

SWE97UNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: CHARLES R. SWEET AND CARLA G. SWEET

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2701 1/2 C ROAD UNAWEEP AVENUE IMPROVEMENTS PROJECT 2945-252-00-085

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

1788979 0205PM 02/21/97  
MONIKA TODD CLK&REG MESA COUNTY CO  
DOCUMENT FEE \$EXEMPT

Charles R. Sweet and Carla G. Sweet, whose address is 2701-1/2 Unawweep Avenue, Grand Junction, Colorado 81504, 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:

Commencing at the Northwest Corner of the Northwest 1/4 of the Northwest 1/4 (NW1/4 NW1/4) of Section 25, 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 North line of the NW1/4 NW1/4 of said Section 25 to bear S 90°00'00" E with all bearings contained herein being relative thereto; thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 135.00 feet to the **True Point of Beginning**; thence S 90°00'00" E along the North line of said NW1/4 NW1/4 a distance of 75.00 feet; thence leaving said North line, S 00°00'00" W a distance of 16.00 feet to a point on the South line of the open, used and historical right-of-way for Unawweep Avenue; thence N 90°00'00" W along said South line a distance of 75.00 feet; thence N 00°00'00" W a distance of 16.00 feet to the True Point of Beginning, containing 1,200.00 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 28<sup>th</sup> day of January, 1997.

Charles R Sweet  
Charles R. Sweet

Carla G. Sweet  
Carla G. Sweet

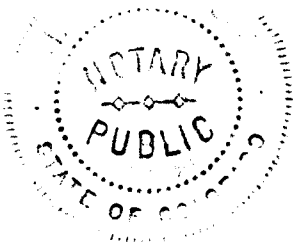
State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of January, 1997, by Charles R. Sweet and Carla G. Sweet.

My commission expires 2-28-98

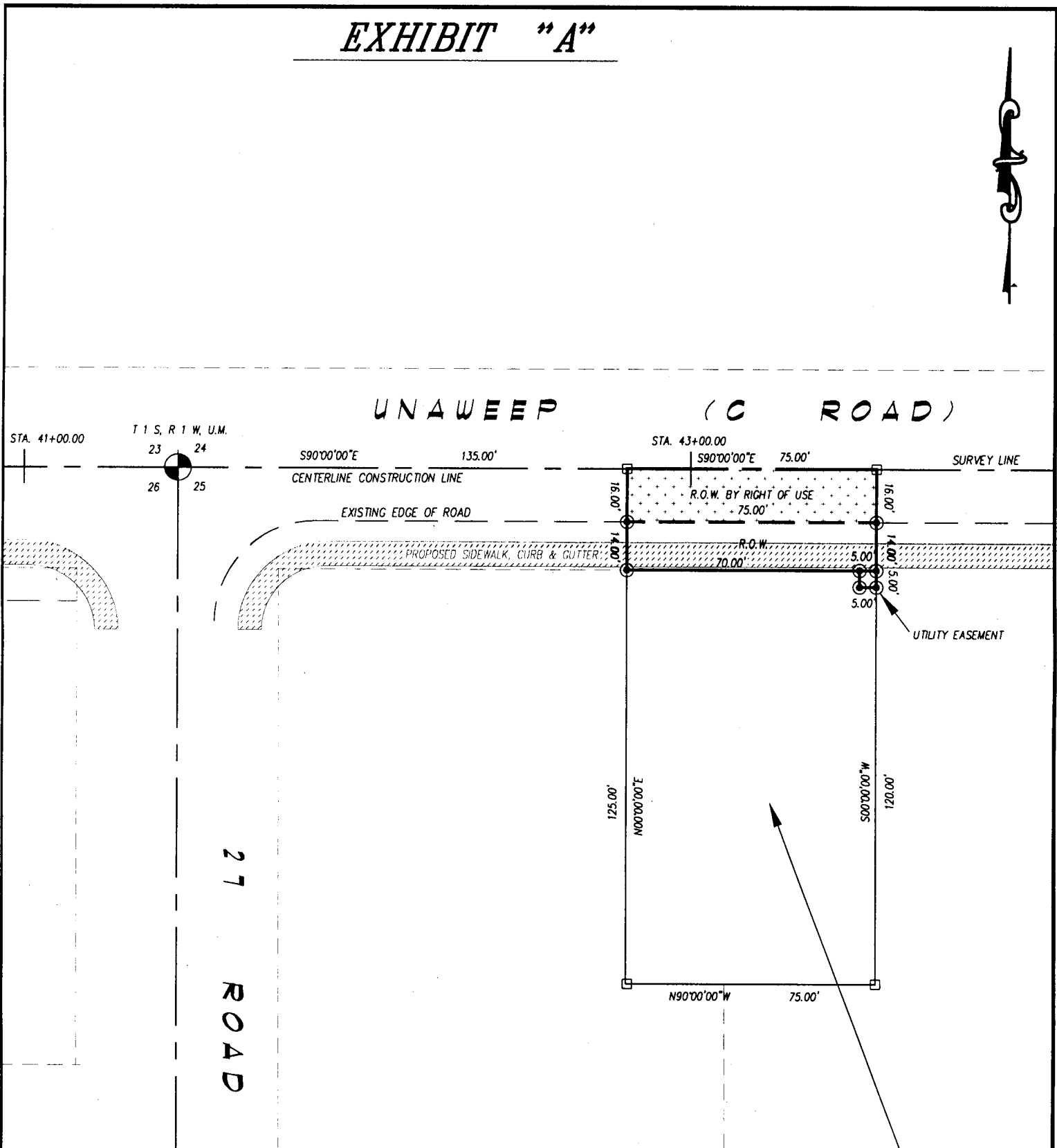
Witness my hand and official seal.

Tim Woodmansee  
Notary Public



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

**EXHIBIT "A"**



27 ROAD

2945-252-00-085  
 CHARLES R. & CARLA G. SWEET  
 2701 1/2 C ROAD  
 RIGHT-OF-WAY AREA = 1050.00 SQFT.  
 R.O.W. BY RIGHT OF USE AREA = 1200.00 SQFT.  
 UTILITY EASEMENT AREA = 25.00 SQFT.

DRAWN BY: SRP  
 DATE: 1-20-97  
 SCALE: 1" = 40'  
 APPR. BY: IW  
 FILE NO: WEEP59.DWG

EASEMENT DESCRIPTION MAP

UNAWEEP ( 155 )

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION