

USH04ROW

TYPE OF RECORD: PERMANENT

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

NAME OF CONTRACTOR: JOHN A USHER

SUBJECT/PROJECT: 24 ½ ROAD AND G ROAD, LAND FOR ROAD RIGHT  
OF WAY BY USE AND UTILITY PURPOSES, 2449 G ROAD

CITY DEPARTMENT: PUBLIC WORKS

TAX PARCEL #: 2945-042-00-076

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2197740 BK 3678 PG 585-586  
06/18/2004 12:47 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

When recorded return to:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

QUIT CLAIM DEED

John A. Usher, 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 5<sup>th</sup> 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 certain parcel of land for road Right of Way by Use and Utility purposes lying in the Northwest Quarter (NW 1/4) of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of the NW 1/4 of said Section 4, and assuming the North line of the NW 1/4 of said Section 4 bears N 89°56'34" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°56'34" W, along the North line of the NW 1/4 of said Section 4, a distance of 30.00 feet to a point on the West right of way for 24-1/2 Road, as described in Book 849, Page 494, Public Records of Mesa County, Colorado, being the POINT OF BEGINNING; thence from said Point of Beginning, S 00°01'48" W, along the West right of way for said 24-1/2 Road, being a line 30.00 feet West of and parallel to, the East line of the NW 1/4 of said Section 4, a distance of 8.16 feet; thence S 89°22'51" W, a distance of 169.99 feet; thence N 00°03'26" E, a distance of 10.17 feet to a point on the North line of the NW 1/4 of said Section 4; thence S 89°56'34" E, along the North line of the NW 1/4 of said Section 4, a distance of 169.98 feet, more or less, to the Point of Beginning.

CONTAINING 1,557.72 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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

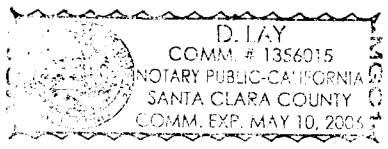
Executed and Delivered this 9<sup>th</sup> day of June, 2004.

*John A. Usher*  
\_\_\_\_\_  
John A. Usher

State of California  
County of Santa Clara <sup>SS.</sup>

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 2004 by John A. Usher.

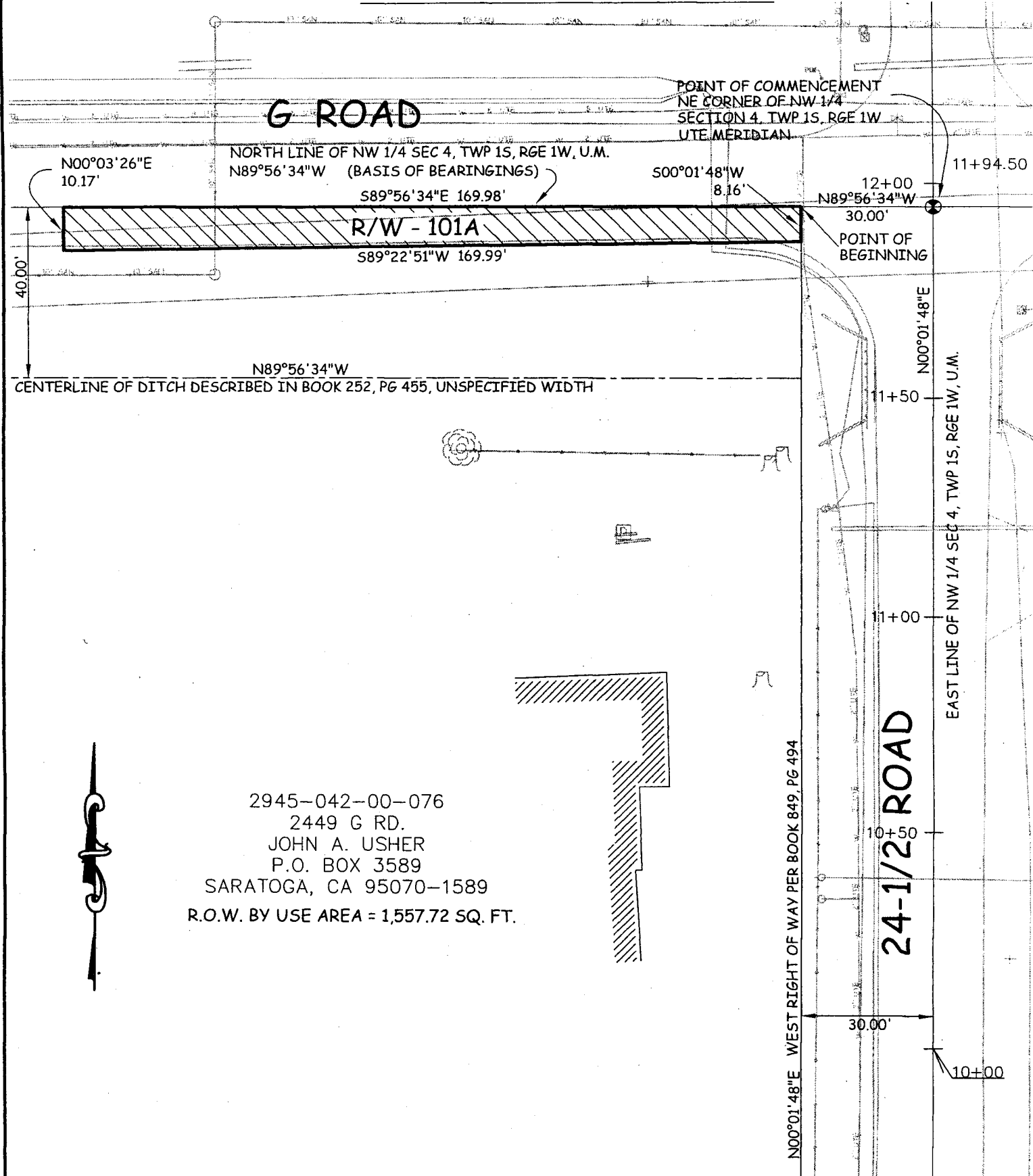
My commission expires 5/10/06.  
Witness my hand and official seal.



*D. Lay*  
\_\_\_\_\_  
Notary Public

Legal Description prepared by Peter T. Krick, 250 N. 5<sup>th</sup> Street, Grand Junction, CO 81501  
Project No. SHO-M555-020/Project Code 14407

# EXHIBIT "A"



2945-042-00-076  
 2449 G RD.  
 JOHN A. USHER  
 P.O. BOX 3589  
 SARATOGA, CA 95070-1589  
 R.O.W. BY USE AREA = 1,557.72 SQ. FT.



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: P.I.K.  
 DATE: 11-10-2003  
 SCALE: 1" = 30'  
 APPR. BY: TW

24-1/2 RD AND G ROAD  
 RIGHT-OF-WAY DESCRIPTION MAP  
 2945-042-00-076

**DEPARTMENT OF PUBLIC WORKS**  
 REAL ESTATE DIVISION  
**CITY OF GRAND JUNCTION**