

HIY19MFS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: H. I. YATES

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 16 BLOCK 12 OF
RICHARD D. MOBLEY'S FIRST SUBDIVISION - RIVERSIDE PARK

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1919

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

This Deed, Made this fifth day of March in the year of our Lord one thousand nine hundred and nineteen, between H. D. Yates of the County of Mesa and State of Colorado, of the first part, and The City of Grand Junction, a municipal corporation of the said 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 Fifty two DOLLARS, to the said party of the first part in hand paid by the 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 successors heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the City of Grand Junction, County of Mesa, and State of Colorado, to-wit:

Beginning at a point 80.7 feet west of the northwest corner of Lot 16, in Block 12, of Richard D. Mobley's first Sub-division to the City of Grand Junction, thence south 162.1 feet, thence west 25.0 feet to the east bank of the Grand river, then north 27 deg. 57 min. west 183.5 feet along the east bank of the Grand river, thence east 111.0 feet to the point of beginning.

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 successors heirs and assigns forever. And the said

party of the first part, for her heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its successors heirs and assigns that at the time of the executing and delivery of these presents she 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 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 party of the second part, its successors 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 her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of:

Chas E. Chapman

H. D. Yates

[SEAL]
[SEAL]
[SEAL]
[SEAL]

I, Charles K. Holmberg

in and for said County, in the State aforesaid, do hereby certify that

H. J. Yates

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 she signed, sealed and delivered the said instrument of writing as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5th day of March A. D. 1919.

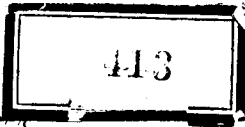
My commission expires March 8th 1919.

Charles K. Holmberg
Notary Public

COMPALED

By M.L.H.

No. 150074



Warranty Deed.

FROM

H. J. Yates

TO

The City of Grand Junction
A municipal corporation.

STATE OF COLORADO,

COUNTY OF Mesa

This Warranty Deed was filed for record at

10⁰⁰ o'clock A M., MAR 5 - 1919

1919, and was duly recorded in Book 233, page No. 411

By Charles J. Jones Recorder.

By _____ Deputy.

Fees, \$ 1.00

Received
City