

NEA98GRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT-CLAIM)

NAME OF AGENCY OR CONTRACTOR: NANCY J. EATON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO.
2701-343-00-106, 2526 G ROAD, G ROAD RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1850503 06/12/98 0325PM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Nancy J. Eaton, whose address is 2526 G Road, Grand Junction, Colorado 81505, Grantor, 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 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, its successors and assigns forever, all of the right, title and interest of Grantor in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Southeast Corner of the SE1/4 SW1/4 SW1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the SE1/4 SW1/4 SW1/4 of said section 34 to bear S 89°58'43" W with all bearings contained herein being relative thereto;

thence S 89°58'43" W along the south line of the SE1/4 SW1/4 SW1/4 of said Section 34 a distance of 329.48 feet to the Southwest Corner of the East 1/2 of Lot 64, Pomona Park Subdivision;
thence N 00°07'46" W along the west boundary line of the East 1/2 of said Lot 64 a distance of 16.03 feet to a point on the north line of the open, used and historical right-of-way for G Road;
thence along said north line following six (6) courses and distances:

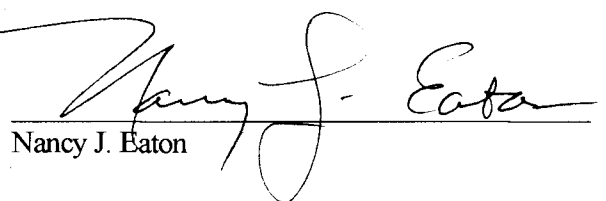
1. S 88°35'09" E a distance of 37.65 feet;
2. N 89°56'09" E a distance of 49.09 feet;
3. S 88°48'39" E a distance of 51.36 feet;
4. S 89°34'25" E a distance of 66.25 feet;
5. S 89°38'08" E a distance of 73.88 feet;
6. S 89°42'48" E a distance of 51.29 feet to a point on the east line of the SE1/4 SW1/4 SW1/4 of said Section 34;

thence S 00°06'36" E along the east line of said SE1/4 SW1/4 SW1/4 a distance of 12.75 feet to the Point of Beginning,

containing 4,629.65 square feet as described herein and as depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

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 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 10 day of June, 1998.

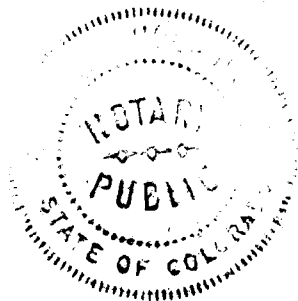

Nancy J. Eaton

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10th day of June, 1998, by Nancy J. Eaton.

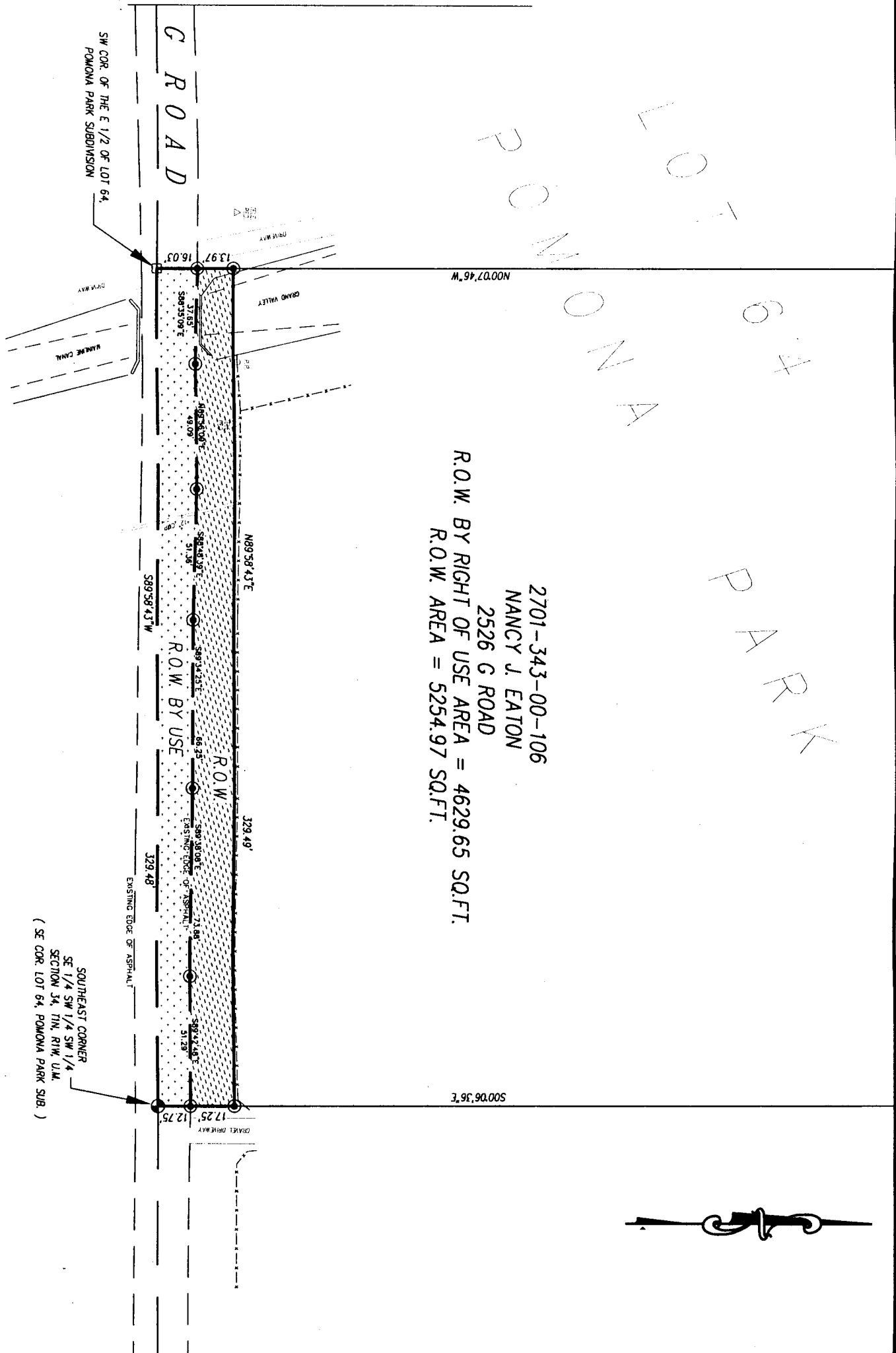
My commission expires 3.301.
Witness my hand and official seal.

Peggy H. [Signature]
Notary Public



The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2701-343-00-106
 NANCY J EATON
 2526 G ROAD
 R.O.W. BY RIGHT OF USE AREA = 4629.65 SQ.FT.
 R.O.W. AREA = 5254.97 SQ.FT.

DRAWN BY: SRP
 DATE: 04-06-98
 SCALE: 1" = 50'
 APPR. BY: IW
 FILE NO: G_RD2.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 C ROAD SHOULDER WIDENING

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION