

PEN97CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: CESAREO B. PENA AND PETRA PENA

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2758 C ROAD, UNAWEEP EASEMENT,
PARCEL NO. 2945-244-00-152

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1827264 01/08/98 0347PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Cesareo B. Pena and Petra Pena, whose address is 2758 C Road, Grand Junction, Colorado 81503, Grantor, for and in consideration of the installation, operation, maintenance and repair of street improvements, 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, 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:

A parcel of land situate in the SW 1/4 SE 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 24; thence S 90°00'00" E along the south line of said Section 24 a distance of 396.73 feet to the True Point of Beginning of the parcel described herein; thence leaving the south line of said Section 24 and along the west line of the W 1/2 E 2/5 SW 1/4 SW 1/4 SE 1/4 of said Section 24 N 00°00'00" W a distance of 16.00 feet to a point on the north edge of an existing road; thence S 90°00'00" E along the north edge of said existing road a distance of 132.24 feet to a point on the east line of said W 1/2 E 2/5 SW 1/4 SW 1/4 SE 1/4; thence leaving the north edge of said existing road and along the east line of said W 1/2 E 2/5 SW 1/4 SW 1/4 SE 1/4 S 00°00'00" E a distance of 16.00 feet to a point on the south line of said Section 24; thence N 90°00'00" W along the south line of said Section 24 a distance of 132.24 feet to the point of beginning, containing 2115.90 square feet as described herein and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

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 Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

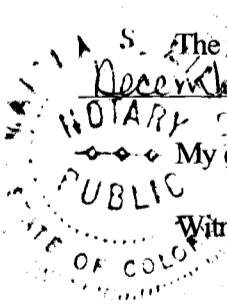
Executed and delivered this 19th day of December, 1997.

Cesareo B. Pena
Cesareo B. Pena

Petra Pena
Petra Pena

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19th day of December, 1997, by Cesareo B. Pena and Petra Pena.



My commission expires 6-7-1999.

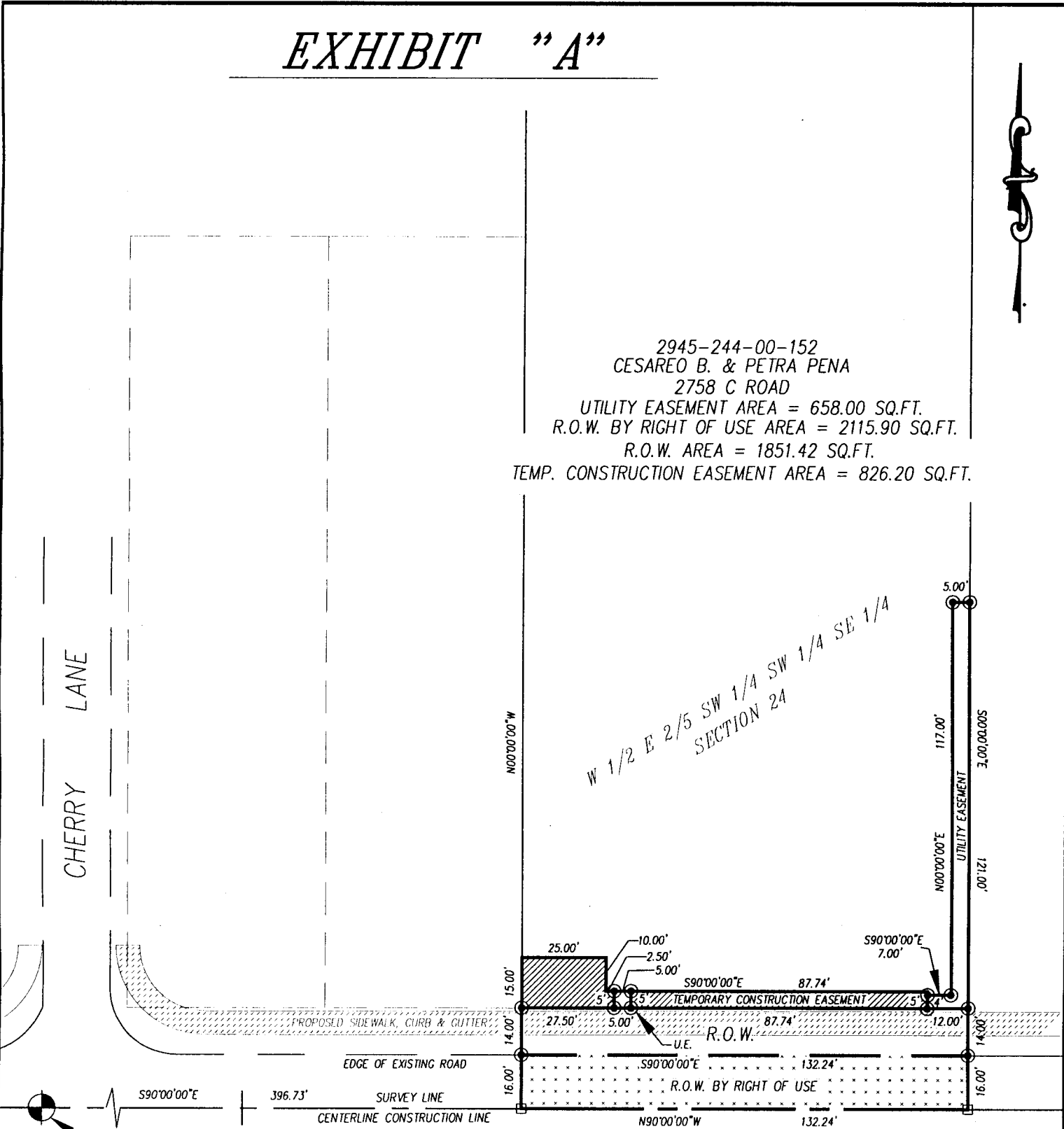
Witness my hand and official seal.

Monika S. Miller
Notary Public

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

EXHIBIT "A"

2945-244-00-152
 CESAREO B. & PETRA PENA
 2758 C ROAD
 UTILITY EASEMENT AREA = 658.00 SQ.FT.
 R.O.W. BY RIGHT OF USE AREA = 2115.90 SQ.FT.
 R.O.W. AREA = 1851.42 SQ.FT.
 TEMP. CONSTRUCTION EASEMENT AREA = 826.20 SQ.FT.



SOUTH 1/4 CORNER
 SECTION 24, T1S, R1W, UM

UNAWEEP (C ROAD)

DRAWN BY: SRP
 DATE: 12-17-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP97.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (186)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION