

SEN971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: SYLVIA E. NEISWENDER

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2322 NORTH 1ST STREET, RIGHT OF WAY,
PARCEL NO. 2945-112-00-014

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1797542 0234PM 05/05/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

Sylvia E. Neiswender, whose address is 2322 North First Street, Grand Junction, Colorado 81501, Grantor, for and in consideration of the installation, operation, maintenance and repair of street improvements, 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, its successors and assigns forever, all of the right, title and interest of Grantor in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southwest Corner of the NW1/4 NW1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the of NW1/4 NW1/4 of said Section 11 to bear N 00°29'40" W with all bearings contained herein being relative thereto;
thence N 00°29'40" W along the West line of the NW1/4 NW1/4 of said Section 11 a distance of 150.00 feet to the **True Point of Beginning**;
thence N 00°29'40" W along the West line of said NW1/4 NW1/4 a distance of 66.00 feet;
thence leaving said West line, N 89°30'20" E a distance of 20.13 feet to a point on the East line of the open, used and historical right-of-way for North First Street;
thence along the East line of the open, used and historical right-of-way for North First Street the following two (2) courses and distances:

1. S 00°40'47" E a distance of 45.92 feet;
2. S 01°40'39" E a distance of 20.09 feet;

thence leaving said East right-of-way line, S 89°30'20" W a distance of 20.69 feet to the Point of Beginning,
containing 1,339.01 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 Grantor, 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 25th day of April, 1997.

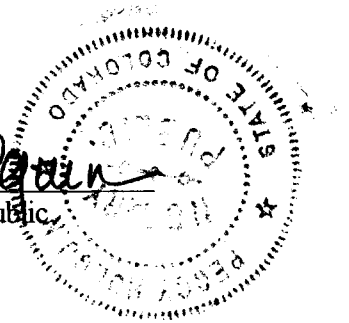
Sylvia E. Neiswender
Sylvia E. Neiswender

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of April, 1997, by Sylvia E. Neiswender.

My commission expires 3.3.01.
Witness my hand and official seal.

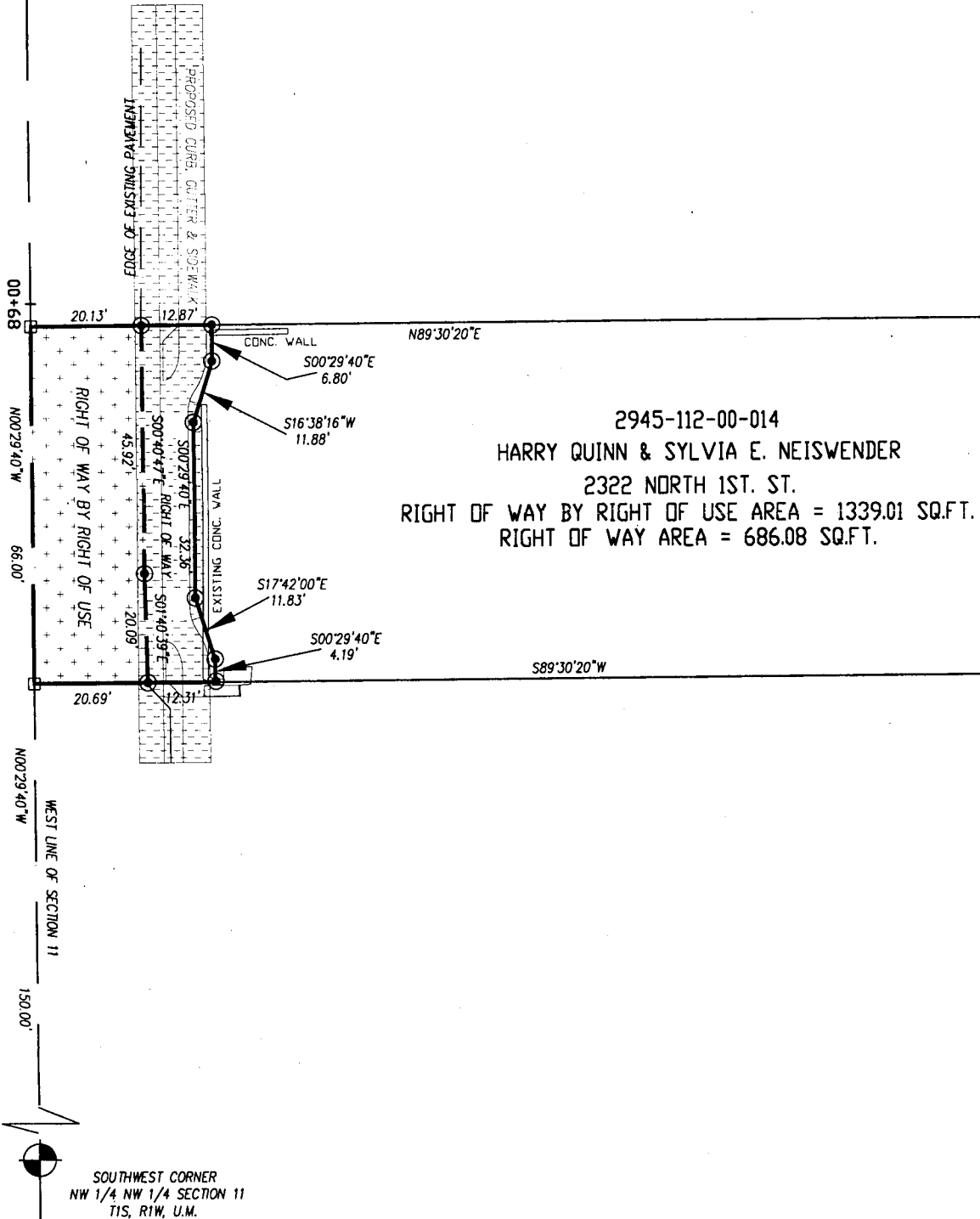
Peggy Holman
Notary Public



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

EXHIBIT "A"

NORTH FIRST STREET



DRAWN BY: SRP
DATE: 4-22-97
SCALE: 1" = 30'
APPR. BY: TKH
FILE NO: F118.DWG

RIGHT-OF-WAY DESCRIPTION MAP
NORTH FIRST STREET - ORCHARD AVE TO PATTERSON AVE.
(118)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION