

ZAN02IDP

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: ZANSCAR, LLC, A COLORADO LIMITED LIABILITY COMPANY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 930 INDEPENDENT AVENUE, GRAND JUNCTION

PARCEL NO: 2945-103-00-064

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 5<sup>th</sup> Street  
Grand Junction, CO 81501

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2051808 04/19/02 0255PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$EXEMPT

QUIT CLAIM DEED

ZANSCAR, LLC, a Colorado limited liability company, 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:

Commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter ("NE ¼ SW ¼") of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the NE ¼ SW ¼ of said Section 10 to bear due SOUTH with all other bearings contained herein being relative thereto; thence S 89°54'50" W a distance of 30.00 feet to a point; thence SOUTH a distance of 1012.20 feet to a point; thence S 89°55'38" W a distance of 299.38 feet to a point; thence SOUTH a distance of 276.00 feet to a point on the north line of the open, used and historical right-of-way for Independent Avenue, said point being the True Point of Beginning; thence SOUTH a distance of 30.00 feet to a point on the south line of the NE ¼ of SW ¼ of said Section 10; thence S 89°55'38" W along said south line a distance of 243.00 feet; thence leaving said south line, NORTH a distance of 30.00 feet to a point on the north line of the open, used and historical right-of-way for Independent Avenue; thence N 89°55'38" E along said north line a distance of 243.00 feet to the Point of Beginning,


containing 7,290.00 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference, all of which is located within the open, used and historical right-of-way for Independent Avenue.

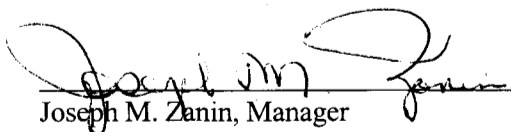
TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and Delivered this 18<sup>th</sup> day of April, 2002.

ZANSCAR, LLC  
a Colorado limited liability company

Zanin Family Investments, LLC,  
as Member and Manager of ZANSCAR, LLC

  
Richard A. Scariano, Member and Manager

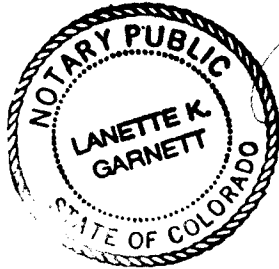
  
Joseph M. Zanin, Manager

State of Colorado  
County of Mesa)<sup>ss.</sup>

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The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2002, by Richard A. Scariano as Member and Manager of ZANSCAR, LLC, a Colorado limited liability company.

My commission expires 02/17/06.  
Witness my hand and official seal.

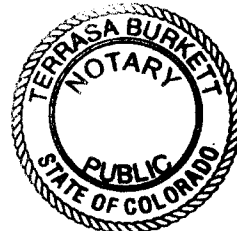


Lanette K. Garnett  
Notary Public

State of Colorado  
County of Pitkin)<sup>ss.</sup>

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April, 2002, by Joseph M. Zanin as Manager of Zanin Family Investments, LLC, as Member and Manager of ZANSCAR, LLC, a Colorado limited liability company.

My commission expires 5/18/04.  
Witness my hand and official seal.

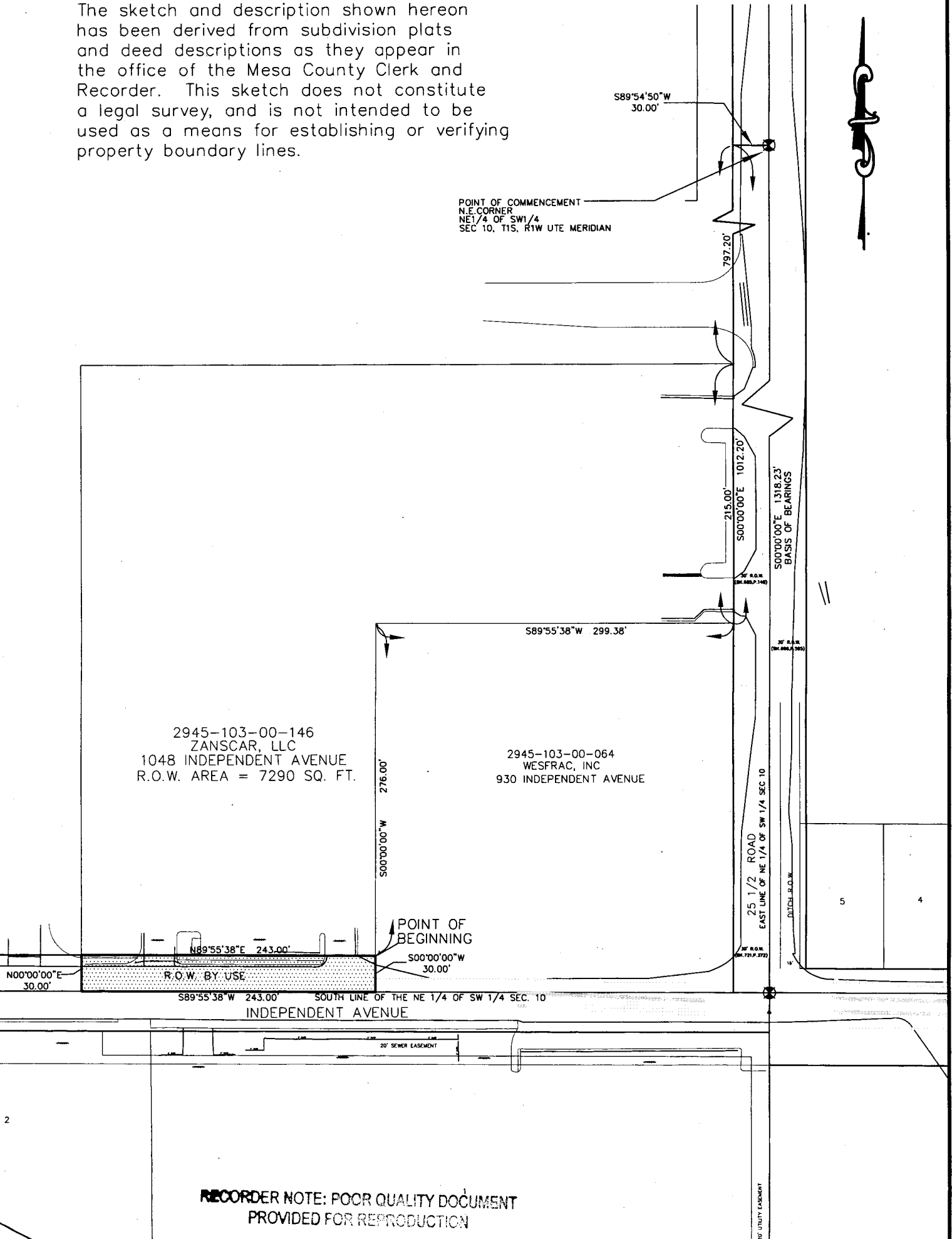


Terrasa Burkett  
Notary Public

MY COMMISSION EXPIRES  
MAY 18, 2004

# 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.



2945-103-00-146  
ZANSCAR, LLC  
1048 INDEPENDENT AVENUE  
R.O.W. AREA = 7290 SQ. FT.

2945-103-00-064  
WESFRAC, INC  
930 INDEPENDENT AVENUE

**RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION**

DRAWN BY: P.I.K.  
DATE: 7-03-2001  
SCALE: 1" = 100'  
APPR. BY: TW  
FILE NO: INDEP\_1.DWG(REV)

**RIGHT-OF-WAY DESCRIPTION MAP**  
  
INDEPENDENT AVENUE

**DEPARTMENT OF PUBLIC WORKS**  
ENGINEERING DIVISION  
**CITY OF GRAND JUNCTION**