

PJQ98CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: PAUL E. QUAM AND JOHANNA M. QUAM

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2770 C ROAD, UNAWEEP UTILITY
EASEMENT, PARCEL NO. 2945-244-00-161

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED (Correction)

1842661 04/22/98 0405PM MONIKA TODD CLERK&REC MESA COUNTY CO REC FEE \$10.00 SURCHG \$1.00 DOCUMENTARY FEE \$EXEMPT

Paul E. Quam and Johanna M. Quam, Grantors, for and in consideration of the sum of One-Thousand Three-Hundred Eighty-Eight and 56/100 Dollars (\$1,388.56), the receipt and sufficiency of which is hereby acknowledged, hereby sell, grant and convey to 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, the following described tract or parcel of land for Roadway and Utilities right-of-way purposes, to wit:

A parcel of land situate in the SW1/4 SE1/4 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 Southwest corner of the E1/2 SE1/4 SW1/4 SE1/4 of said Section 24; thence N 00°00'00" W along the west line of said E1/2 SE1/4 SW1/4 SE1/4 a distance of 16.00 feet to the True Point of Beginning of the parcel described herein; thence N 00°00'00" W along said west line a distance of 14.00 feet to a point; thence N 90°00'00" E a distance of 330.61 feet to a point on the east line of said E1/2 SE1/4 SW1/4 SE1/4; thence S 00°00'00" E along said east line a distance of 14.00 feet to a point on the north edge of an existing road; thence N 90°00'00" W along the north edge of said existing road a distance of 330.61 feet to the point of beginning, containing 4,628.54 square feet as described herein and as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, together with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 20th day of APRIL, 1998.

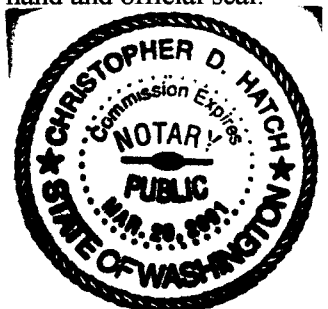
Paul E. Quam (signature)

Johanna M. Quam (signature)

State of Washington))ss. County of King)

The foregoing instrument was acknowledged before me this 20th day of APRIL, 1998, by Paul E. Quam and Johanna M. Quam.

My commission expires MARCH 20, 2001 Witness my hand and official seal.

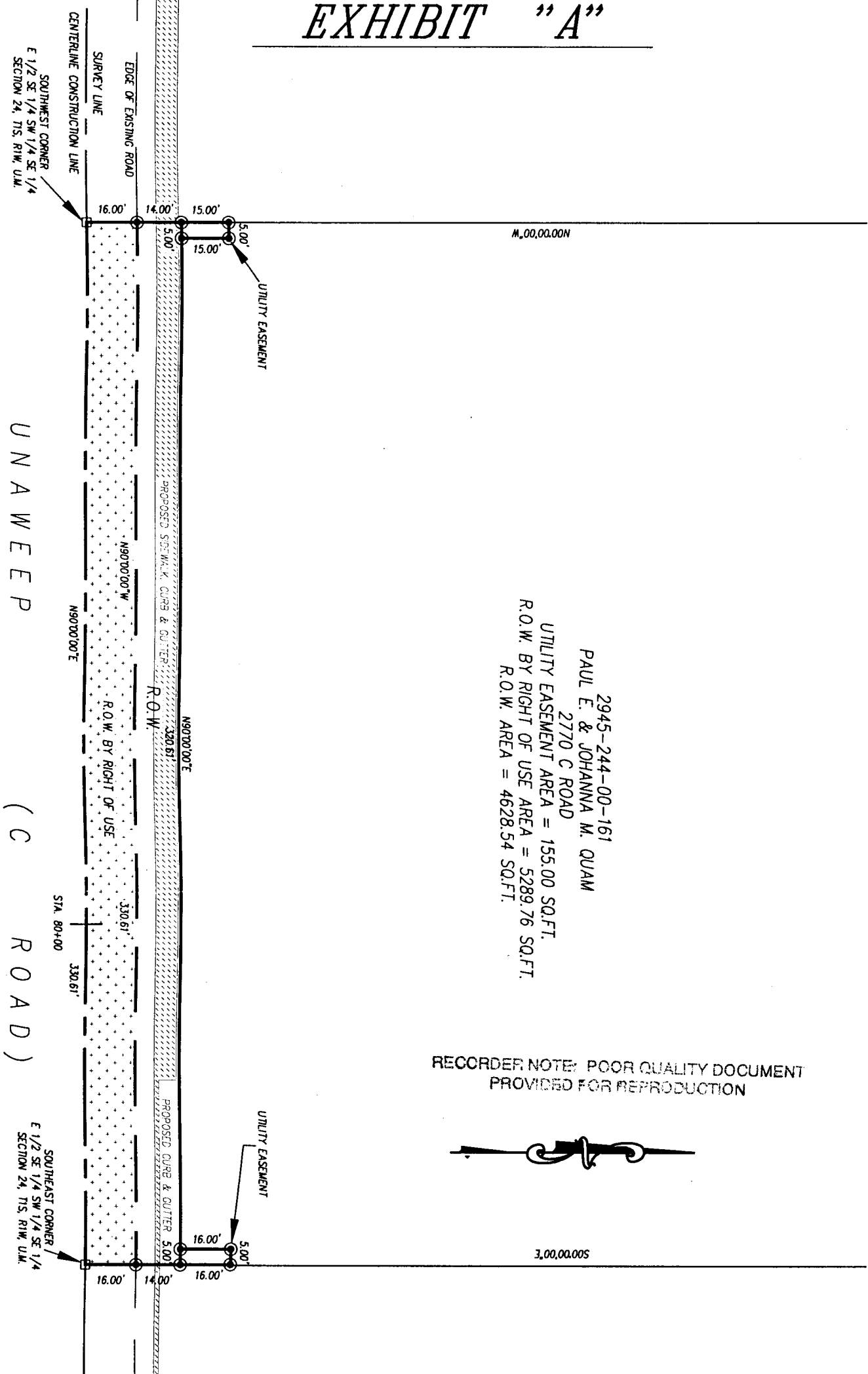


(signature) Notary Public

THE PURPOSE OF THIS INSTRUMENT IS TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED DATED THE 6TH DAY OF JANUARY, 1998, AND RECORDED IN BOOK 2402 AT PAGE 367 & 368 IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER.

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

EXHIBIT "A"



M_{00,00.00N}

2945-244-00-161
 PAUL E. & JOHANNA M. QUAM
 2770 C ROAD
 UTILITY EASEMENT AREA = 155.00 SQ.FT.
 R.O.W. BY RIGHT OF USE AREA = 5289.76 SQ.FT.
 R.O.W. AREA = 4628.54 SQ.FT.

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION



3,00,00.00S

DRAWN BY: SRP
 DATE: 10-10-97
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: WEEP100.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP (192)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION

QUIT CLAIM DEED

1842660 04/22/98 0405PM
MONIKA TODD CLERK: MESA COUNTY CO
REG FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

Paul E. Quam and Johanna M. Quam, whose address is 2770 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:

Beginning at the Southwest corner of the E 1/2 SE 1/4 SW 1/4 SE 1/4 of said Section 24; thence N 00°00'00" W along the west line of said E 1/2 SE 1/4 SW 1/4 SE 1/4 a distance of 16.00 feet to the north edge of an existing road; thence S 90°00'00" E along the north edge of said existing road a distance of 330.61 feet to a point on the east line of said E 1/2 SE 1/4 SW 1/4 SE 1/4; thence S 00°00'00" E along said east line a distance of 16.00 feet to the southeast corner of said E 1/2 SE 1/4 SW 1/4 SE 1/4; thence N 90°00'00" W along the south line of said Section 24 a distance of 330.61 feet to the point of beginning, containing 5,289.76 square feet as described herein and as 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 20th day of APRIL, 1998.

Paul E. Quam
Paul E. Quam

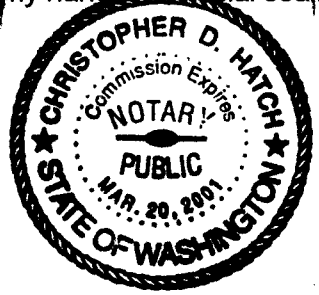
Johanna M. Quam
Johanna M. Quam

State of Washington)
)ss.
County of King)

The foregoing instrument was acknowledged before me this 20TH day of APRIL, 1998, by Paul E. Quam and Johanna M. Quam.

My commission expires MAR 20, 2001.

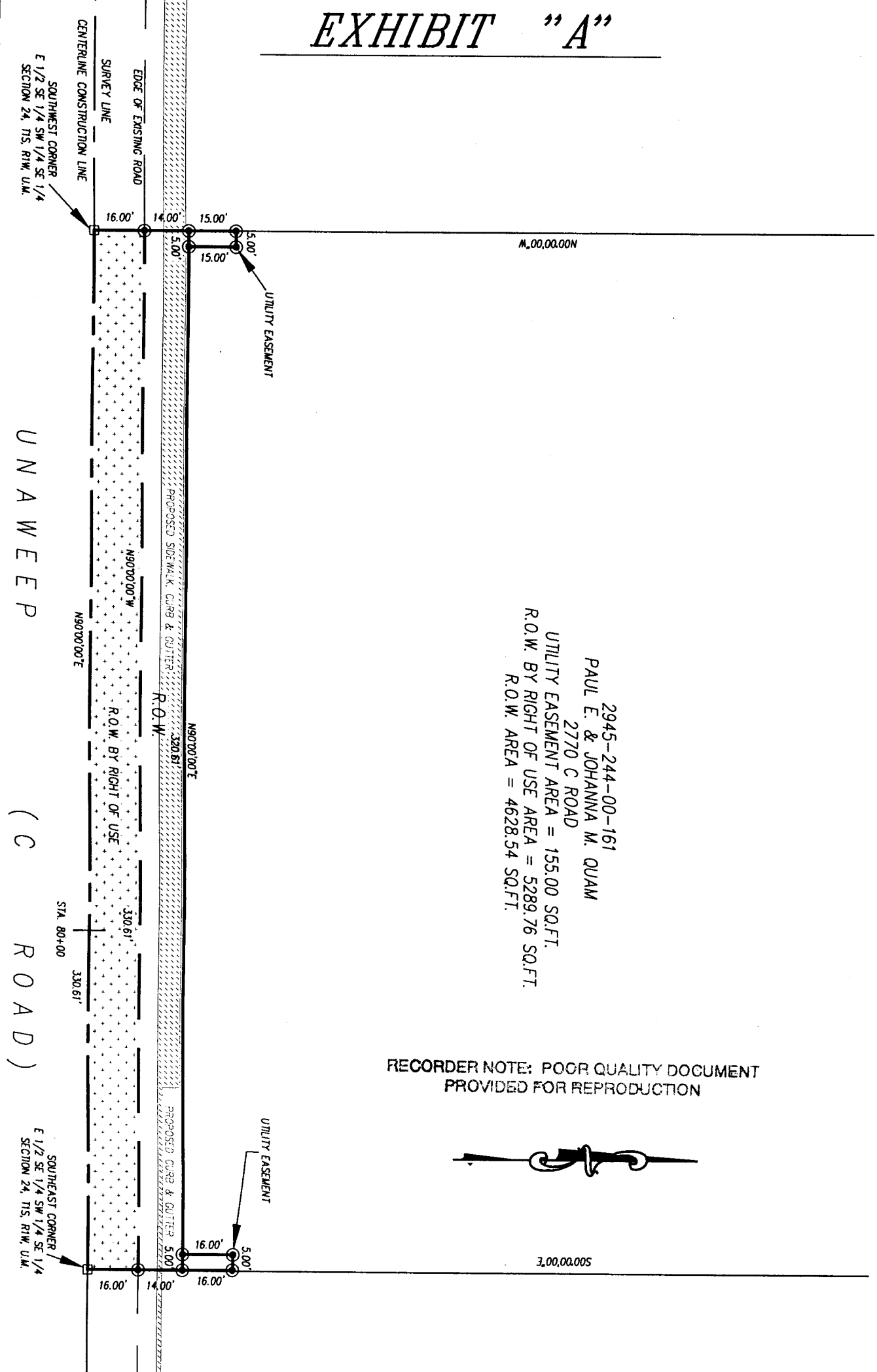
Witness my hand and official seal.



[Signature]
Notary Public

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

EXHIBIT "A"



2945-244-00-161
 PAUL E. & JOHANNA M. QUAM
 2770 C ROAD
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UNAWEEP
 (C ROAD)

DRAWN BY: SRP
 DATE: 10-10-97
 SCALE: 1" = 40'
 APPR. BY: TW
 FILE NO: WEEP100.DWG

EASEMENT DESCRIPTION MAP
 UNAWEEP (192)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION