

TMR8515T

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QUIT CLAIM)**

PURPOSE: ROAD AND UTILITY RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: TAMERLANE, LTD, A LIMITED PARTNERSHIP

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 15TH STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

RECORDER'S STAMP

THIS DEED, Made this _____ day of _____, 19 _____,
between TAMERLANE, LTD., a limited partnership

1399914 DOC EXEMPT 01:37 PM
SEP 10 1985 E.SAWYER,CLK&REC MESA CTY,CO
BOOK 1554 PAGE 778

of the _____ *County of Garfield _____ and State of
Colorado, grantor(s), and

THE CITY OF GRAND JUNCTION, a municipal
corporation,
whose legal address is 5th & Rood, Grand Junction, Colorado

of the _____ County of Mesa _____ and State of Colorado, grantee(s).

WITNESSETH, That the grantor(s), for and in consideration of the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION-----~~XXXXXXXX~~
the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by
these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee(s), its heirs, successors and assigns,
forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with
improvements, if any, situate, lying and being in the _____ County of Mesa _____ and State of
Colorado, described as follows:

THOSE CERTAIN EASEMENTS AND RIGHTS OF WAY WHICH ARE MORE
PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.

also known by street and number as:

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(s), either in law or equity, to
the only proper use, benefit and behoof of the grantee(s) its heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) has executed this deed on the date set forth above.

TAMERLANE, LTD., a limited partnership

By: _____
Nicholas W. Goluba, Jr.,
General Partner

By: _____
Fred A. Lundin, General Partner

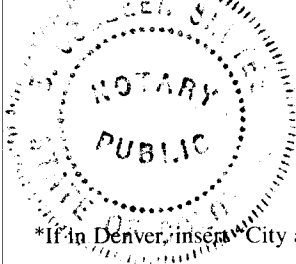
STATE OF COLORADO,

County of Garfield

} ss.

The foregoing instrument was acknowledged before me in the _____ County of Garfield
State of Colorado, this 3rd day of July, 1985,
by NICHOLAS W. GOLUBA, JR., and FRED A. LUNDIN, as general partners of
TAMERLANE, LTD., a limited partnership.

My commission expires October 29, 1988 Witness my hand and official seal.



Notary Public
802 Grand Avenue
Glenwood Springs, CO 81601
Address

*If in Denver, insert "City and."

R/W - 16 Description (Right of Use)

A parcel of land for Road and Utility Right of Way purposes being a portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, T.1 S, R.1 W, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the SE Corner NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 and considering the East line NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 to bear N 00°05'39" W with all other bearings contained herein relative thereto;
Thence N 89°55'46" W 18.00 feet;
Thence N 00°05'39" W 659.13 feet;
Thence N 89°54'21" E 18.00 feet to a point on the East line NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1;
Thence S 00°05'39" E along said East line NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1 a distance of 659.18 feet to the point of beginning containing 11,864.7 square feet, more or less.

PE - 16 Description

A permanent Easement for Roadway Slope and Utility purposes being a portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 aforementioned in the above parcel description, more particularly described as follows:

Commencing at the SE Corner NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1;
Thence N 89°55'46" W 18.00 feet to the TRUE POINT OF BEGINNING;
Thence N 89°55'46" W 5.50 feet;
Thence N 00°05'39" W 331.65 feet;
Thence S 89°54'21" W 34.50 feet;
Thence N 00°05'39" W 20.00 feet;
Thence N 89°54'21" E 34.50 feet;
Thence N 00°05'39" W 53.35 feet;
Thence S 89°54'21" W 16.50 feet;
Thence N 00°05'39" W 254.11 feet;
Thence N 89°54'21" E 22.00 feet;
Thence S 00°05'39" E 659.13 feet to the TRUE POINT OF BEGINNING; containing 8,508.0 square feet, more or less.

PARTIAL RELEASE OF LIEN OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That all that certain piece of land situate, lying and being in the County of Mesa, State of Colorado, and bounded and described as follows, to wit:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence North 89°55'46" West 18.00 feet to the True Point of Beginning; thence North 89°55'46" West 5.50 feet; thence North 00°05'39" West 331.65 feet; thence South 89°54'21" West 34.50 feet; thence North 00°05'39" West 20.00 feet; thence North 89°54'21" East 34.50 feet; thence North 00°05'39" West 53.35 feet; thence South 89°54'21" West 16.50 feet; thence North 00°05'39" West 254.11 feet; thence North 89°54'21" East 22.00 feet; thence South 00°05'39" East 659.13 feet to the True Point of Beginning;

is hereby released from the lien of that certain mortgage made by TAMERLANE, LTD., a limited partnership, to LEE JOHNSON, dated February 5, 1980, and recorded in the office of the County Clerk and Recorder of the County of Mesa, State of Colorado, in Book 1247, at Page 883, on the 10th day of March, 1980.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 4th day of August, 1985.

[Signature]
LEE JOHNSON

STATE OF COLORADO)
) ~~MESA~~ GARFIELD) ss:
COUNTY OF ~~MESA~~)

I hereby acknowledge that on this 4th day of August, 1985, the foregoing Partial Release of Lien of Mortgage was executed before me, a Notary Public for the above County and State, by LEE JOHNSON.

Witness my hand and official seal.
My Commission expires: April 26, 1988

[Signature]
Notary Public
Address: 83 1/2 1st Ave
Denver Springs, Colo 81601

