

RRG99RDM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: REGENCY REALTY GROUP, INC., A FLORIDA CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: REDLAND'S MARKETPLACE (BRACH'S MARKET) - RIVERFRONT TRAIL, DATED NOVEMBER 3, 1999

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

The City of Grand Junction, a Colorado home rule municipality, Grantor, for and in consideration of the exchange of certain interests in real property, 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 to Regency Realty Group, Inc., a Florida Corporation, Grantee, whose address is 8140 Walnut Hill Lane, Dallas, Texas 75231, the following real property interests of Grantor situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

1932886 12/21/99 0214PM
MONIKA TOOD CLK® MESA COUNTY CO
REG FEE \$10.00
DOCUMENTARY FEE \$NO FEE

That certain 12-foot wide Public Recreational Easement across Lot 1 of Brach's Subdivision, situate in the Southwest 1/4 of the Southwest 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 17 at Pages 114 and 115 in the Office of the Mesa County Clerk and Recorder, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

No consideration

TO HAVE AND TO HOLD said Public Recreational Easement, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining to said Public Recreational Easement, and all the estate, right, title, interest and claim whatsoever in and to said Public Recreational Easement, of Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever, subject to the reservation by Grantor of all other real property interests of Grantor, including, but not limited to, all other easements and rights-of-ways of record.

Executed and Delivered this 3rd day of November, 1999.



Stephanie Nye
City Clerk

For the City of Grand Junction,
a Colorado home rule municipality

Mark K. Achen
City Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of November, 1999, by Mark K. Achen as City Manager and attested to by Stephanie Nye as City Clerk of the City of Grand Junction, a Colorado home rule municipality.

My commission expires June 13, 2003.

Witness my hand and official seal.

Theresa J. Martinez
Notary Public



Exhibit "A"

Legal Description of Public Recreational Easement

That certain 12-foot wide Public Recreational Easement as described by instrument recorded in Book 2602 at Page 338 in the office of the Mesa County Clerk and Recorder and as dedicated with the platting of Brach's Subdivision, situate in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 17 at Pages 114 and 115 in the office of the Mesa County Clerk and Recorder, said Easement extending 6.0 feet perpendicular to and on each side of the following described center line, to wit:

Beginning at a point on the west boundary line of Lot 1 of said Brach's Subdivision, from whence the Northwest Corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 15 bears N 00°08'26" E a distance of 290.37 feet, with all bearings contained herein being relative to the recorded plat of said Brach's Subdivision;

Thence along the center line of said Public Recreational Easement the following seven (7) courses:

1. S 55°47'53" E a distance of 47.74 feet;
2. S 56°25'56" E a distance of 61.20 feet;
3. S 65°53'42" E a distance of 28.29 feet;
4. 38.63 feet along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 44°16'14", and a long chord bearing S 88°01'49" E a distance of 37.68 feet;
5. N 69°50'04" E a distance of 44.84 feet;
6. N 75°00'35" E a distance of 17.34 feet;
7. S 83°54'43" E a distance of 17.47 feet to the Point of Terminus, said point being on the southerly line of Lot 1 of said Brach's Subdivision, said line being common with the northerly right-of-way line of Highway 340,

The side lines of said 12-foot wide Public Recreational Easement to be shortened or extended to terminate at the west and southerly boundary lines of Lot 1 of said Brach's Subdivision.