

UNI88WLB

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QC)

NAME OF AGENCY OR CONTRACTOR: UNITED BANK OF GRAND JUNCTION,  
N.A., A COLORADO CORPORATION, WILLIAM PETTY (SENIOR VICE  
PRESIDENT) AND JAY D. DOMBACH (ASST. SECRETARY), UNITED BANK  
OF GRAND JUNCTION - DOWNTOWN, A COLORADO CORPORATION ,  
FORMERLY KNOWN AS INTRAWEST BANK OF GRAND JUNCTION, JERRY DU  
CRAY, MARGARET COLEMAN, JOSEPH COLEMAN, AS CUSTODIAN FOR  
JODI COLEMAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: WILLOWBROOK  
ROAD, PARCEL. NO . 2945-023-00-057, RIGHT OF WAY, SOUTH OF  
NORTHRIDGE DRIVE, NORTH OF PATTERSON ROAD EAST OF 1ST STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

BOOK 1692 PAGE 932

1485469 DOC EXEMPT 02:03 PM  
MAY 13, 1988 E.SAWYER, CLK&REC MESA CTY, CO

United Bank of Grand Junction, N.A., a Colorado Corporation, United Bank of Grand Junction - Downtown, a Colorado Corporation, formerly known as Intrawest Bank of Grand Junction, Jerry DuCray, Margaret Coleman, Joseph Coleman as custodian for Jodi Coleman, Maggie Coleman, Kimberly Coleman, Nicholas Coleman, Grantors, for the consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, hereby sells and quitclaims the below described property as follows:

A. United Bank of Grand Junction, N.A., a Colorado Corporation, quitclaims an undivided 20.83% interest to the City of Grand Junction, a municipal corporation;

B. United Bank of Grand Junction - Downtown, a Colorado Corporation, formerly known as Intrawest Bank of Grand Junction, quitclaims an undivided 25.835% interest to the City of Grand Junction, a municipal corporation;

C. Jerry DuCray quitclaims an undivided 12.5% interest to the City of Grand Junction, a municipal corporation;

D. Margaret Coleman quitclaims an undivided 25.835% interest to the City of Grand Junction, a municipal corporation;

E. Joseph Coleman, custodian for Jodi Coleman as to 3.75%, Maggie Coleman as to 3.75%, Kimberly Coleman as to 3.75%, Nicholas Coleman as to 3.75%, quitclaims an undivided 15% interest to the City of Grand Junction, a municipal corporation.

The property being quitclaimed is located in the City of Grand Junction, County of Mesa, State of Colorado and is more particularly described in Exhibits A, B and C which are attached.

The address of the Grantee is 250 North 5th Street, Grand Junction, Colorado, 81501.

Signed this 13TH day of May, 1988.

United Bank of Grand Junction, N.A.

By William Wolff, SR V.P. Jay K. Lombach, V.P.  
Asst. Secretary

United Bank of Grand Junction - Downtown  
f.k.a. Intrawest Bank of Grand Junction

By William Wolff, SR V.P. Jay K. Lombach, V.P.  
Asst. Secretary

Margaret Coleman  
Margaret Coleman

Jerry DuCray  
Jerry DuCray

Joseph Coleman  
Joseph Coleman, as custodian for  
Jodi Coleman, Maggie Coleman,  
Kimberly Coleman, Nicholas Coleman

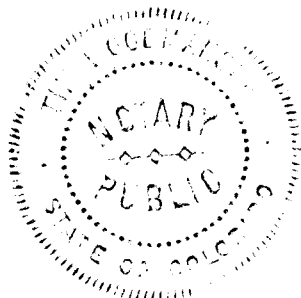
Copy to Jim L. Williams 5-25-88

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 13th day of May, 1988, by William Petty as Senior Vice President and Jay D. Dombach as Assistant Secretary of United Bank of Grand Junction, N.A., and United Bank of Grand Junction - Downtown, Jerry DuCray, Margaret Coleman, and Joseph Coleman.

Witness my hand and official seal.

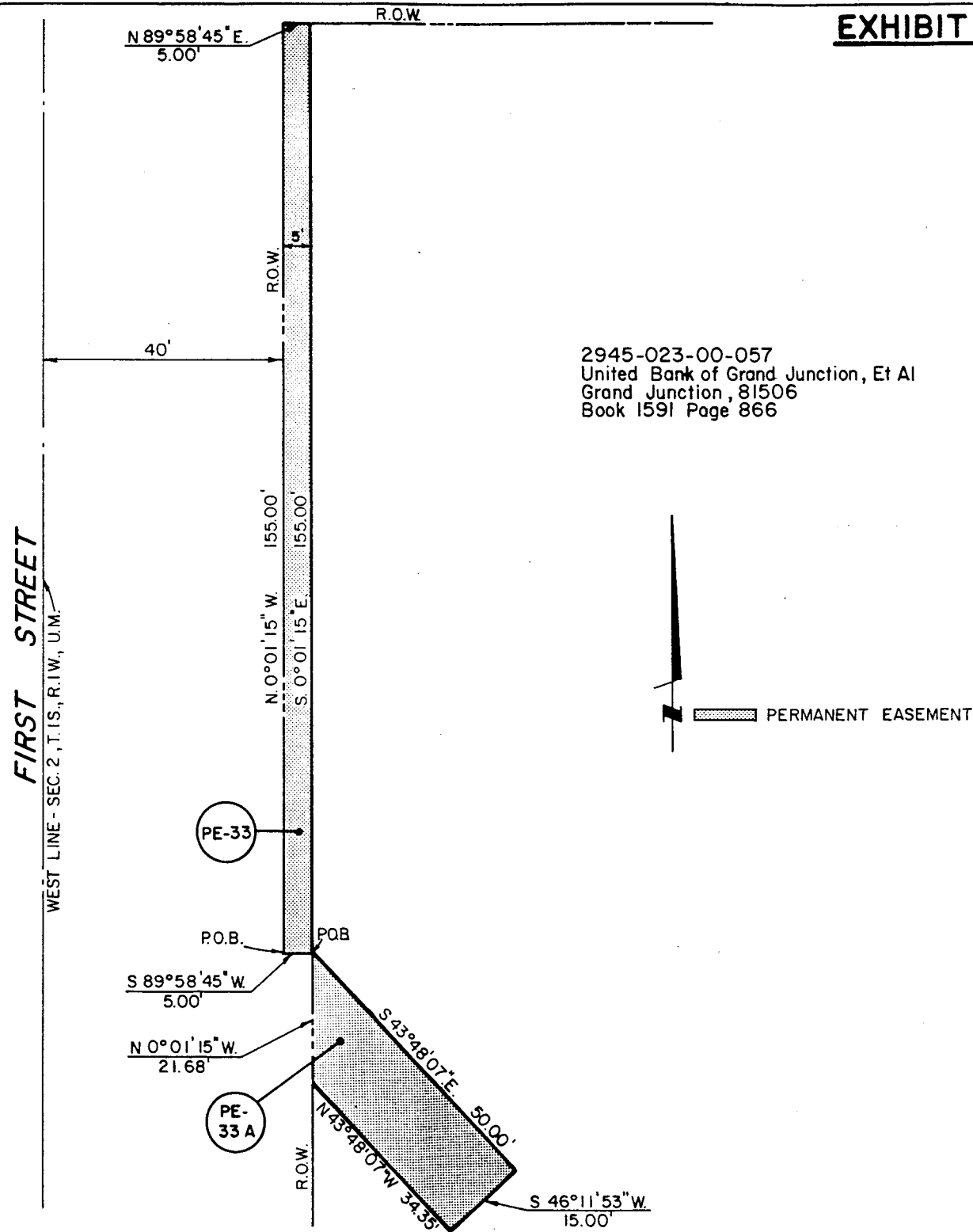
My Commission expires: February 28, 1990



Jim Woodmansee  
NOTARY PUBLIC

Address: 250 North 5th Street,  
Grand Junction, CO 81501

**EXHIBIT A**



PARCEL PE-33

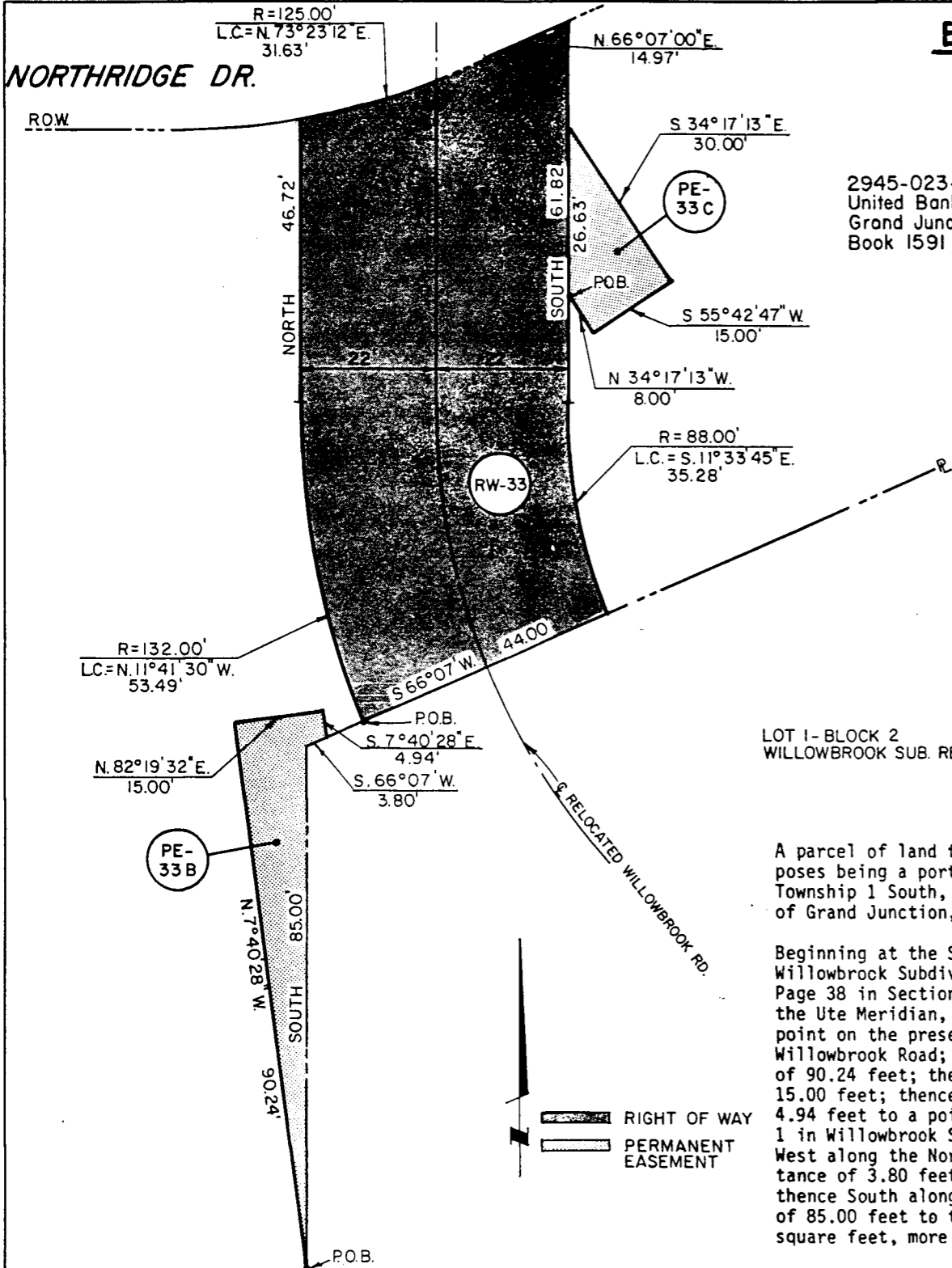
A parcel of land for utility easement purposes being a portion of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing at the Southwest Corner of Section 2, Township 1 South, Range 1 West, of the Ute Meridian; thence North 00°01'15" West along the West line of said Lot 2, a distance of 165.00 feet; thence North 89°58'45" East, a distance of 40.00 feet to the point of beginning, said point of beginning also being a point in the present Easterly right-of-way line of North First Street; thence North 00°01'15" West along said East right-of-way line, a distance of 155.00 feet to a point in the present South right-of-way line of NorthRidge Drive as platted in NorthRidge Estates Filing No. One as recorded in Book 11 on Page 246 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian; thence North 89°58'45" East along said present Southerly right-of-way line, a distance of 5.00 feet; thence South 00°01'15" East along a line which is parallel with and 45 feet Easterly of the West line of said Section 2, a distance of 155.00 feet; thence South 89°58'45" West, a distance of 5.00 feet to the point of beginning, containing 775 square feet, more or less.

PARCEL PE-33A

A parcel of land for drainage easement purposes being a portion of the South half of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing at the Southwest Corner of Section 2, Township 1 South, Range 1 West, of the Ute Meridian; thence North 00°01'15" West along the West line of said Section 2, a distance of 165.00 feet; thence North 89°58'45" East, a distance of 45.00 feet to the point of beginning, said point of beginning also being a point on the Easterly line of North First Street; thence South 46°11'53" West, a distance of 50.00 feet; thence South 46°11'53" West, a distance of 15.00 feet; thence North 43°48'07" West, a distance of 34.35 feet to a point of the present Easterly right-of-way line of North First Street; thence North 00°01'15" West along said present right-of-way line, a distance of 21.68 feet to the point of beginning, containing 633 square feet, more or less.



**EXHIBIT B**

PARCEL RW-33

2945-023-00-057  
 United Bank of Grand Junction, Et Al  
 Grand Junction, 81506  
 Book 1591 Page 866

A parcel of land for road and utility right-of-way purposes being a portion of the South half of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing from the Northwest Corner of Lot 1 in Block 2 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian; thence North 66°07' East along the Northwestern line of said Lot 1, a distance of 10.76 feet to the point of beginning; thence along the arc of a curve to the right having a radius of 132.00 feet and a long chord which bears North 11°41'30" West for a chord distance of 53.49 feet to a point of tangency; thence North, a distance of 46.72 feet to a point in the present Southerly right-of-way line of NorthRidge Drive as platted in NorthRidge Estates Filing No. One as recorded in Book 11 on Page 246 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian; thence along said present right-of-way line along the arc of a curve to the left having a radius of 125.00 feet and a long chord which bears North 73°23'12" East for a chord distance of 31.63 feet to a point of tangency; thence North 66°07' East continuing along said Southerly right-of-way line, a distance of 14.97 feet; thence South, a distance of 61.82 feet to a point of curvature; thence along the arc of a curve to the left having a radius of 88.00 feet and a long chord which bears South 11°33'45" East for a chord distance of 35.28 feet to a point in the Northwestern line of Lot 1 in Block 2 of Willowbrook Subdivision Replat; thence South 66°07' West along the Northwestern line of said Lot 1, a distance of 44.00 feet to the point of beginning, containing 4,303 square feet, more or less.

LOT 1-BLOCK 2  
 WILLOWBROOK SUB. REPLAT

PARCEL PE-33B

A parcel of land for utility and irrigation easement purposes being a portion of the South half of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at the Southwest Corner of Lot 1 in Block 2 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, said point of beginning also being a point on the present Northwestern right-of-way line of Willowbrook Road; thence North 07°40'28" West, a distance of 90.24 feet; thence North 82°19'32" East, a distance of 15.00 feet; thence South 07°40'28" East, a distance of 4.94 feet to a point in the Northwestern line of said Lot 1 in Willowbrook Subdivision Replat; thence South 66°07' West along the Northwestern line of said Lot 1, a distance of 3.80 feet to the Northwest Corner of said Lot 1; thence South along the West line of said Lot 1, a distance of 85.00 feet to the point of beginning, containing 566 square feet, more or less.

PARCEL PE-33C

A parcel of land for drainage easement purposes being a portion of the South half of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing at the Northwest Corner of Lot 1 in Block 2 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian; thence North 66°07' East along the Northwestern line of said Lot 1, a distance of 54.76 feet; thence along the arc of a curve to the right having a radius of 88.00 feet and a long chord which bears North 11°33'45" West for a chord distance of 35.28 feet to a point of tangency; thence North, a distance of 19.19 feet to the point of beginning; thence North, a distance of 26.63 feet; thence South 34°17'13" East, a distance of 30.00 feet; thence South 55°42'47" West, a distance of 15.00 feet; thence North 34°17'13" West, a distance of 8.00 feet to the point of beginning, containing 285 square feet, more or less.

EXHIBIT CPARCEL RW-33A

A parcel of land for road and utility right-of-way purposes being a portion of the South half of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at a point N  $00^{\circ}1'15''$  W, a distance of 320.0 feet and N  $89^{\circ}58'45''$  E, a distance of 40.0 feet from the Southwest Corner of said Section 2, said point being the intersection of the easterly right-of-way line for North 1st Street and the southerly right-of-way line for Northridge Drive;  
 thence N  $89^{\circ}58'45''$  E, along said southerly right-of-way line for Northridge Drive, a distance of 12.58 feet;  
 thence S  $42^{\circ}21'58''$  W, a distance of 18.66 feet to the easterly right-of-way line for North 1st Street;  
 thence N  $00^{\circ}01'15''$  W, along said easterly right-of-way line, a distance of 13.79 feet to the point of beginning,

containing 87 square feet, more or less.

PARCEL RW-33B

A parcel of land for road and utility right-of-way purposes being a portion of the South half of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Beginning at a point N  $00^{\circ}33'15''$  W from the Northwest Corner of Lot 1 in Block 2 of Willowbrook Subdivision platted in Book 10, Page 38 of the Mesa County Clerk and Recorder's Office, said point lying in the Southerly right-of-way line for the present Northridge Drive;  
 thence South, a distance of 14.27 feet;  
 thence N  $45^{\circ}41'26''$  W, a distance of 19.83 feet to said southerly right-of-way line for Northridge drive;  
 thence along said right-of-way line along the arc of a curve to the left, having a radius of 125.00 feet, a central angle of  $06^{\circ}30'44''$ , and a long chord which bears N  $88^{\circ}18'46''$  E, a distance of 14.20 feet to the point of beginning,

containing 99 square feet, more or less.