

WDM008TH

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: WDM CORPORATION, A COLORADO CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2525 NORTH 8TH
STREET, GRAND JUNCTION

PARCEL NO.: 2945-051-00-075

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2

1978767 01/02/01 0203PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

WDM CORPORATION, a Colorado corporation, Grantor, for and in consideration of the historic maintenance and repair of public roadway improvements, 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, its successors and assigns forever, all of the right, title and interest of Grantor in and to the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northeast Corner of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the North line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 (NE 1/4 NE 1/4 NE 1/4) of said Section 5 to bear N 89°58'39" W with all bearings contained herein being relative thereto;
thence N 89°58'39" W along the North line of the NE 1/4 NE 1/4 NE 1/4 of said Section 5 a distance of 395.86 feet to the Northwest Corner of the East 6 acres of the NE 1/4 NE 1/4 NE 1/4 of said Section 5;
thence S 00°00'59" E along the West line of the East 6 acres of said NE 1/4 NE 1/4 NE 1/4 a distance of 13.25 feet to a point on the South line of the open, used and historical right-of-way for G Road;
thence S 89°58'39" E along the South line of the open, used and historical right-of-way for G Road a distance of 337.90 feet;
thence continuing along said right-of-way line, 62.79 feet along the arc of a curve concave to the Southwest, having a radius of 40.00 feet, a central angle of 89°56'24", and a long chord bearing S 45°00'26" E a distance of 56.54 feet to a point on the West line of the open, used and historical right-of-way for 24 Road;
thence S 00°02'14" E along the West line of the open, used and historical right-of-way for 24 Road a distance of 606.88 feet to a point on the South line of the NE 1/4 NE 1/4 NE 1/4 of said Section 5;
thence S 89°58'03" E along the South line of the NE 1/4 NE 1/4 NE 1/4 of said Section 5 a distance of 18.00 feet to a point on the East line of the NE 1/4 NE 1/4 NE 1/4 of said Section 5;
thence N 00°02'14" W along the East line of the NE 1/4 NE 1/4 NE 1/4 of said Section 5 a distance of 660.07 feet to the Point of Beginning,
containing 17,231 square feet 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 the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

Executed and Delivered this 21 day of Dec, 1999. ²⁰⁰⁰ WDM

WDM CORPORATION, a Colorado corporation

William D. Merkel
William D. Merkel, President

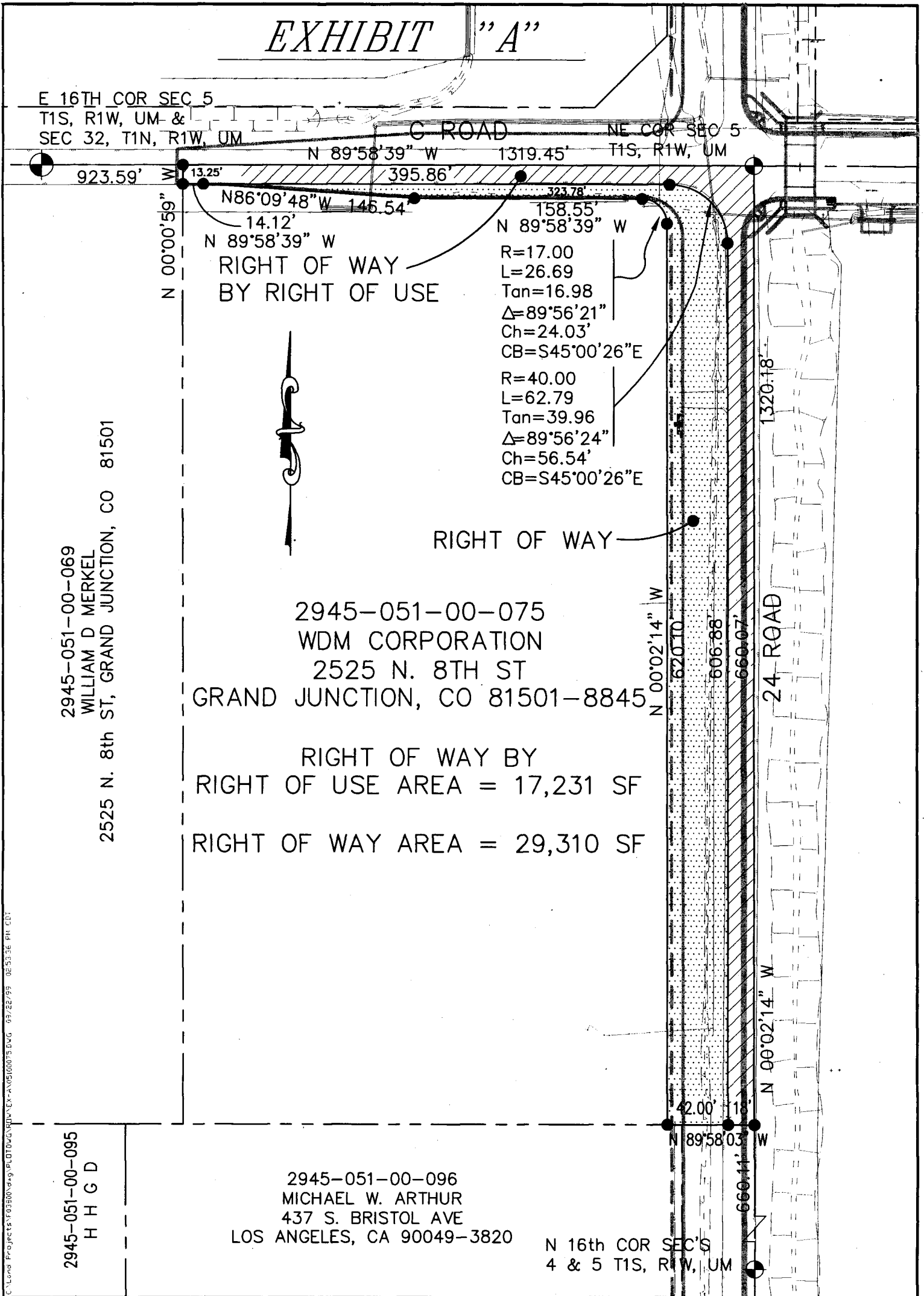
State of Colorado)
)ss.
County of Mesa)

²⁰⁰⁰ The foregoing instrument was acknowledged before me this 21 day of December, ~~1999~~, by William D. Merkel as President of WDM CORPORATION, a Colorado corporation.

My commission expires 7-16-01.
Witness my hand and official seal.

Sandy B. Beckman
Notary Public

EXHIBIT "A"



2945-051-00-069
WILLIAM D MERKEL
2525 N. 8th ST, GRAND JUNCTION, CO 81501

2945-051-00-075
WDM CORPORATION
2525 N. 8TH ST
GRAND JUNCTION, CO 81501-8845

RIGHT OF WAY BY
RIGHT OF USE AREA = 17,231 SF
RIGHT OF WAY AREA = 29,310 SF

2945-051-00-095
H H G D

2945-051-00-096
MICHAEL W. ARTHUR
437 S. BRISTOL AVE
LOS ANGELES, CA 90049-3820

N 16th COR SEC'S
4 & 5 T1S, R1W, UM

DRAWN BY: JCS
DATE: 9-22-99
SCALE: 1" = 80'
APPR. BY: TW
FILE NO: 05100075.DWG

RIGHT-OF-WAY DESCRIPTION MAP
24 ROAD PATTERSON ROAD NORTH TO CANYON VIEW PARK

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION