

CHD17GRV

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

PURPOSE: WARRANTY

NAME OF AGENCY OR CONTRACTOR: JOSEPHINE R. CHADWICK

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): NW
CORNER OF GRANT ROAD & DIKE ROAD

PARCEL #: 2945-161-00-941

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1917

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

This Deed, Made this Sixth day of June in the year of our Lord one thousand nine hundred and Seventeen between Josephine R. Chadwick

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

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

Witnesseth, That the said part y of the first part, for and in consideration of the sum of Two Hundred Fifty and No/100-----DOLLARS, to the said part y of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, ha s granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey and confirm unto the said part y of the second part, ^{successors} its ~~heirs~~ and 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:

The North Half (N $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$), of the Northeast Quarter (NE $\frac{1}{4}$), Section Sixteen (16), Township One (1) South, Range One (1) West of Ute Meridian.

Gravel

Together With all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 part y 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 part y of the second part, ^{successors} its ~~heirs~~ and assigns forever. And the said

Josephine R. Chadwick part y of the first part, for herself, her heirs,

executors and administrators, do es covenant, grant, bargain and agree to and with the said part y of the second part, ^{successors} its ~~heirs~~ and assigns, that at the time of the sealing and delivery of these presents she is well seized of the premises above conveyed, as of good and perfect absolute and indefeasible estate of inheritance in law, in fee simple, and ha s 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 part y of the second part, ^{successors} its ~~heirs~~ and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part y of the first part shall and will **WARRANT AND FOREVER DEFEND.**

In witness whereof, The said part y of the first part ha s hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Josephine R. Chadwick (Seal)
----- (Seal)