

HEN757TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RALPH L. HENRY, PERSONAL REPRESENTATIVE OF THE  
ESTATE OF ALICE BERTHA HENRY, DECEASED

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 7TH STREET AND HORIZON  
DRIVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1975

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**THIS DEED**, Made this 23rd day of December, 19 75

between RALPH L. HENRY, P. O. Box 1442, Grand Junction, Colorado, personal representative of the estate of ALICE BERTHA HENRY, deceased,

Documentary Fee  
Date DEC 24 1975  
\$ *E. Sawyer*

of the  
County of Mesa and State of Colorado, of the first part, and  
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 Eight thousand five hundred \_\_\_\_\_ DOLLARS to the said party of the first part in hand paid by said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, 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:

Beginning at the Northeast corner of the NE 1/4 SE 1/4 SW 1/4 of Section 2, Township 1 South, Range 1 West of the U. M., thence South 100 feet, thence West 395 feet, thence North 100 feet, thence East 395 feet to point of beginning, except road right of way over the East 30 feet of subject property.

Grantee is not the spouse, agent, or attorney of the Personal Representative or any corporation or trust in which the Personal Representative has a beneficial interest.

**TOGETHER** with all and singular the hereditaments and appurtenances thereto 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 heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensembling 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 has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever.

Subject to taxes for the year 1975, payable in 1976, and subsequent taxes,

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its heirs and 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 his hand and seal the day and year first above written.

\_\_\_\_\_ } *Ralph L. Henry* (SEAL)  
\_\_\_\_\_ } Personal Representative of the (SEAL)  
\_\_\_\_\_ } Estate of Alice Bertha Henry, (SEAL)  
\_\_\_\_\_ } Deceased. (SEAL)

STATE OF COLORADO, }  
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 23rd day of December, 1975, by Ralph L. Henry, Personal Representative of the Estate of Alice Bertha Henry, My commission expires \_\_\_\_\_, 1977. Witness my hand and official seal.

*Mary*  
Notary Public

