

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT OF WAY PURPOSES

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NAME OF AGENCY OR CONTRACTOR: NORTH THIRD VENTURE, LLP

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 1317 NORTH 3^{RD} STREET

PARCEL#: 2945-113-17-007

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

PAGE DOCUMENT

2111920 03/25/03 0955AM Janice Ward Clk&Rec Mesa County Co RecFee \$10.00 SurChg \$1.00 Documentary Fee \$No Fee

QUIT CLAIM DEED

North Third Venture, LLP, a Colorado Limited Liability Partnership, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, all of the right, title and interest of Grantor 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 lying in the Southwest Quarter (SW 1/4) of Section 11, Township 1 South, Range 1 West of the Ute Meridian, being a portion of Lot 5, Block 13, Plat of Sherwood Addition Subdivision Plat of Block 8, 9, 11, 12 and 13, as same is recorded in Plat Book 8, Page 2, Public Records of Mesa County Colorado, State of Colorado, County of Mesa, City of Grand Junction, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 13 and assuming the North line of said Lot 5, Block 13 bears S 89°49'59" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°49'59" E along the North line of said Lot 5, Block 13, a distance of 19.60 feet; thence S 73°46'42" W a distance of 24.20 feet, more or less, to a point on the West line of said Lot 5, Block 13; thence N 28°00'43" E along the West line of said Lot 5, Block 13, a distance of 7.72 feet, more or less, to the Point of Beginning.

CONTAINING 66.95 Square Feet, more or less, as described herein and 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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and delivered this 24 day of M arch , 2003.

North Third Venture, LLP, a Colorado Limited Liability Partnership

By:

Herbert D. Gearhart, Partner

North Third Venture, LLP, a Colorado Limited Liability Partnership

By: (ceri)

Yoland D. Clow, Partner

State of Colorado County of Mesa

))ss.)

The foregoing instrument was acknowledged before me this <u>74</u> day of <u>March</u>, 2003, by Herbert D. Gearhart, Partner and Yoland D. Clow, Partner, North Third Venture, LLP, a Colorado Limited Liability Partnership.

21-21-My commission expires Witness my hand and official seal. Nota Public ion was prepared by Peter T. Krick, 250 North 5th Street, Grand Junction, Colorado 81501 The fo ₩0 "HIPPHIMIC INC."



