

YNG971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: EARL A. YOUNG AND FLOY E.
YOUNG

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2303 NORTH
1ST STREET ROAD RIGHT OF WAY FOR FIRST STREET BETWEEN
ORCHARD AVENUE AND PATTERSON ROAD 2945-101-00-151

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

Earl A. Young and Floy E. Young, whose address is 2303 North First Street, Grand Junction, Colorado 81501, Grantors, for and in consideration of the installation, operation, maintenance and repair of street improvements, the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUIT CLAIMED, and by these presents do 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 Grantors in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northeast Corner of the SE1/4 NE1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the of SE1/4 NE1/4 of said Section 10 to bear S 00°00'00" W with all bearings contained herein being relative thereto;
thence S 00°00'00" W along the East line of the SE1/4 NE1/4 of said Section 10 a distance of 3.50 feet;
thence leaving said East line, N 90°00'00" W a distance of 13.39 feet to a point on the West line of the open, used and historical right-of-way for North First Street;
thence along the West line of the open, used and historical right-of-way for North First Street the following four (4) courses and distances:

1. N 00°35'19" W a distance of 13.59 feet;
2. N 01°14'50" E a distance of 9.84 feet;
3. N 00°20'58" W a distance of 49.85 feet;
4. N 00°09'27" W a distance of 45.81 feet;

thence leaving said West right-of-way line, N 89°30'20" E a distance of 12.75 feet to a point on the East line of the NE1/4 NE1/4 of said Section 10;
thence S 00°29'40" E along the East line of said NE1/4 NE1/4 a distance of 115.70 feet to the Point of Beginning,
containing 1556.39 square feet as described herein and as 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 Grantors, 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 22 day of April, 1997.

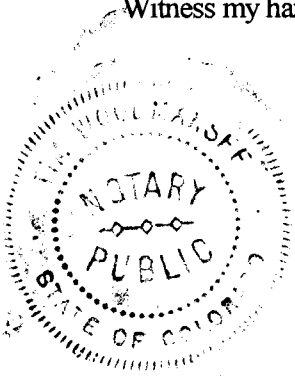
Earl A. Young
Earl A. Young

Floy E. Young
Floy E. Young

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of April, 1997, by Earl A. Young and Floy E. Young.

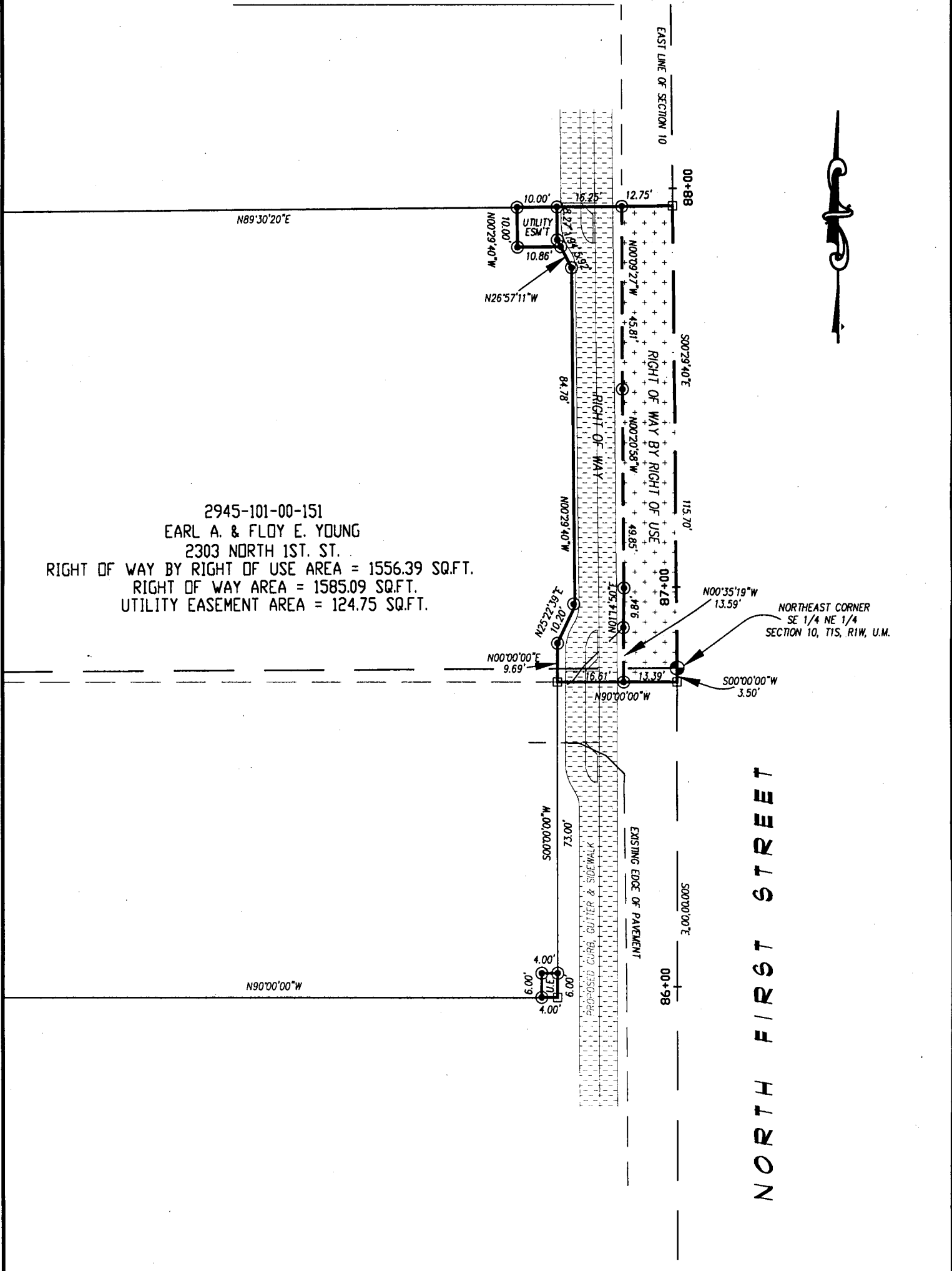
My commission expires 2-28-98.
Witness my hand and official seal.



Tim Woodmansee
Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2945-101-00-151
 EARL A. & FLOY E. YOUNG
 2303 NORTH 1ST. ST.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1556.39 SQ.FT.
 RIGHT OF WAY AREA = 1585.09 SQ.FT.
 UTILITY EASEMENT AREA = 124.75 SQ.FT.

DRAWN BY: SRP
 DATE: 4-11-97
 SCALE: 1" = 30'
 APPR. BY: TKH
 FILE NO: F119.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE.
 (119)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION