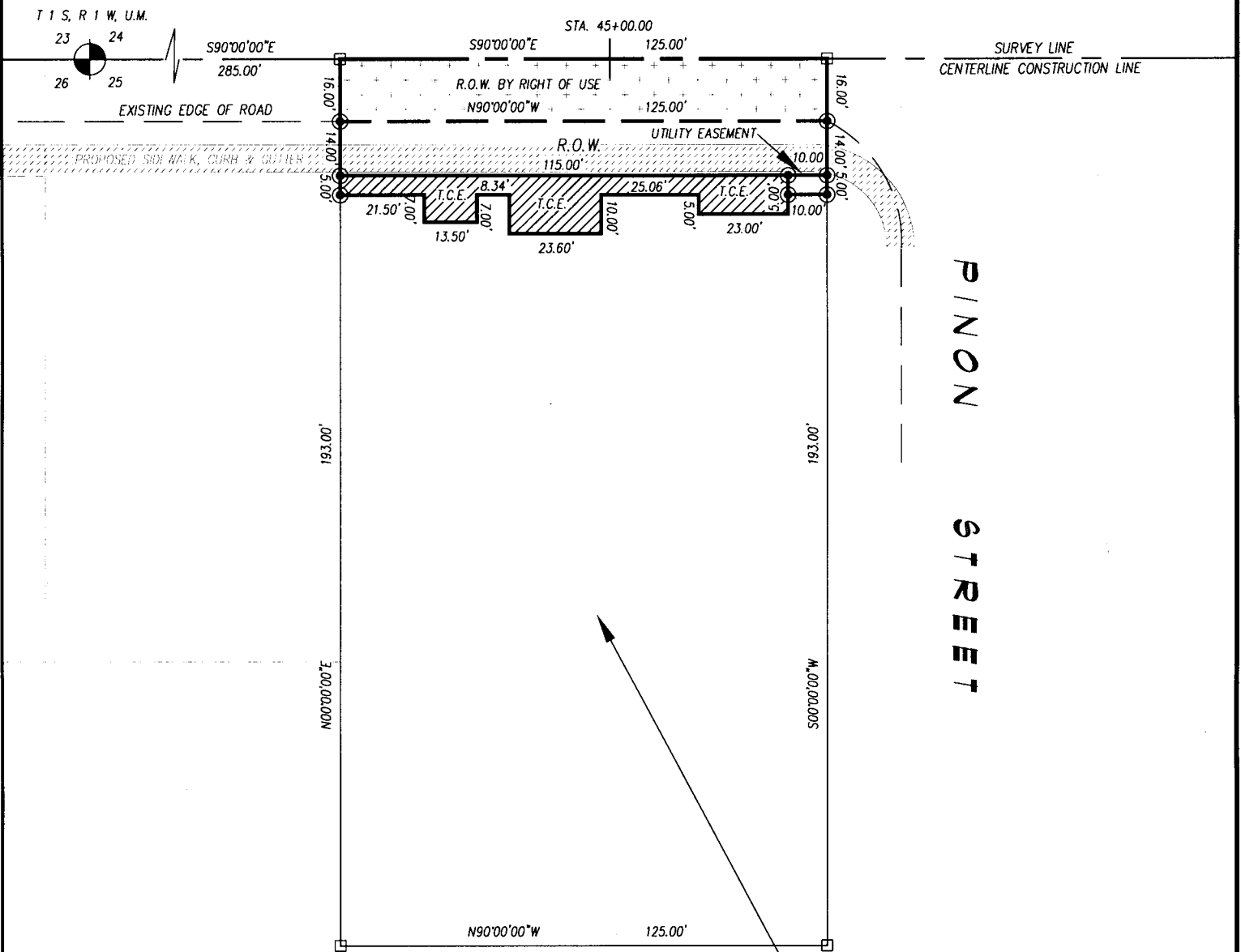
*Peggy Holguin*  
Notary Public  


The foregoing legal description was prepared by P. Holguin, 250 North 5th Street, Grand Junction, CO 81501

**EXHIBIT "A"**



**UNAWEEP (C ROAD)**



2945-252-00-002  
 MARCELLA N. MAHLER  
 2705 UNAWEEP AVENUE  
 RIGHT-OF-WAY AREA : 1750.00 SQFT.  
 R.O.W. BY RIGHT OF USE AREA : 2000.00 SQFT.  
 UTILITY EASEMENT AREA : 50.00 SQFT.  
 TEMPORARY CONSTRUCTION EASEMENT AREA : 1020.50 SQFT.

DRAWN BY: SRP  
 DATE: 1-31-97  
 SCALE: 1" = 40'  
 APPR. BY: TW  
 FILE NO: WEEP61.DWG

**EASEMENT DESCRIPTION MAP**  
 UNAWEEP ( 159 )

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