

CVH13DWN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CHARLES VAN HOOREBEKE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOTS 25, 26, AND 27 IN  
BLOCK 127 IN CITY OF GRAND JUNCTION (DOWNTOWN)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1913

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

This Deed, Made this 19th day of June in the year of our Lord one thousand nine hundred and thirteen, between

Charles Van Hoorebeke, 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 part Y of the first part, for and in consideration of the sum of One and NO/100 Dollars and other good and valuable considerations

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 granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part Y of the second part, it successors 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:

Lots twenty five (25), twenty six (26) and twenty seven (27) in Block one hundred twenty seven (127) in the City of Grand Junction,

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, its successors and assigns forever. And the said

Charles Van Hoorebeke,

part Y of the first part, for himself, his heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said part Y of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents he 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 ha 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; except one Trust Deed to The Valley Building and Loan Association, dated June 17th 1913, recorded June 20 1913 in Book 121 Page 32 in amount \$1,000.00 which Trust Deed Party of the second part assumes and agrees to pay.

and the above bargained premises, in the quiet and peaceable possession of the said part Y of the second part its successors 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 hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Charles Van Hoorebeke (Seal)

(Seal)

(Seal)

STATE OF COLORADO,

County of Wesd. } ss.

Victor O Gamm

a Notary Public in and for said

County, in the State aforesaid, do hereby certify that

Charles Van Nooreseke

who is personally known to me to be the person whose name is subscribed to the Annexed Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19

of June A. D. 1913

My Commission Expires April 2 1917

Victor O Gamm  
Notary Public.

COMPARED

R-8 No. 114463 LR

WARRANT

105

FROM

Charles Van Nooreseke

TO

The City of Grand Junction

STATE OF COLORADO,

County of Wesd. } ss.

This Warranty Deed was filed for record at

4 12 o'clock P. M.,

JUN 20 1913 1913, and is

duly recorded in book 190 page No. 302


Chas. S. Jones  
Recorder

By \_\_\_\_\_ Deputy.

Fees, \$ 1.44

MERRILL PRINTING CO.

H. J. Vorbeck  
~~The Udlock Investment Co.~~

  
**Bucklin & Tupper**  
Attorneys at Law  
Grand Valley Bank Building

Grand Junction, Colo., July 15, 1913.

The City Council,  
City of Grand Junction:  
Gentlemen:--

I have examined the abstract of title to Lots 25, 26 and 27, in Block 127, City of Grand Junction, Mesa County Colorado; said abstract consisting of 18 entries, brought down to June 28, 1910, and prepared by the Colorado Abstract and Title Company; of seven entries covering a period of time from said last mentioned date to September 5, 1911, and prepared by the Colorado Abstract and Title Company; of two entries, covering a period of time from said last mentioned date to March 4, 1912, and prepared by the Colorado Abstract and Title Company; of two entries covering a period of time from said last mentioned date to June 20, 1913, prepared by the Mesa County Abstract Company; and of one entry covering a period of time from said last mentioned date to June 27, 1913, prepared by the Mesa County Abstract Company, and from such examination find:--

That title thereto on said last mentioned date was in fee simple, recorded in the name of the City of Grand Junction, subject to the following exceptions:

1. To a trust deed dated June 17, 1913, for the use of The Grand Valley Building and Loan Association, which trust deed is recorded in the office of the County Clerk and Recorder of Mesa County, Colorado, in Book 121, page 222;

2. To taxes assessed in the year 1912 and payable in 1913, if any such taxes remain unpaid; also subject to any unpaid mechanics liens not shown of record, if any; and questions of survey, if any.

Yours truly,

*Henry Tupper*