

THO05F5R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF PROPERTY OWNER OR GRANTOR:	ROGER A. THOMPSON AND DORRI J. THOMPSON
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY F ½ ROAD SEWER IMPROVEMENT DISTRICT
ADDRESS:	2605 F ½ ROAD
PARCEL NO:	2945-023-00-008
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

2281473 BK 4019 PG 31-32
10/20/2005 04:04 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

QUIT CLAIM DEED

Roger A. Thompson and Dorri J. Thompson, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, all of the right, title and interest of Grantors 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 lying in the Northwest Quarter of the Southwest Quarter (NW1/4 SW 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 2 and assuming the North line of the NW 1/4 SW 1/4 of said Section 2 to bear N89°50'34"E with all bearings contained herein relative thereto; thence N89°50'34"E along the North line of the NW 1/4 SW 1/4 of said Section 2, a distance of 217.80 feet to the Northwest corner of that certain parcel of land described in Book 3651, Pages 408 and 409, public records of Mesa County, Colorado and the Point of Beginning; thence continuing N89°50'34"E along the North line of the NW 1/4 SW 1/4 of said Section 2, a distance of 217.80 feet to a point on the West right of way of Knoll Ridge Lane as recorded on the Plat of Knoll Ridge Subdivision, Plat Book 11, Page 313, Mesa County, Colorado records; thence S00°09'26"E along the West right of way of said Knoll Ridge Lane, a distance of 21.00 feet; thence S89°50'34"W a distance of 217.80 feet; thence N00°09'26"W a distance of 21.00 feet more or less to the Point of Beginning.

CONTAINING 4,574.0 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 Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and delivered this 17 day of Aug, 2005.

Roger A. Thompson
Roger A. Thompson

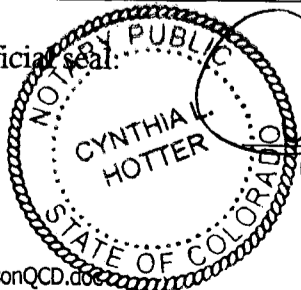
Dorri J. Thompson
Dorri J. Thompson

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of August, 2005, by Roger A. Thompson and Dorri J. Thompson.

My commission expires 1-12-06

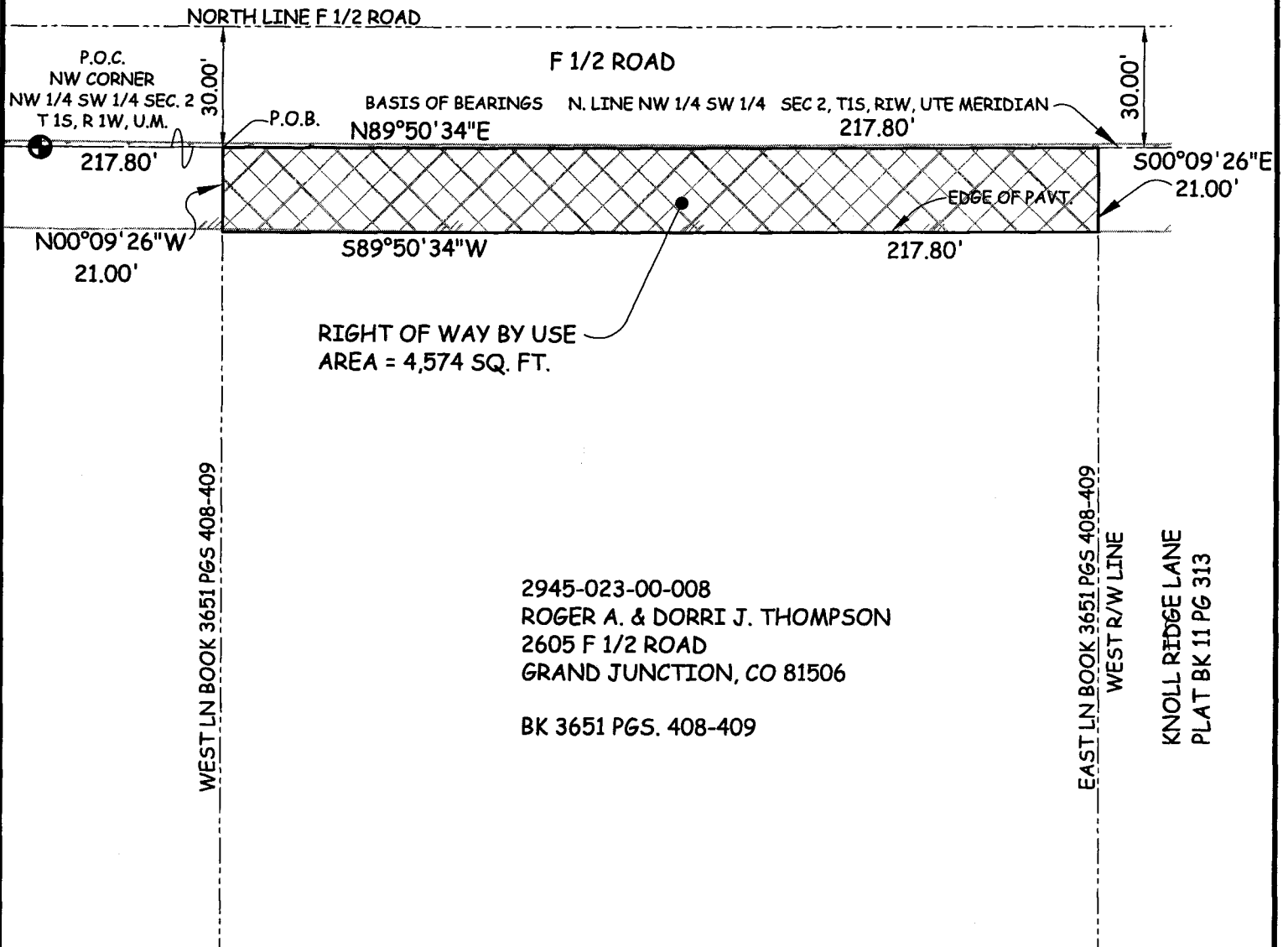
Witness my hand and official seal:



Cynthia L. Hotter
Notary Public

8/15/05
12:39 PM
H:\Sewer\SANITARY\ID\26 and F 1_2\ThompsonQCD.doc

EXHIBIT "A"



2945-023-00-008
 ROGER A. & DORRI J. THOMPSON
 2605 F 1/2 ROAD
 GRAND JUNCTION, CO 81506
 BK 3651 PGS. 408-409

2945-023-20-002
 HAROLD POTTER
 VACANT LAND



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: 07-29-2005
 SCALE: 1" = 40'
 APPR. BY: PTK

F 1/2 ROAD SEWER IMPROVEMENT DISTRICT
RIGHT-OF-USE DESCRIPTION MAP
 2945-023-00-008

