

PIN01NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QUIT CLAIM)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: KAREN M. PINCOCK AND SYD F. PINCOCK

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2882 NORTH AVENUE,
GRAND JUNCTION

PARCEL No.: 2943-074-00-064

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2004248 07/05/01 0114PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Karen M. Pincock and Syd F. Pincock, 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:

Commencing at the Southwest Corner of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 (E1/2 SW1/4 SE1/4 SE1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of said E1/2 SW1/4 SE1/4 SE1/4 to bear due EAST with all bearings contained herein being relative thereto; thence EAST along the south line of said E1/2 SW1/4 SE1/4 SE1/4 a distance of 20.00 feet; thence leaving the south line of said E1/2 SW1/4 SE1/4 SE1/4, NORTH a distance of 40.00 feet to the Southwest Corner of Grantor's property, said point also being the intersection of the north right-of-way line for North Avenue with the east right-of-way line for Pear Street, said point being the True Point of Beginning; thence NORTH along the east right-of-way line for Pear Street a distance of 10.00 feet; thence leaving the east right-of-way line for Pear Street, S 45°00'00" E a distance of 14.14 feet to a point on the south right-of-way line for North Avenue; thence WEST along the south right-of-way line for North Avenue a distance of 10.00 feet to the Point of Beginning, containing 50.0 square feet as described.

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 27th day of June, 2001.

[Signature]
Karen M. Pincock

[Signature]
Syd F. Pincock

State of Nevada)
County of Clark)ss.

The foregoing instrument was acknowledged before me this 27 day of June 2001, 2001, by Karen M. Pincock and Syd F. Pincock.

My commission expires 8/15/02.
Witness my hand and official seal.



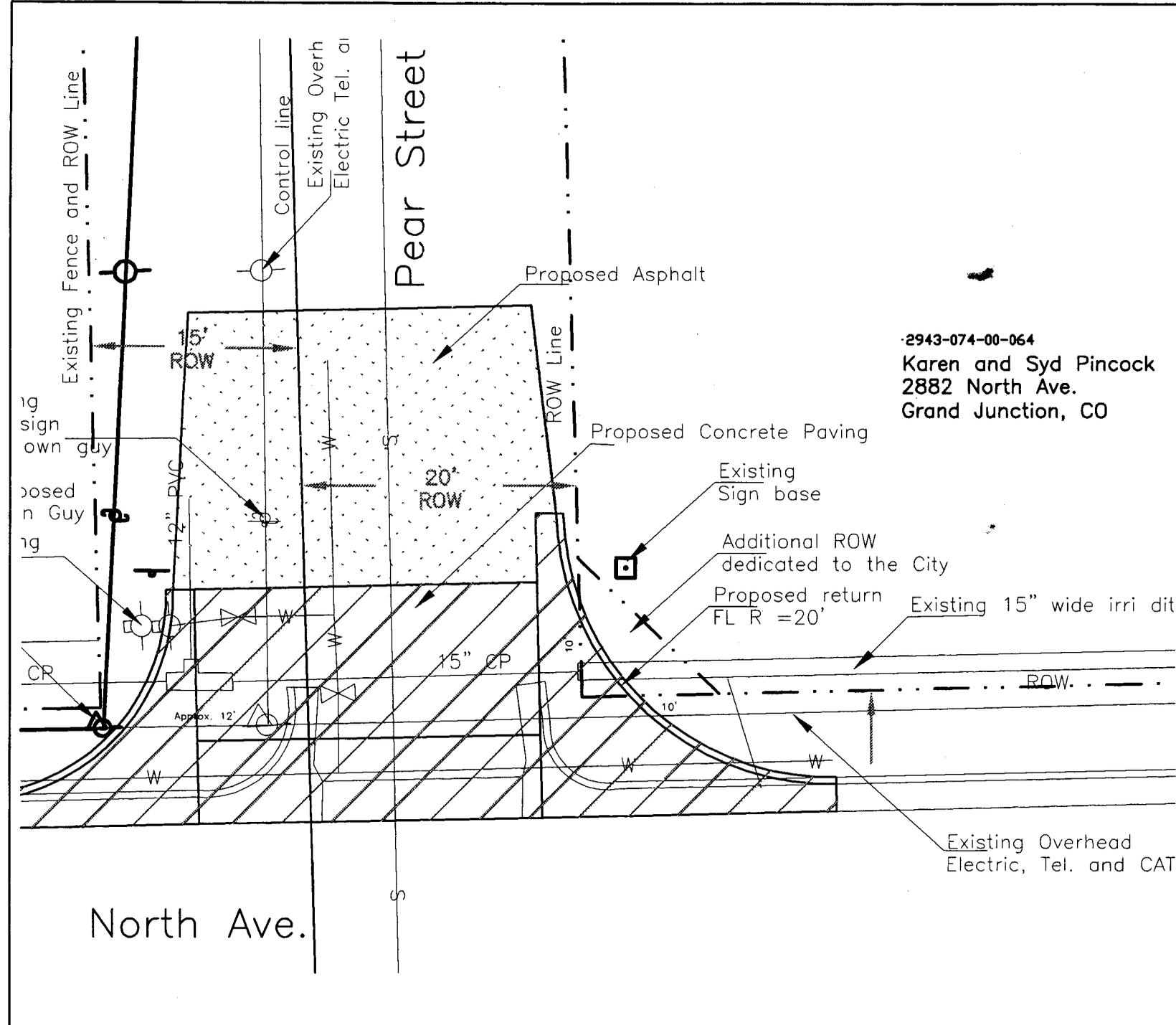
[Signature]
Notary Public



HORIZONTAL CONTROL DATA

PNT	STATION	OFFSET	NORTHING	EASTING

CONSTRUCTION NOTES



2943-074-00-064
 Karen and Syd Pincock
 2882 North Ave.
 Grand Junction, CO

BOOK 2881 PAGE 510

Conceptual Plan 5/4/01

REVISION	DESCRIPTION	DATE	BY	SCALE

**DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 ENGINEERING AND TECHNICAL SERVICES DIVISIONS
 CITY OF GRAND JUNCTION, COLORADO**

**Pear Street Intersection
 Improvements**