

2245271 BK 3862 PG 695-696
03/25/2005 04:02 PM
Janice Ward CLK&REC Mesa County- CO
RecFee \$10.00 SurChs \$1.00
DocFee NO FEE

QUITCLAIM DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, Made this 24 day of March, 2005, between **Dolores A. Roberts**, whose legal address is 2753 D Road, Grand Junction, Mesa County, Colorado 81501, grantor, and **The City of Grand Junction, a Colorado home rule municipality**, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, of the said County of Mesa and State of Colorado, grantee,

WITNESS, That the grantor, for and in consideration of the sum of **One Thousand Four Hundred Ninety Five and 00/100 Dollars (1,495.00)** the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the said County of Mesa, State of Colorado, described as follows:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes identified as Parcel F-3, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD THE SAME, 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 heirs, successors and assigns forever.

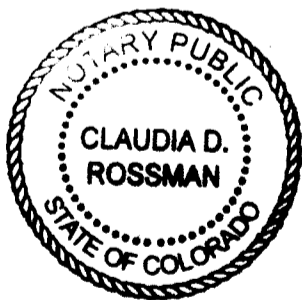
IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.

Dolores A. Roberts
Dolores A. Roberts

STATE OF COLORADO)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24 day of March, 2005, by **Dolores A. Roberts**.

My commission expires: 10/17/2006 Witness my hand and official seal.



Claudia D. Rossman
Notary Public

WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: LACHELLE HARRIS
P.O. BOX 480306
DENVER, CO 80248-0306

EXHIBIT "A"

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes comprising the North 30.0 feet of that certain real property described by Quitclaim Deed dated February 16, 2004, and recorded February 19, 2004, in Book 3590 at Page 641 in the office of the Mesa County Clerk and Recorder, being in the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the North Quarter corner of Said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 24 (a 2 %" Mesa County brass cap, illegible) bears S 89°59'29" E a distance of 1311.17 feet;
THENCE S89°59'29"E along the North line of the Northwest Quarter of the Northeast Quarter of Section 24 a distance of 132.00 feet to the POINT OF BEGINNING;
THENCE S89°59'29"E along the North line of the Northwest Quarter of the Northeast Quarter of Section 24 a distance of 66.00 feet;
THENCE SOOo09'23"W along the East boundary of that tract of land described in Book 3590 at Page 641 a distance of 30.00 feet;
THENCE N89°59'29"W a distance of 66.00 feet;
THENCE NOOo09'23" E along the West boundary of that tract of land described in Book 3590 at Page 641 a distance of 30.00 feet to the POINT OF BEGINNING.

Containing a gross area of 1,980 square feet (0.045 acres), more or less, of which 990 square feet (0.022 acres), more or less, is located within the limits of the open, used and historic right-of-way for D Road.

END OF EXHIBIT "A"

The foregoing legal description was prepared by James L. Shanks, PE, PLS, 2529 High Country Court, Grand Junction, Colorado 81501.

