

KMW73DWN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: KIRK W. AND MARY A. WHITELEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOTS 4 THROUGH 12, BLOCK
121, MULTI-PURPOSE/MUNICIPAL COMMUNITY CENTER AND OPTION AGREEMENT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1973

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

KIRK W. WHITELEY and MARY A. WHITELEY

whose address is Grand Junction

County of M e s a , State of

Colorado , for the consideration of Ten dollars
(\$10.00) and other valuable considerations - -
~~dollars~~, in hand paid, hereby sell(s) and convey(s) to

State Documentary Fee
Date MAY 30 1973
\$ No fee

THE CITY OF GRAND JUNCTION

whose address is Grand Junction

County of

M e s a

, and State of

Colorado

the following real property in the

County of

M e s a

, and State of Colorado, to wit:

Lots 4 through 12 inclusive, Block 121, City of Grand Junction.

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for 1973,
due and payable in 1974.

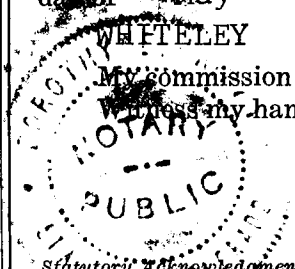
Signed this 18th day of May, 1973

Kirk W. Whiteley
Kirk W. Whiteley
Mary A. Whiteley
Mary A. Whiteley

STATE OF COLORADO, }
County of M e s a } ss.

The foregoing instrument was acknowledged before me this 18th
day of May, 19 73, by KIRK W. WHITELEY and MARY A.
WHITELEY

My commission expires 12/3/73
Witness my hand and official seal.



G. E. Rippy
Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names, if by person acting in representative or official capacity or as attorney-in-fact then insert name of person as executor attorney-in-fact or other capacity or description; if by officer of corporation then insert name of such officer or officers as the president or other officers of such corporation naming it.

g- 1047800

57873

2nd & Main

No.

WARRANTY DEED
SHORT FORM

Kirk W. & Mary A. Whiteley
Lots 4 thru 12 Blk 121 City
TO
City of Grand Junction

STATE OF COLORADO,
County of **MSA** } ss.

I hereby certify that this instrument was filed
for record in my office, at 3:45
o'clock P M., MAY 30 1973,
and is duly recorded in book 997
Page 134

Film No. Reception No.
Bonnie M. Dunston
Recorder.
By Bonnie M. Dunston
Deputy.

Fee, \$ 1.75

Mail to:
(or return to)
City of Grand Junction
Send future tax statements to:
Box 968

EXTENSION OF OPTION AGREEMENT

IN CONSIDERATION of One Dollar cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned KIRK W. WHITELEY and MARY A. WHITELEY do hereby grant to the City of Grand Junction an extension of that certain Option Agreement entered into the 28th day of February, 1973 by and between the WHITELEYS and the CITY and concerning Lots 1 through 12 in Block 121 in the City of Grand Junction, Mesa County, Colorado. Such extension is granted to be exercised on or before the 18th day of May, 1973 under the terms and conditions as stated in the basic Option.

Dated this 23rd day of April, 1973.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals.

Kirk W. Whiteley
Mary A. Whiteley

JUN 25 1974

OPTION AGREEMENT

THIS OPTION AGREEMENT entered into this 28th day of February, 1973, by and between KIRK W. WHITELEY and MARY A. WHITELEY, hereinafter referred to as "Whiteleys", and THE CITY OF GRAND JUNCTION, hereinafter referred to as "City";

WITNESSETH:

WHEREAS, the Whiteleys are the owners of Lots One through Twelve, Block 121, City of Grand Junction, in Mesa County, Colorado; and

WHEREAS, the City is desirous of purchasing said lots;

NOW, THEREFORE, IT IS AGREED:

1) That in consideration of ONE HUNDRED DOLLARS (\$100.00) cash in hand paid by the City to the Whiteleys, the Whiteleys do hereby give and grant to the City the Option to purchase said lots:

2) Said option may be exercised on or before May 1, 1973 by payment to the Whiteleys of the sum of ONE HUNDRED FIFTY THREE THOUSAND DOLLARS (\$153,000.00) at their address in Grand Junction, Colorado.

3) Upon exercise of the option, the Whiteleys shall convey to the City Lots Four (4) through Twelve (12) in said Block and in addition shall provide the City with a contract to purchase Lots One (1) through Three (3) in said Block for the sum of ONE DOLLAR (\$1.00), at a date to be determined and specified by the Whiteleys, but not later than five (5) years from date of said Contract. Conveyance shall be made of any of the lots by Warranty Deed with an

Abstract of Title or Title Insurance furnished by the Whiteleys to the City showing merchantable title in them and the properties free and clear of all encumbrances as of the time of conveyance.

4) The building on Lots One (1) through Three (3) may be removed by the Whiteleys within ninety (90) days after the purchase of those lots by the City and, if not removed in that time the building shall become the property of the City to dispose of as it wishes.

5) As further additional consideration for the purchase, the Whiteleys shall have a five (5) year concession to provide food and beverage service for the multi-purpose building contemplated to be built on the optioned lots, in those instances where users of the building require catered food and beverage service and are not providing same for themselves. Said five (5) year period shall commence at the time the multi-purpose building is completed and ready for use. Such concession rights shall be exclusive for the stated period, and shall be performed under such agreement as may be arrived at between the parties hereto in the event the option is exercised.

6) Whiteleys shall have the exclusive right to operate the swimming pool presently on the property for the use of the motel guests for the summer season of 1973 and thereafter until the City shall begin construction of the multi-purpose building. Whiteleys shall maintain proper liability insurance to protect themselves and the City of Grand Junction and save it harmless from any such operations.

THIS AGREEMENT shall be binding upon the parties hereto, their heirs, administrators, executors, successors

or assigns.

IN WITNESS WHEREOF, the parties hereto have here-
unto set their hands and seals the day and year above
written.

Kirk W. Whiteley
Kirk W. Whiteley

Mary A. Whiteley
Mary A. Whiteley

THE CITY OF GRAND JUNCTION

By Harvey H. R.
City Manager



ATTEST:

Neva B. Lockhart
City Clerk

W
G

1070847

INDEXED M.M.



STATE OF COLORADO }
County of MESA } ss
I hereby certify that this Instrument was
Filed for record

JUN 25 1974

at 9:25 o'clock a M and recorded
in Book 1019 Page 27
ANNIE M. DUNSTON, County Clerk & Recorder
By Ann M. Dunston Deputy

[Faint, illegible handwritten text, possibly a signature or notes.]

8101 MOCH

6.00.
Gerald Oakley
Box 768

March 1, 1978

Mr. and Mrs. Kirk W. Whiteley
Hotel Colorado
Glenwood Springs, Colorado 81601

Dear Mr. and Mrs. Whiteley:

In accordance with your agreement with the City, the City is completing its purchase of the remaining three lots in the half block of Block 121.

Would you please execute the enclosed deed and return it to me. Would you also advise me about the acquiring of title insurance or whatever in accordance with our agreement.

Best regards.

Very truly yours,

GJA:jc
Enclosure

Gerald J. Ashby
City Attorney

HOTEL COLORADO

One of Colorado's Historic Landmarks

Filed
3/3/76
ms

Sept. 2, 1975

Mr. Harvey Rose
City Manager
Grand Junction, Colorado

Dear Mr. Rose:

This letter will confirm my telephone call to you of several weeks requesting that the concession agreement between the City of Grand Junction and Kirk and Mary Whiteley dba Colorado West Catering as connected with the Multi-Purpose building be terminated as of this date.

We do release the City of Grand Junction from the agreement signed between the two parties at this time.

Sincerely,

Kirk Whiteley
Kirk Whiteley



Glenwood Springs, Colorado 81601 • Telephone (303) 945-6511

4311 a.

Note: Original Concession Agreement prepared 2-19-75 was never provided this office for documentation



Faint handwritten notes or markings in the center of the page.

Vertical stamp or text on the right side of the page, possibly reading 'MAY 1975'.

TO

- Harvey Rose, City Manager
City of Grand Junction
City Hall
Grand Junction, Colorado

FROM

HIRAM C. GARDNER, INC.
200 Josephine
Denver, Colorado

↓ SUBJECT Enclosed

DATE 7 / 27 / 73

MESSAGE

Enclosed is the Certificate Of Insurance for Kirk W. Whiteley & Mary A. Whiteley.
DBA La Court Motor Lodge, 120 S. 1st, Grand Junction, Colorado.

If you have questions, please call us.

Thank you.

SIGNED Bob Rice



REPLY

*lots 4, 5 & 6 are ours and we should
be named insureds.*

↑ Please see that the City is named on the policy for the above-listed
lots. Thank you.

SIGNED Neva B. Lockhart
City Clerk

DATE 8 / 10 / 73