

HLN9924R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

NAME OF AGENCY OR CONTRACTOR: GUS R. HALANDRAS, CHRIS P. HALANDRAS, ANDY
PEROULIS AND CFP ESTATE, LTD., A COLORADO LIMITED PARTNERSHIP

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 665 24 ROAD - PARCEL NO.
2945-051-00-109 - FOR PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

QUIT CLAIM DEED

1934167 01/03/00 1239PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

Gus R. Halandras, Chris P. Halandras, Andy Peroulis and CFP Estate, Ltd., a Colorado limited partnership, Grantors, for and in consideration of the installation, maintenance and repair of public roadway 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 Public Roadway and Utilities Right-of-Way purposes, to wit:

Beginning at the East 1/4 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 east line of the Southeast 1/4 of the Northeast 1/4 (SE 1/4 NE 1/4) of said Section 5 to bear N 00°03'00" W with all bearings contained herein being relative thereto;
thence N 00°03'00" W along the east line of the SE 1/4 NE 1/4 of said Section 5 a distance of 1,320.38 feet to the Northeast Corner of the SE 1/4 NE 1/4 of said Section 5;
thence N 89°57'28" W along the north line of the SE 1/4 NE 1/4 of said Section 5 a distance of 24.85 feet to a point on the west line of the open, used and historical right-of-way for 24 Road;
thence along the west line of the open, used and historical right-of-way for 24 Road the following four (4) courses:

1. S 00°17'47" W a distance of 488.36 feet;
2. S 00°08'13" W a distance of 502.25 feet;
3. S 00°03'05" W a distance of 315.27 feet;
4. S 00°01'38" E a distance of 14.48 feet to a point on the south line of the SE 1/4 NE 1/4 of said Section 5;


thence S 89°53'55" E along the south line of the SE 1/4 NE 1/4 of said Section 5 a distance of 30.00 feet to the Point of Beginning,
containing 37,031.29 square feet as described herein and as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

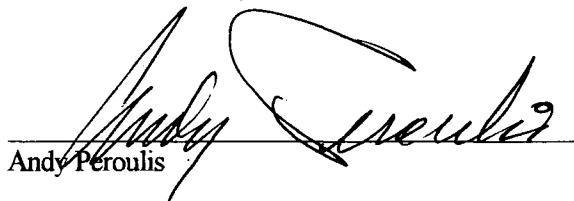
TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantors, either in law or equity, to the only proper use, benefit and behoof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

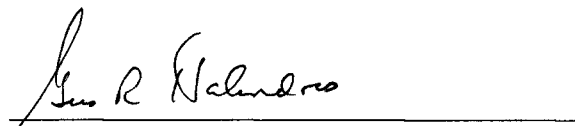
Executed and Delivered this 18th day of December, 1999.

CFP Estate, LTD.,
a Colorado limited partnership


Christine F. Pavlakis, General Partner


Chris P. Halandras


Andy Peroulis

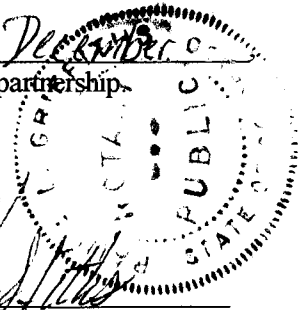

Gus R. Halandras

State of Colorado)
County of Denver)ss.

The foregoing instrument was acknowledged before me this 16th day of December 1999, by Christine F. Pavlakis, General Partner of CFP Estate, LTD., a Colorado limited partnership.

My commission expires July 26, 2003
Witness my hand and official seal.

[Signature]
Notary Public

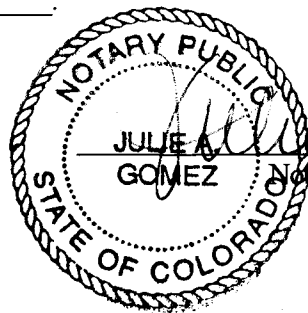


State of Colorado)
County of Moffat)ss.

The foregoing instrument was acknowledged before me this 18th day of December 1999, by Chris P. Halandras.

My commission expires 7/02/03
Witness my hand and official seal.

[Signature]
Notary Public

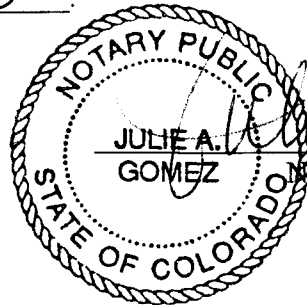


State of Colorado)
County of Moffat)ss.

The foregoing instrument was acknowledged before me this 18th day of December 1999, by Andy Peroulis.

My commission expires 7/02/03
Witness my hand and official seal.

[Signature]
Notary Public



State of Colorado)
County of Moffat)ss.

The foregoing instrument was acknowledged before me this 18th day of December 1999, by Gus R. Halandras.

My commission expires 7/02/03
Witness my hand and official seal.

[Signature]
Notary Public

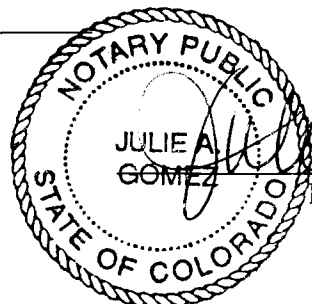
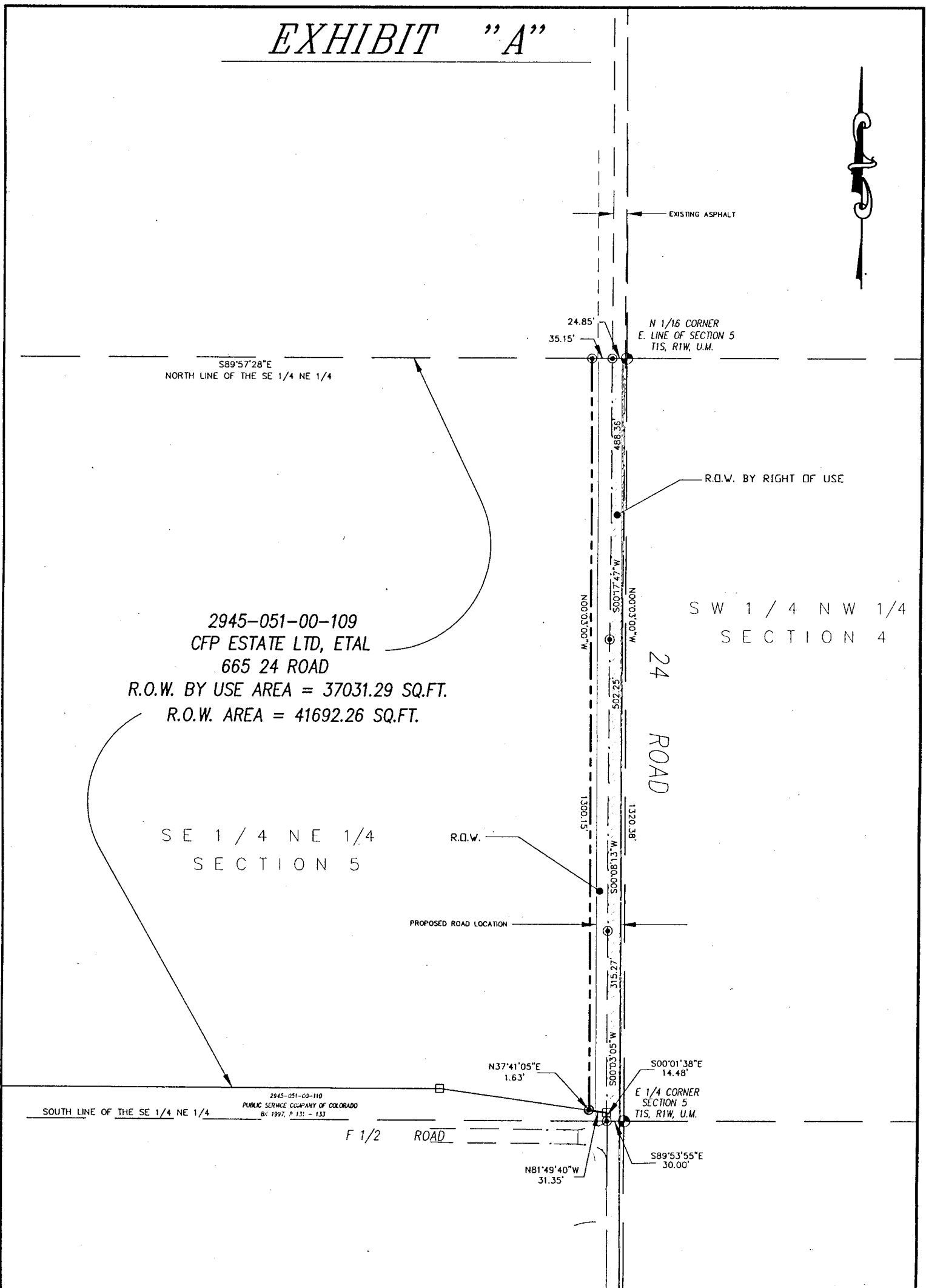


EXHIBIT "A"



DRAWN BY: SRP
DATE: 4-8-99
SCALE: 1" = 200'
APPR. BY: IW
FILE NO: 24rd109.dwg

RIGHT-OF-WAY DESCRIPTION MAP
24 ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION