

MEN06RED

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR:	CHRISTOPHER A. MENZIES AND JERI L. MENZIES
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	2254 REDLANDS COURT
PARCEL NO:	2945-074-09-018
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

2309066 BK 4123 PG 329-330
03/29/2006 03:55 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

When recorded return to:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

QUIT CLAIM DEED

CHRISTOPHER A. MENZIES AND JERI L. MENZIES, Joint Tenants, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, all of the right, title and interest of Grantors in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A parcel of land for road right of way purposes, located in the Southeast Quarter (SE 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, State of Colorado, being a portion of Lot 16, Redlands Estates Subdivision, as same is recorded in Plat Book 8, Page 74, and recorded in the office of said Mesa County Clerk and Recorder, more particularly described as follows:

All that portion of said Lot 16, Redlands Estates Subdivision, which lies Easterly of the right of way for Redlands Parkway as described in Book 1349, Pages 5 through 16 and recorded in the office of said Mesa County Clerk.

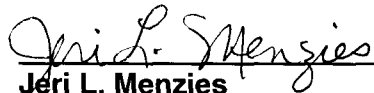
Containing **11,389.24** square feet, more or less, as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference, all of which is located within the open, used and historical right-of-way for G Road.

TO HAVE AND TO HOLD said premises, 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 Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and Delivered this 29TH day of March, 2006.



Christopher A. Menzies




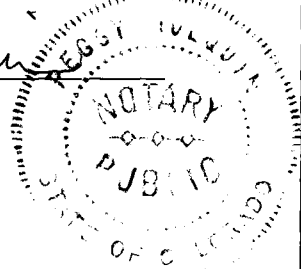
Jeri L. Menzies

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29TH day of March, 2006, by **Christopher A. Menzies and Jeri L. Menzies**.

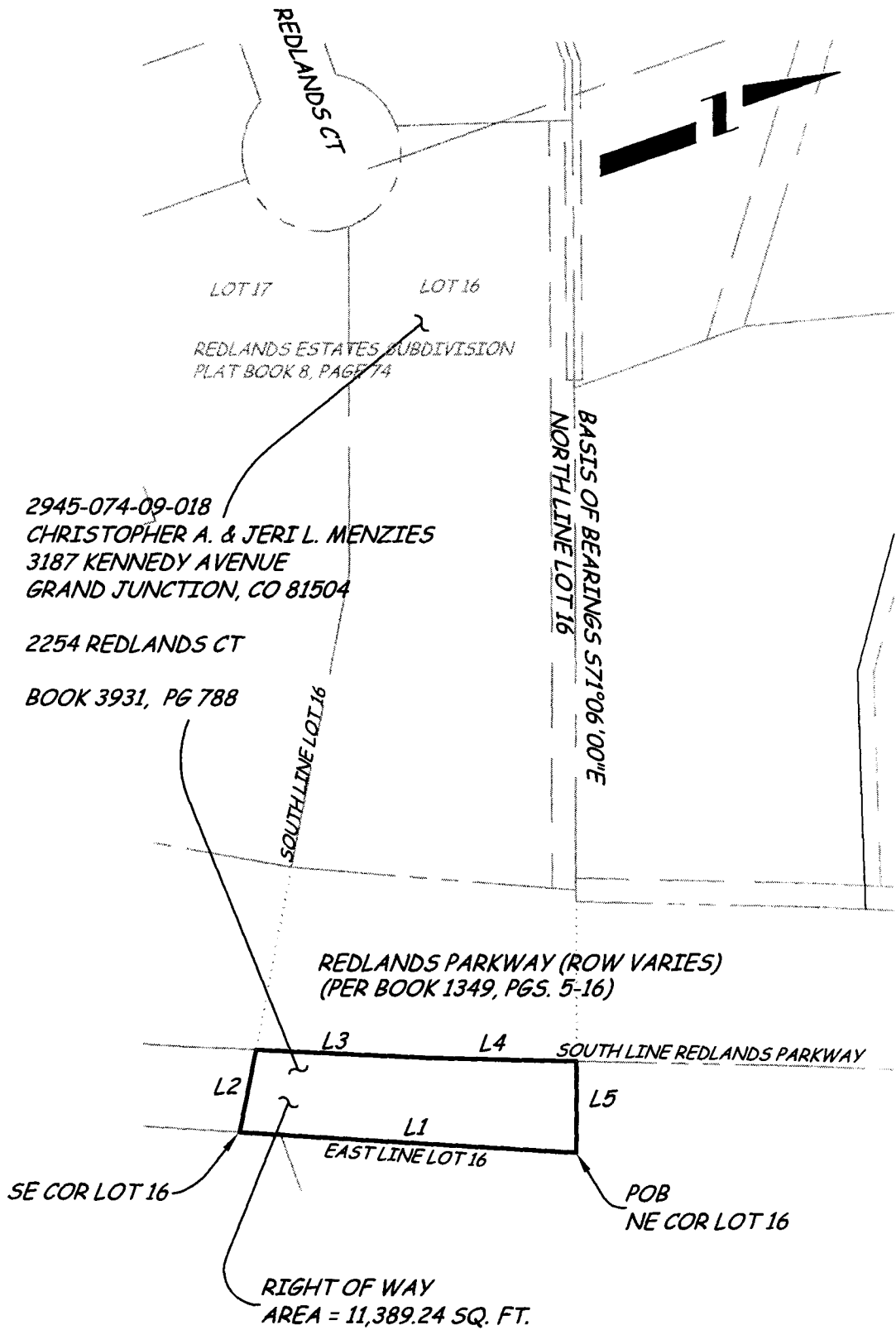
My commission expires 3.3.10.
Witness my hand and official seal.



Notary Public


Legal Description prepared by Michael Grizenko , 250 N. 5th Street, Grand Junction, CO 81501

EXHIBIT "A"



LINE TABLE

LINE	BEARING	DISTANCE
L1	S22°34'41"W	212.98'
L2	N59°55'40"W	53.30'
L3	N21°42'11"E	109.67'
L4	N20°27'06"E	92.71'
L5	S71°06'00"E	58.06'

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: MG
DATE: 03-03-2006
SCALE: 1" = 100'
APPR. BY: PTK

CHRISTOPHER A. & JERI L. MENZIES
RIGHT OF WAY DESCRIPTION MAP
2945-074-09-018

