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TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: GLADYS C. VAN DEREN AS EXECUTRIX OF ESTATE OF COE VAN DEREN, DECEASED

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 1 AND 2 OF BLOCK 1 OF REGENT SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1956

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

State of ColoradoCounty of Mesa
Recorded at 10:02 o'clock A. M. Dec 5. 1956
Reception No. 682705 Amie M. Junton Recorder
Annie M. Dunston EXECUTRIX DEED
THIS INDENTURE, Made this 4th day of September, in the year of our Lord One Thousand Nine Hundred and Fifty-Six, between GLADYS C. VAN DEREN, as Executrix of the Estate of COE VAN DEREN, deceased, party of the first part, and the CITY OF GRAND JUNCTION, party of the second part, of the County of Mesa, and State of Colorado, WITNESSETH THAT WHEREAS, in the County Court of the County of Mesa, Probate No. 6572, in the State of Colorado, on the 30th day of April, 1956, in the Matter of the Estate of Coe Van Deren, deceased, the Last Will and Testament of the said Coe Van Deren was admitted to probate. AND, WHEREAS, GLADYS C. VAN DEREN was duly appointed Executrix of the Estate of Coe Van Deren, deceased, under and by virtue of an Order of the County Court of the County of Mesa, in the State of Colorado, on April 30, 1956. AND WHEREAS, The Last Will and Testament of Coe Van Deren, deceased, contains, inter alia, the following:
"My Executrix or Executor shall have full and unrestricted discretionary power and authority to hold, manage, control, improve, grant, convey, deliver, assign, lease, option, mortgage, pledge, borrow upon the credit of, contract with respect to, or otherwise deal with or dispose of, without application to or order of any court, the property of my estate without any duty on any person dealing with her or him to see to the application of any money or other property delivered to her or him; it being my express intention to confer upon my Executrix or Executor the power of management which might be conferred upon him by an express enumeration of powers."
NOW, THEREFORE, This Indenture Witnesseth, That the said party of the first part, pursuant to the aforesaid power of sale contained in the Last Qill and Testament of Coe Van Deren, deceased, and in consideration of the premises, and the further consideration of the said sum of Ten Dollars and other valuable consideration to her in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, has sold and conveyed, and by these presents does sell and convey unto the said party of the second part, its successors and assigns, all the right, title, interest and estate of the said Coe Van Deren, deceased, as if sold or conveyed by him during his lifetime, in and to the following described real estate, situate and lying and being in the County of Mesa, State of Colorado, to-wit:
Lot 1 and 2 in Block 1 of Regent Subdivision;
TO HAVE AND TO HOLD THE SAME, with all appurtenances thereunto belonging, or in anywise pertaining, to the proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.
IN WITNESS WHEREOF, the said party of the first part, as Executrix of said Estate as aforesaid has hereunto set her hand and seal the day and year first above written.
Slady C. Van Deren (SEAL) As Executive of Estate of Coe Van Deren,
Deceased
STATE OF COLORADO)) ss. COUNTY OF M E S A)
The foregoing instrument was acknowledged before me this day of September, A. D. 1956, by Gladys C. Van Deren, as Executrix of the Estate of Coe
My commission expires Separate Witness my hand and official seal.

Notary Public