

Recorded at \_\_\_\_\_ o'clock on \_\_\_\_\_ (date)  
Reception No. \_\_\_\_\_ Recorder

**After Recording Mail To:**  
Town of Mancos  
117 North Main Street  
Mancos, Colorado 81328

**Prepared By:**  
Ian MacLaren  
109 West Main Street  
Cortez, Colorado 81321

## **QUITCLAIM DEED**

**TITLE OF DOCUMENT**

**Exempt** – per C.R.S. 39-13-104(1)(a) – Any deed granting or conveying title to real property in consequence of a gift of such property;

**THIS** deed, made this 11<sup>th</sup> day of October, 2022, between **the Montezuma County Board of Commissioners** whose legal address is 109 West Main Street, Cortez, Colorado 81321, **GRANTOR**, and **the Town of Mancos**, whose legal address is 117 North Main Street, Mancos, Colorado 81328, **GRANTEE**:

**WITNESS**, that the grantor, for and in consideration of a sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does, quitclaim to the Grantee, their heirs and assigns forever, all the right title and interest which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of **Montezuma**, and State of **Colorado**, described as follows:

A tract of land located in the N/2SE/4SE/4 and the S/2NE/4SE/4 of Section 21 and in the W/2NW/4SW/4SW/4 of 22, Township 36 North, Range 13 West, New Mexico Principal Meridian, Montezuma County, Colorado, being more particularly described as follows:

Beginning at the Southeast Corner of the N/2SE/4SE/4 of said Section 21 from which point the Southeast Corner of said Section 21 bears S00°23'24"E a distance of 655.32 feet; thence, S87°44'51"W a distance of 1316.92 feet along the South line of said N/2SE/4SE/4 Section 21; thence, N00°34'23"E a distance of 663.28 feet along the West line of said N/2SE/4SE/4 Section 21; thence, continuing N00°34'23"E a distance of 124.05 feet to along the West line of said S/2NE/4SE/4 Section 21; thence, S88°42'19"E a distance of 472.27 feet; thence, S13°13'43"E a distance of 99.34 feet to the North line of said N/2SE/4SE/4 of Section 21; thence, continuing S13°13'43"E a distance of 43.92 feet; thence, S05°41'59"E a distance of 298.03 feet; thence, S41°15'51"E a distance of 139.82 feet; thence, S65°16'05"E a distance of 18.93 feet; thence, N58°26'59"E a distance of 36.57 feet; thence, N32°18'13"E a distance of 32.67 feet; thence, N75°25'53"E a distance of 73.23 feet; thence, S61°33'40"E a distance of 52.82 feet; thence, N87°35'25"E a distance of 69.84 feet; thence, N71°10'49"E a distance of 106.56 feet; thence, N86°37'01"E a distance of 121.24 feet; thence, N71°48'20"E a distance of 79.05 feet; thence, N28°12'47"E a distance of 25.42 feet; thence, N21°35'58"W a distance of 75.11 feet; thence, N41°53'07"W a distance of 65.44 feet; thence, along the

arc of a curve to the right having a length of 156.00 feet a radius of 51.39 feet and the long chord of which bears N44°05'18"E a distance of 102.63 feet; thence, S47°56'17"E a distance of 155.18 feet to the West line of said W/2NW/4SW/4SW/4 of Section 22 from which point the Northwest Corner of said W/2NW/4SW/4SW/4 of Section 22 bears N00°23'24"W a distance of 260.87 feet and the Southwest Corner of said W/2NW/4SW/4SW/4 of Section 22 bears S00°23'24"E a distance of 394.45 feet; thence, continuing S47°56'17"E a distance of 57.27 feet; thence, S75°06'23"E a distance of 96.70 feet; thence, S32°02'54"E a distance of 124.46 feet; thence, N79°21'34"E a distance of 30.03 feet; thence, N26°54'08"E a distance of 161.18 feet; thence, N59°55'07"E a distance of 30.27 feet to the East line of said W/2NW/4SW/4SW/4 of Section 22; thence, S00°11'04"E a distance of 388.36 feet along said East line of the W/2NW/4SW/4SW/4 of Section 22; thence, S89°41'01"W a distance of 329.21 feet along the South line of said W/2NW/4SW/4SW/4 of Section 22 to the point of beginning and containing 16.96 acres more or less, and

Subject To: Restrictions, Conditions, Covenants, Rights, Right of Way, and Easements now of record, if any.

Together with all the hereditaments and appurtenances thereunto belonging, thereof, and all the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises.

To have and to hold and said premises above bargained and described, with the appurtenances, unto the Grantees, their heirs and assigns forever.

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

EXECUTED AND DELIVERED on the date set forth above.

  
James Candelaria, Chairman  
Montezuma County Board of Commissioners

10/11/22  
Date

State of Colorado, County of Montezuma  
The foregoing instrument was acknowledged before me  
this 11th day of October, 2022 by James Candelaria  
My Commission Expires: with office

  
Notary Public

