

CRW77RIV

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: LAND PURCHASED FOR THE PERSIGO  
WASTEWATER TREATMENT PLANT

NAME OF AGENCY OR CONTRACTOR: ELTON L. CROW AND LEILA H.  
CROW

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):  
2145 RIVER ROAD

PARCEL #: 2697-362-00-940 AND 2697-363-00-941

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1977

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

AUG 10 1977

RECORDED AT 11:54 O'CLOCK A.M.

RECEPTION NO. 1139193 EARL SAWYER, RECORDER

BOOK 1115 PAGE 696

State Documentary Fee

Date AUG 10 1977

*Exempt*

## WARRANTY DEED

ELTON L. CROW and LEILA H. CROW, husband and wife, of the County of Mesa, State of Colorado, for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid, hereby sell and convey to CITY OF GRAND JUNCTION, a Colorado Municipal Corporation, and COUNTY OF MESA in the State of Colorado, whose address is Grand Junction, Colorado, the following real property in the County of Mesa, and State of Colorado, to-wit:

All that part of the Southeast Quarter of the Northwest Quarter lying South of the right of way of the Rio Grande Western Railway (Now the Denver and Rio Grande Western Railroad), except the West 16 feet thereof.

The West Half of the Northeast Quarter of the Southwest Quarter, Except the West 16 feet thereof; the Northeast Quarter of the Northeast Quarter of the Southwest Quarter; and all that part of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter lying North of the South line of the drain ditch.

Beginning at a point on the South line of the County Road North 53°43' West 3044 feet from a point whence the Southeast corner of said Section 36 bears South 1137 feet, thence South 10°18' West 782 feet, thence South 2°48' West 180 feet, more or less to the South line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 36, thence West along the South line of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter 42 feet, more or less to the Southwest corner thereof, thence North along the West line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter and along the West line of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section 36, 1080 feet, more or less to the South line of the County road, thence along the South line of the County Road, South 53°43' East 235 feet, more or less to the point of beginning;

All in Section 36, Township 1 North, Range 2 West of the Ute Meridian,

TOGETHER WITH any and all water, water rights, ditch and ditch rights belonging thereto or used in connection therewith including by way of example but not by way of limitation 77 shares of the capital stock of the Grand Valley Irrigation Company,

with all its appurtenances, and warrant the title to the same except as to that portion of the above described property which lies South of the North meander line of the East channel of the Colorado River as shown on Government Land Office Survey of September 11, 1923, of the meander of the right bank of the Colorado River and survey of island in Sections 35 and 36, Township 1 North, Range 2 West of the Ute Meridian which portion of said property is conveyed by Quit Claim Deed only and without warranty of title.

The following described parcels of property are also conveyed by Quit Claim Deed only and without warranty of title, to-wit:

Parcel 1: A strip of land off the west side of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  and NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 36, Township 1 North, Range 2 West, Ute Meridian, beginning at the point where the Rio Grande Western Railroad right of way cuts the west line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 36, thence East 16 feet thence South to the Grand River, now the Colorado River, thence West 16 feet to the West line of NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 36, thence North to place of beginning.

Parcel 2: A strip of land thirty-three feet wide off the east side of the W $\frac{1}{2}$ NW $\frac{1}{4}$ , and the East side of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 36, Township 1 North, Range 2 West, Ute Meridian, extending from the point where the said East line of the said W $\frac{1}{2}$ NW $\frac{1}{4}$  cuts the North line of right of way of the D & RGW R.R. thence South to the Grand River (now Colorado River).

All of the above described property is conveyed subject to all easements and road rights of way of record and subject also to the 1977 real property taxes due and payable in 1978, together with all 1978 water assessments and all subsequent real property taxes and water assessments.

Signed this 9<sup>th</sup> day of August, 1977.

Elton L. Crow  
Elton L. Crow  
Leila H. Crow  
Leila H. Crow  
Husband and Wife

STATE OF COLORADO, )  
  ) ss.  
COUNTY OF M E S A. )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, 1977, by Elton L. Crow and Leila H. Crow, husband and wife.

My commission expires: Jan. 13, 1981

Witness my hand and official seal.

Earl Warner  
Notary Public

INCORPORATED UNDER THE LAWS OF THE STATE OF COLORADO



No. 22014

-77- Shares

# THE GRAND VALLEY IRRIGATION COMPANY

THE SAID SHARES OF THIS COMPANY ARE ASSESSABLE UNDER ITS BY-LAWS, BY THE BOARD OF DIRECTORS

CAPITAL STOCK, \$240,000 48,000 SHARES, \$5.00 EACH

*THIS  
CERTIFICATE  
THAT*

City of Grand Junction-----

is the owner of

-----Seventy Seven-----

Shares of the Capital Stock of

THE GRAND VALLEY IRRIGATION COMPANY, Full Paid and Assessable

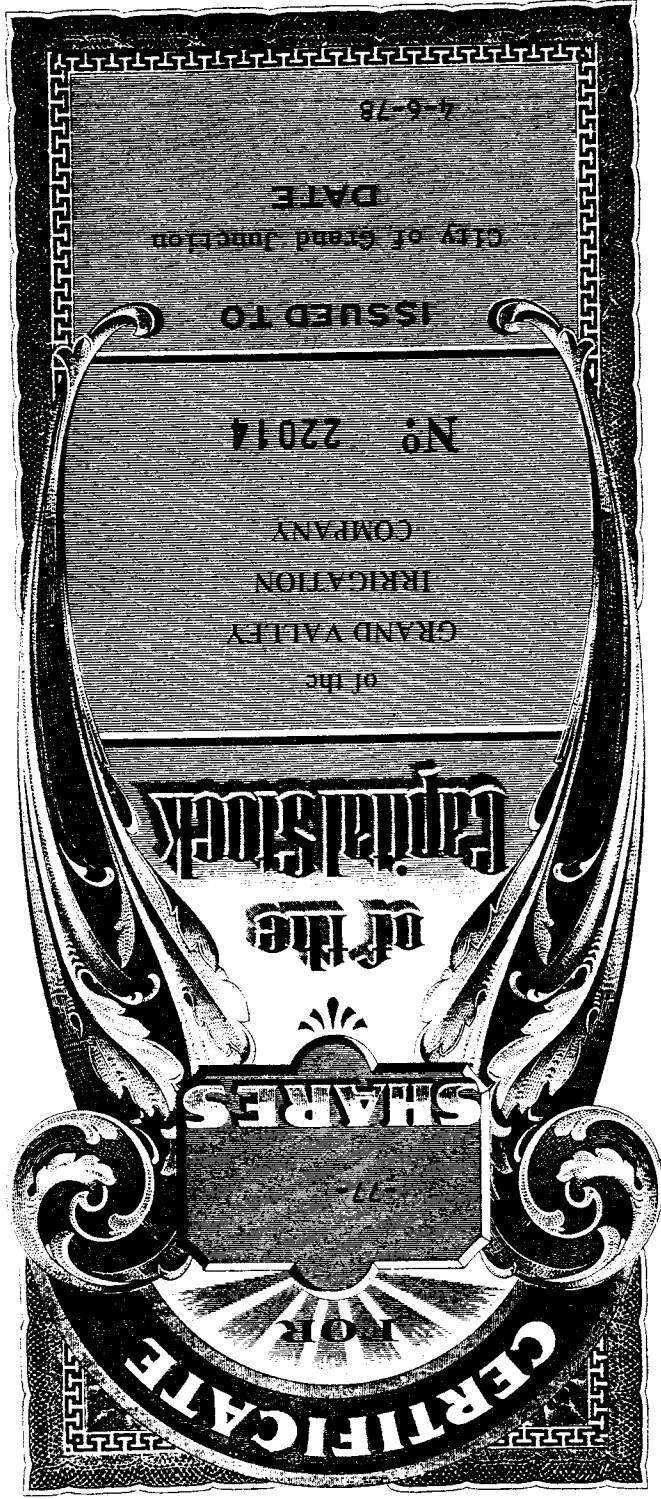
*transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.*

IN WITNESS WHEREOF, *the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal to be hereunto affixed*  
this 6th day of April A.D. 1918

*Shirley J. Steiner*  
SECRETARY

*Richard B. Fry*  
PRESIDENT

SHARES 5.00 EACH



NOTICE, THE SIGNATURE OF THIS ASSIGNMENT MUST CORRESPOND WITH THE NAME AS WRITTEN UPON THE FACE OF THE CERTIFICATE, IN EVERY PARTICULAR, WITHOUT ALTERATION OR ENLARGEMENT, OR ANY CHANGE WHATSOEVER.

*For Value Received, hereby sell, assign, and transfer*  
*unto*  
*Shares*  
*of the Capital Stock represented by the within*  
*Certificate, and do hereby irrevocably constitute and appoint*  
*Attorney*  
*to transfer the said Stock on the books of the within named*  
*Corporation with full power of substitution, in the premises.*  
*Dated* 19  
*In presence of*