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TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR:	JEFFERY B. PORTER
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY (ALLEY IMPROVEMENT DISTRICT)
ADDRESS:	1730 HALL AVENUE
PARCEL NO:	2945-123-01-029
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2298876 BK 4083 PG 855-856
01/30/2006 02:12 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

QUIT CLAIM DEED

Jeffery B. Porter, 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 for alley purposes located in the Northeast Quarter of the Southwest Quarter(NE1/4SW1/4) of Section 12, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being a portion of Lot 7, Block 1, Elmwood Plaza, as same is recorded in Plat Book 7, Page 48 in the office of the Mesa County Clerk and Recorder, and which is a refileing of Elmwood Plaza as recorded in Plat Book 6, Page 21 in said office, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 7, Block 1, and considering the West line of said Lot 7 to bear N00°01'14"W, with all bearings herein being relative thereto; thence N83°10'24"E, along the north line of said Lot 7, a distance of 85.81 feet to the Northeast corner of said Lot 7; thence S05°10'19"W, along the east line of said Lot 7, a distance of 2.14 feet; thence S84°34'35"W, a distance of 85.40 feet, more or less, to the point of beginning.

Containing 89.72 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 25th day of January, 2006.



Jeffery B. Porter

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of JANUARY, 2006, by Jeffery B. Porter.

My commission expires 10/09/2007

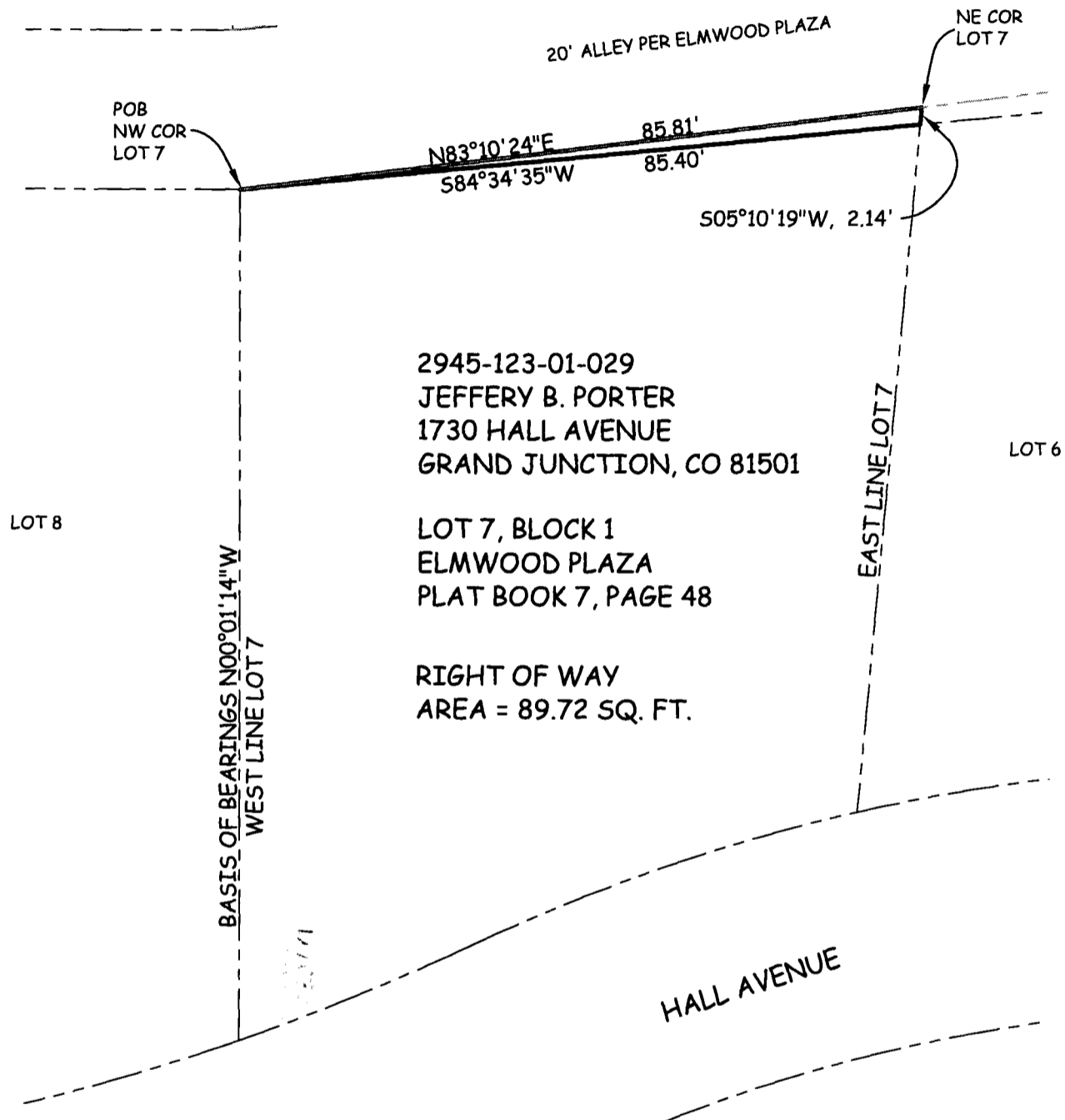
Witness my hand and official seal.


Notary Public



My Commission Expires 10/09/2007

EXHIBIT "A"



2945-123-01-029
 JEFFERY B. PORTER
 1730 HALL AVENUE
 GRAND JUNCTION, CO 81501

LOT 7, BLOCK 1
 ELMWOOD PLAZA
 PLAT BOOK 7, PAGE 48

RIGHT OF WAY
 AREA = 89.72 SQ. FT.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: MG DATE: 01-11-2006 SCALE: 1" = 20' APPR. BY: PTK	2006 ALLEY IMPROVEMENT DISTRICT RIGHT-OF-WAY DESCRIPTION MAP 2945-123-01-029	CITY OF Grand Junction COLORADO
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