

TYL0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-
OF-WAY

NAME OF AGENCY OR CONTRACTOR: BEVERLY ANN TAYLOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 539
29 ROAD

PARCEL #: 2943-074-00-080

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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

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2080056 10/07/02 1227PM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$5.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

Beverly Ann Taylor, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, all of the right, title and interest of Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the East ¼ Corner of said Section 7, and considering the east line of the SE ¼ of said Section 7 to bear S 00°03'21" E with all bearings contained herein being relative thereto; thence S 00°03'21"E along the east line of the SE ¼ of said Section 7 a distance of 527.69 feet to the True Point of Beginning:

thence S 00°03'21" E along the east line of the SE ¼ of said Section 7 a distance of 131.00 feet;

thence leaving the east line of the SE ¼ of said Section 7, N 89°49'04" W a distance of 15.25 feet to a point on the west line of the open, used and historical right-of-way for 29 Road;

thence N 00°07'19" E along the west line of the open, used and historical right-of-way for 29 Road a distance of 131.00 feet;

thence leaving the west line of the open, used and historical right-of-way for 29 Road, S89°49'04" E a distance of 14.84 feet to the Point of Beginning,

containing 1,968.30 square feet as described, all of which is located within the open, used and historical right-of-way for 29 Road.

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

Executed and delivered this 3rd day of Oct., 2002.

Beverly Ann Taylor
Beverly Ann Taylor

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 3rd day of Oct, 2002, by Beverly Ann Taylor.

My commission expires 1.15.05
Witness my hand and official seal.

[Signature]
Notary Public
[Notary Seal: RICHARD L. HANCOCK, NOTARY PUBLIC]

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2102909 02/11/03 0206PM
JANICE WARD CLK® MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

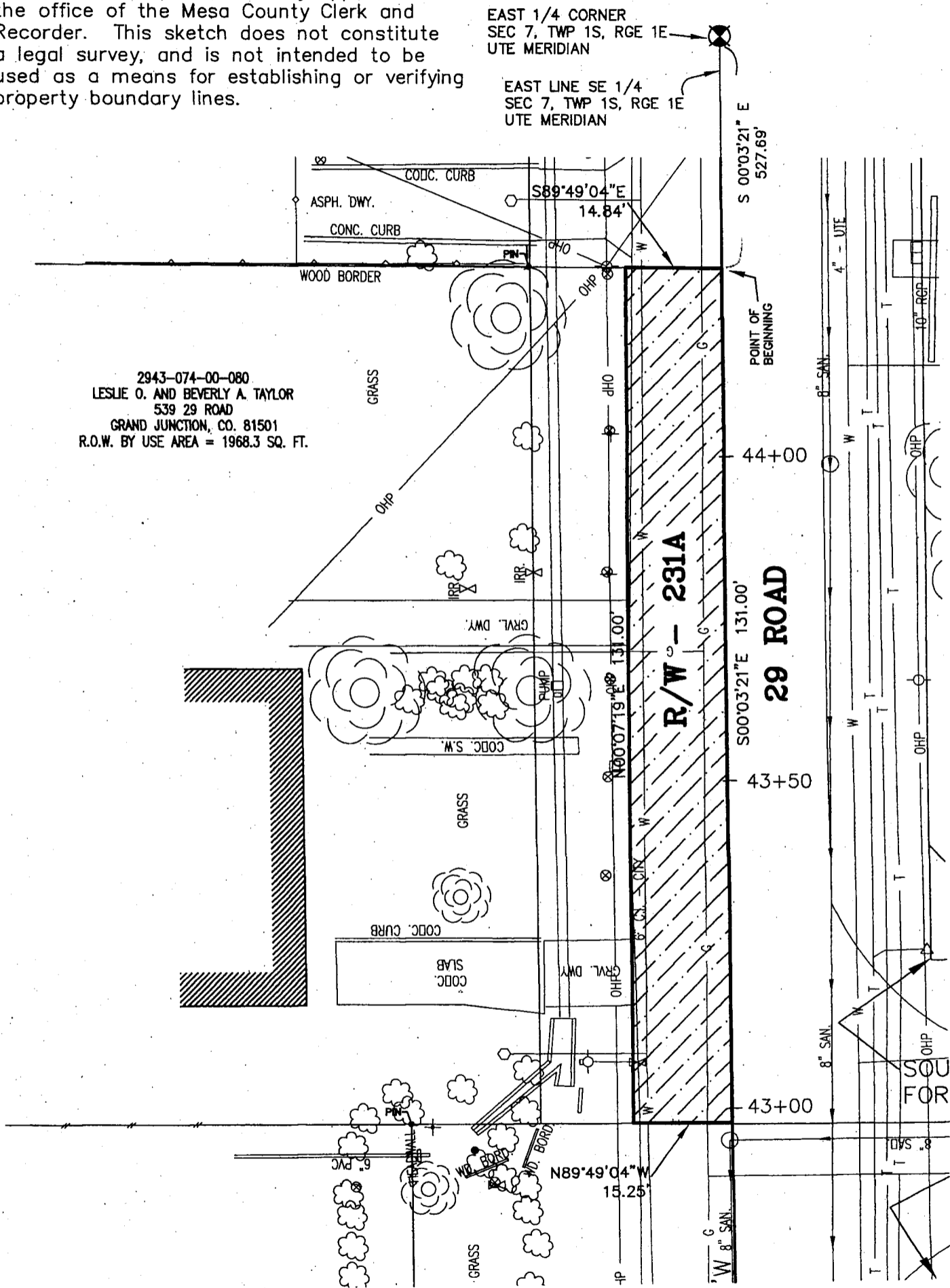
EXHIBIT "A"

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.

EAST 1/4 CORNER
SEC 7, TWP 1S, RGE 1E
UTE MERIDIAN

EAST LINE SE 1/4
SEC 7, TWP 1S, RGE 1E
UTE MERIDIAN

2943-074-00-080
LESLIE O. AND BEVERLY A. TAYLOR
539 29 ROAD
GRAND JUNCTION, CO. 81501
R.O.W. BY USE AREA = 1968.3 SQ. FT.



REVISED: 2-27-2002

DRAWN BY: P.I.K.
DATE: 10-02-2001
SCALE: 1" = 20'
APPR. BY: TW
FILE NO: 1016DWG

29 ROAD
RIGHT-OF-WAY DESCRIPTION MAP
2943-074-00-080

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION