

QUITCLAIM DEED

2279997 BK 4012 PG 789
10/11/2005 01:41 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$5.00 SurChs \$1.00
DocFee NO FEE

THIS DEED, dated October 5, 2005, between Carl and Noreen Cox, of the County of Mesa and State of Colorado, grantor, and Carl A. Cox and Noreen E. Cox, whose legal address is 3195 F. Road, TRIR 5, Grand Junction of the County of Mesa and State of Colorado, grantees: 81504

WITNESS, that the grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) DOLLARS, 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 grantees, their heirs, successors and assigns forever, not in tenancy in common but in joint tenancy, 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 County of Mesa and State of Colorado, described as follows:

SEE ATTACHED EXHIBIT "A"

also known by street and number as:
assessor's schedule or parcel number:

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 grantees, their heirs and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Carl Cox
Carl Cox

Noreen Cox
Noreen Cox

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this 16th day of October, 2005, by Carl Cox and Noreen Cox.

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

Claudia D. Rossman
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)



February 24, 2005
071514.402.1.0025

PROPERTY DESCRIPTION
Parcel F-69

A parcel of land being a portion of a tract of land described in Book 3106 at Page 103, recorded July 1, 2002 in the Mesa County Clerk and Recorder's Office lying in the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

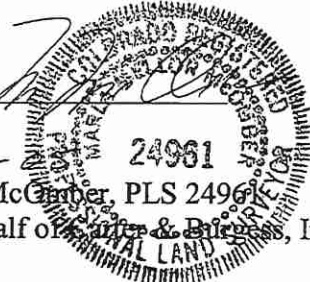
COMMENCING at the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19) whence the North Quarter Corner of said Section 19 (a 2 1/2" MCSM brass cap #990) bears S89°39'18"E a distance of 2654.48 feet;
THENCE S21°37'46"E a distance of 128.81 feet to the northerly line of said tract of land described in Book 3106 at Page 103, being the POINT OF BEGINNING;

THENCE S00°13'46"E a distance of 99.08 feet;
THENCE S03°33'43"W a distance of 156.14 feet;
THENCE the following three (3) courses along the southerly, westerly, and northerly lines of said tract of land described in Book 3106 at Page 103;

- 1) N89°25'42"W a distance of 6.68 feet;
- 2) THENCE N00°13'46"W a distance of 255.02 feet;
- 3) THENCE S89°25'42"E a distance of 17.00 feet to the POINT OF BEGINNING.

Containing 3530 square feet, (0.081 Acres), more or less, for a Multipurpose Easement to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.



 Prepared by Marla Mellor McComber
 Date: 3-01-05 24961
 Marla Mellor McComber, PLS 24961
 For and on behalf of Carter & Burgess, Inc.

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.