TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF CONTRACTOR: JACQUELYN A MORAN AND PATRICK G MORAN

SUBJECT/PROJECT: 24 ½ ROAD AND G ROAD, LAND FOR ROAD RIGHT

OF WAY BY USE AND UTILITY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

TAX PARCEL #: 2945-041-00-086

YEAR:

2004

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 2197737 BK 3678 PG 578-579
06/18/2004 12:47 PM
Janice Ward CLK%REC Mesa County,
RecFee \$10.00 SurChy \$1.00
DocFee EXEMPT

QUIT CLAIM DEED

Jacquelyn A. Moran and Patrick G. Moran, 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 certain parcel of land for road Right of Way and Utility purposes lying in the Northeast Quarter (NE 1/4) of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 of said Section 4, and assuming the North line of the NE 1/4 of said Section 4 bears S 89°57'53" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'53" E, along the North line of the NE 1/4 of said Section 4, a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°57'53" E along the North line of the NE 1/4 of said Section 4, a distance of 170.03 feet; thence S 00°02'07" W, a distance of 6.59 feet; thence S 89°49'29" W, a distance of 170.03 feet, more or less, to a point on the East right of way for 24-1/2 Road, as described in Book 849, Page 494, Public Records of Mesa County, Colorado; thence N 00°01'48" E, along said East right of way, a distance of 7.22 feet, more or less, to the Point of Beginning.

CONTAINING 1,173.83 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.

> Legal Description prepared by Peter T. Krick , 250 N. 5th Street, Grand Junction, CO 81501 Project No. SHO-M555-020/Project Code 14407

