RECORDED 5:00 O'CLOCK P.M. REC # 465542
JUL 06 1994 MILDRED ALSDORF, GARFIELD COUNTY CLERK

BOOK 0908 PAGE 069

GARFIELD
State Doc. Fee
$ Exp JUL 06 1994

QUIT CLAIM DEED

THIS DEED, made this 6th day of July, 1994, between **WESTBANK MESA LIMITED PARTNERSHIP, a COLORADO limited partnership**, of the County of Garfield and State of Colorado (Grantor) and **WESTBANK MESA HOMEOWNERS ASSOCIATION, INC., a Colorado corporation**, whose legal address is 0235 Oak Lane, Glenwood Springs, CO 81601, County of Garfield and State of Colorado, (Grantee):

WITNESSETH, That the Grantor, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and **QUIT CLAIMED**, and by these presents does remise, release, sell, convey and **QUIT CLAIM** unto the Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the water rights and real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado described as follows:

All water and water rights, ditch or ditch rights connected with or appurtenant to Westbank Ranch P.U.D., Filing No. 4, including all augmentation plans and contracts pertaining to water rights and the water distribution system, including the water tank.

All open space depicted on plat of Westbank Ranch P.U.D., Filing No. 4 recorded as Reception No. 463059.

All maintenance obligations and control of all roadways depicted on plat of Westbank Ranch P.U.D., Filing No. 4 recorded as Reception No. 463059.

(Vacant Land)

CONSIDERATION LESS . N $500.00

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 successors and assigns forever.

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

WESTBANK MESA LIMITED PARTNERSHIP

By: **D. V. DEVELOPMENT CO., INC.**
General Partner

By: _____
John Huebinger, President

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me this 6th day of July, 1994, by John Huebinger as President of D. V. Development Co., Inc., General Partner of Westbank Mesa Limited Partnership, a Colorado limited partnership.

Witness my hand and official seal.

_____
Notary Public

Address: 818 Colorado Avenue
Glenwood Springs, CO 81601
My commission expires: My commission expires May 1, 1997

Return to: JAT
Delaney & Balcomb, P.C.
P.O. Drawer 790
Glenwood Springs, CO 81602

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