

2248826 BK 3877 PG 289-290
04/15/2005 04:36 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChs \$1.00
DocFee EXEMPT

QUIT CLAIM DEED

THIS DEED, dated this 15 day April, 2005, between **RUDOLPH R. ORTEGO and CLARICE E. ORETGO**, whose legal address is 481 Colorow Dr., Grand Junction, Colorado 81504, grantors, 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 County of Mesa and State of Colorado, grantee:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantors, for and in consideration of the sum of **TWENTY and 00/100 DOLLARS (\$20.00)**, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and **QUITCLAIMED**, and by these presents do remise, release, sell and **QUITCLAIM** unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Parcel F-62 Rev2, as described in Exhibit "A", dated March 23, 2005, 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 grantors, 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 grantors have executed this deed on the date set forth above.

Rudolph R. Ortego
Rudolph R. Ortego

Clarice E. Ortego
Clarice E. Ortego

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15 day of April, 2005, by Rudolph R. Ortego and Clarice E. Ortego.

Witness my hand and official seal.

My commission expires: 10/17/2006

Claudia D. Rossman
Notary Public



Exhibit "A"

Carter=Burgess

707 17th Street, Suite 2300
Denver, Colorado 80202-3404
Phone: 303.820.5240
Fax: 303.820.2402
www.c-b.com

Rev. March 23, 2005
February 24, 2005
071514.402.1.0025

PROPERTY DESCRIPTION
Parcel F-62 Rev2

A parcel of land being a portion of a tract of land described in Book 2293 at Page 586, recorded January 1, 1997 in the Mesa County Clerk and Recorder's Office lying in the Northwest Quarter of the Northwest Quarter of Section 20, 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 20 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;
THENCE S87°30'52"E a distance of 577.55 feet to POINT OF BEGINNING;

THENCE N00°01'18"W along the westerly line of said tract of land described in Book 2293 at Page 586 a distance of 25.27 feet;
THENCE N89°58'42"E along the northerly line of said Northwest Quarter of Section 20 a distance of 75.00 feet;
THENCE S00°01'18"E along the easterly line of said tract of land described in Book 2293 at Page 586 a distance of 24.71 feet;
THENCE S89°50'09"W a distance of 60.10 feet;
THENCE S88°25'49"W a distance of 14.91 feet to the POINT OF BEGINNING.

The above described parcel contains 1863 square feet, (0.043 Acres), more or less.

Currently 1861 square feet (0.043 Acres) more or less, of the above described parcel is being used as a roadway.

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
Date: 3/24/05
Kenneth W. Gibson, P.L.S. 1942
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.