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TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY]

NAME OF AGENCY OR CONTRACTOR: SUSAN E. CARPENTER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 1 OF  
BLOCK 6, MOBLEYS SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1901

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

This Deed, Made this 15 day of February in the year of our Lord one thousand nine hundred and one between Susan E. Carpenter

of the County of Mesa and State of Colorado, of the first part, and The City of Grand Junction

of the County of Mesa and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One \$100 Dollars, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, ~~its~~ <sup>heirs and</sup> assigns, forever, all the following described lot or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to wit:

Commencing at a point one hundred and thirty one (131) feet west of the south east corner of lot one in block six in Richard D. Mobley's First Subdivision thence north one hundred thirty four feet; thence west eleven feet; thence south one hundred thirty four feet; thence east eleven feet to point of commencing. The purpose of this deed being to deed to the City of Grand Junction the above described tract for an alley for the use and benefit of the public

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, ~~its~~ <sup>heirs and</sup> assigns forever. And the said

Susan E. Carpenter party of the first part, for herself and her heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, ~~its~~ <sup>heirs and</sup> assigns, that at the time of the encasing and delivery of these presents she is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of whatever kind or nature soever.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, ~~its~~ <sup>heirs and</sup> assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Susan E. Carpenter



STATE OF COLORADO,

COUNTY OF *Mesa*

SS.

I, *William A. Marsh* a Notary Public

in and for the said County, in the State aforesaid, do hereby certify that *Susan E. Carpenter*  
*who is*

personally known to me to be the person whose name *is* subscribed to the annexed Deed, appeared before me 1  
day in person, and acknowledged that *she* signed, sealed and delivered the said instrument of writing as *her*  
free and voluntary act for the uses and purposes therein set forth.

Given under my hand and *Notarial* seal, this *20<sup>th</sup>* day  
*February*, A. D. 1901.

My commission expires *January 9<sup>th</sup>* 1905.

*William A. Marsh*  
Notary Public

*125*

No. \_\_\_\_\_  
 ALLEY, P. O. N. R. L. G., MABLEYS.  
**WARRANTY DEED.**  
*Susan E. Carpenter*  
 TO  
*City of Grand Junction Colo.*  
 STATE OF COLORADO, } SS.  
 COUNTY OF *Mesa*  
 This Warranty Deed was filed for record  
 at *11* o'clock *A.M.* *23* 1901  
 and is duly recorded in Book *77*  
 page No. *64*  
*Harry Nichols*  
 Recorder.  
 By \_\_\_\_\_ Deputy.  
 Fees, \$ \_\_\_\_\_