AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Quit Claim Deed Acceptance; David George and Nola

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: Nola and David Means, BOCC

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Quit Claim Deed signed by Nola and David Means and Acceptance that needs BOCC signatures

Fiscal Impact:

Submitted by: Laura Seymour **Submitter's Email Address:** lseymour@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
No concerns. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 3/14/2017

County Attorney Review: (●) Required ( ) Not Required

Comments:
This deed would clean up the title for County Road 76. The issue was brought to the CBOE's attention late last year.

Reveiwed by: GUNCOUNTY1\gstuhr Discharge Date: 3/16/2017 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 3/17/2017

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 0

Agenda Date: 3/21/2017

Revised April 2015

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made this _____ day of _____, 2017 by and between DAVID GEORGE MEANS and NOLA JANE WOOD MEANS, as joint tenants, whose legal address is 7009 County Road 76, Parlin, CO 81239 ("Grantors") and the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, whose legal address is 200 E. Virginia, Gunnison, Colorado 81230 ("Grantee").

WITNESSETH, that Grantors for and in consideration of Ten Dollars and No/100 U.S. Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold, conveyed, dedicated and QUITCLAIMED, and by these presents do remise, release, sell, convey and QUITCLAIM unto the Grantee and its successors and assigns forever, any and all right, title, interest, claim and demand which the Grantors have in and to the real property, together with improvements, if any, for use as a public highway, pursuant to Colorado Revised Statute 43-2-201(1)(a), including but not limited to construction, installation, maintenance and use of such public highway and placement of above and below ground utilities, situate, lying and being in the County of Gunnison, State of Colorado, described as follows:

Parcel A. A strip of land, 60 feet in width, located in Tract 53 (as identified in the U.S. Government Independent Resurvey of 1934), Township 50 North, Range 3 East, NMPM, 30 feet on either side of the centerline of County Road 76 as constructed described as follows:

Beginning at a point on the south line of Tract 53 from which Angle Point 6 of Tract 53 bears South 89°37'20" West 904.22 feet; thence along the arc of a curve to the left 180.17 feet, said curve having a chord bearing North 40°24'26" East 180.04 feet; thence North 36°35'50" East 154.70 feet; thence along the arc of a curve to the right 199.97 feet, said curve having a long chord bearing North 37°51'54" East 199.95 feet; thence North 39°07'59" East 96.26 feet to a point on the east line of Tract 58 from which Angle Point 8 of Tract 53 (being also Angle Point 2 of Tract 58) bears North 1°08'15" West 873.12 feet; shortening or prolonging the sidelines to begin and end on said tract lines.

Parcel B. A strip of land, 60 feet in width, located in Tracts 52 and 53 (as identified in the U.S. Government Independent Resurvey of 1934), Township 50 North, Range 3 East, NMPM, 30 feet on either side of the centerline of County Road 76 as constructed described as follows:

Beginning at a point on the north line of Tract 58 from which Angle

Point 8 of Track 53 (also being the Angle Point of Tract 58) bears North 88°43'36" West 624.08 feet; thence North 26°58'26" East 326.36 feet; thence North 31°56'57" East 621.38 feet; thence North 30°49'48" East 168.98 feet; thence North 27°50'52" East 381.39 feet; thence along the arc of a curve to the right 1029.21 feet, said curve having a long chord bearing North 42°19'02" east 1018.31 feet; thence North 56°47'07" East 685.00 feet to a point on the east line of Tract 52 from which Angle Point 6 of Track 52 bears North 1°02'22" West 256.76 feet; shortening or prolonging the sidelines to the begin and end on said tract lines.

TO HAVE AND TO HOLD the same, together with all and singular the improvements thereon and the appurtenances and privileges there unto belonging or in anywise there unto 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 and its successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have executed this deed on the date as set forth above.

GRANTORS:

By: David George Means
David George Means

By: Nola Jane Wood Means
Nola Jane Wood Means

STATE OF COLORADO)
)ss
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 7 day of March, 2017 by David George Means and Nola Jane Wood Means, Grantors herein.

Witness my hand and official seal.
My commission expires: July 13, 2017.

Laura Seymour
Notary Public
Address:

LAURA SEYMOUR
Notary Public
State of Colorado
Notary ID 20154027492
My Commission Expires Jul 13, 2019

ACCEPTANCE

The Board of County Commissioners of the County of Gunnison, Colorado on the _____ day of _____, 2017, hereby accepts the above conveyance of the following real property for use as a public highway, pursuant to Colorado Revised Statute 43-2-201(1)(a), including but not limited to construction, installation, maintenance and use of such public highway and placement of above and below ground utilities:

Parcel A. A strip of land, 60 feet in width, located in Tract 53 (as identified in the U.S. Government Independent Resurvey of 1934), Township 50 North, Range 3 Easy, NMPM, 30 feet on either side of the centerline of County Road 76 as constructed described as follows:

Beginning at a point on the south line of Tract 53 from which Angle Point 6 of Tract 53 bears South 89°37'20" West 904.22 feet; thence along the arc of a curve to the left 180.17 feet, said curve having a chord bearing North 40°24'26" East 180.04 feet; thence North 36°35'50" East 154.70 feet; thence along the arc of a curve to the right 199.97 feet, said curve having a long chord bearing North 37°51'54" East 199.95 feet; thence North 39°07'59" East 96.26 feet to a point on the east line of Tract 58 from which Angle Point 8 of Tract 53 (being also Angle Point 2 of Tract 58) bears North 1°08'15" West 873.12 feet; shortening or prolonging the sidelines to begin and end on said tract lines.

Parcel B. A strip of land, 60 feet in width, located in Tracts 52 and 53 (as identified in the U.S. Government Independent Resurvey of 1934), Township 50 North, Range 3 East, NMPM, 30 feet on either side of the centerline of County Road 76 as constructed described as follows:

Beginning at a point on the north line of Tract 58 from which Angle Point 8 of Track 53 (also being the Angle Point of Tract 58) bears North 88°43'36" West 624.08 feet; thence North 26°58'26" East 326.36 feet; thence North 31°56'57" East 621.38 feet; thence North 30°49'48" East 168.98 feet; thence North 27°50'52" East 381.39 feet; thence along the arc of a curve to the right 1029.21 feet, said curve having a long chord bearing North 42°19'02" east 1018.31 feet; thence North 56°47'07" East 685.00 feet to a point on the east line of Tract 52 from which Angle Point 6 of Track 52 bears North 1°02'22" West 256.76 feet; shortening or prolonging the sidelines to the begin and end on said tract lines.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Phil Chamberland, Chairperson

By: _____
Jonathan Houck, Vice Chairperson

By: _____
John Messner, Commissioner

ATTEST:

_____
Deputy County Clerk