

LDF57DWN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LOUIS FAZIO AND DIODATA FAZIO

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOTS 21, 22, 27 AND 28 IN
BLOCK 138 IN CITY OF GRAND JUNCTION, OTHER DEEDS SHOWING PROGRESSION OF
PROPERTY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1957

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Reception No. 709327

Annie M. Dunston
Annie M. Dunston

BOOK

Recorder's Stamp

KNOW ALL MEN BY THESE PRESENTS: That
Louis Fazio and Diodata Fazio

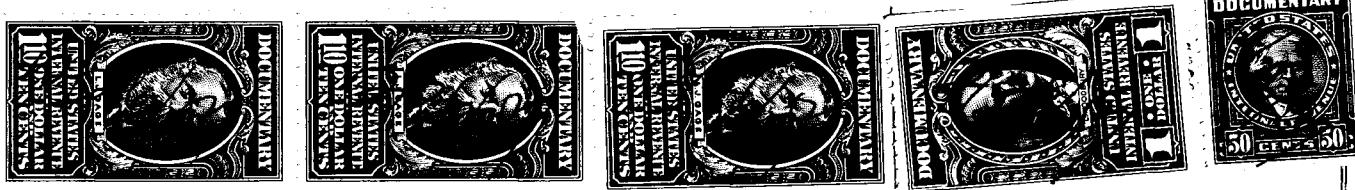
of the County of Mesa, and State of Colorado,
for the consideration of One Dollar and other valuable
consideration

x Dollars

in hand paid, hereby sell and convey to the City Of Grand Junction,
a municipal corporation,

of the County of Mesa, and State of Colorado, the following real
property, situate in the County of Mesa and State of Colorado, to-wit:

Lots 21, 22, 27 and 28, all in Block 138 in the City of Grand Junction



with all its appurtenances, and warrant the title to the same, subject to taxes for the year 1957,
payable in 1958, and subsequent taxes.

Signed and delivered this 23rd day of December, A. D. 1957

in the presence of

Louis Fazio (SEAL)
Diodata Fazio (SEAL)
(SEAL)

STATE OF COLORADO
County of Mesa

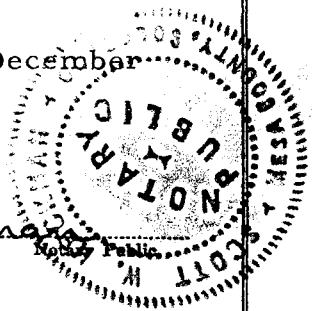
ss.

The foregoing instrument was acknowledged before me this 23rd day of December 1957, by* Louis Fazio and Diodata Fazio.

Witness my hand and official seal
My commission expires

My Commission expires April 21, 1960

Scott W. Healdman



*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.—Statutory Acknowledgment, Session 1927.

AMT. OF FEE IMPOSED...
COLLECTED...
EXCUSED...
PROTESTED

7
8

709327

No.

INDEXED

WARRANTY DEED

STATUTORY FORM

Louis & Elrodata Fyri

TO
City of Grand Junction

STATE OF COLORADO

County of **MESA**

} ss.

I hereby certify that this instrument was filed
for record in my office, at *9:07*
o'clock *9* M., DEC. *26* 1957, 19.....
and is duly recorded in book *724*
page *109*

Annice M. Dunston
Recorder.

By *Arthur L. Piper*
Deputy.

Fee, \$ *1.40* ~~19.80~~
1.80

Mail to: *City of Grand Junction*
(or return to) *Ut.*

Send future tax statements to:
.....
.....

Know All Men by These Presents, That Ambrose Kaufman

of the County of Delta, and State of Colorado,
for the consideration of One Dollar (\$1.00) and other good and valuable ~~Dollars~~ considerations
in hand paid, hereby sell and convey to

Louis Fazio and Diodata Fazio

of the County of mesa, and the State of Colorado,
the following real property, situate in the County of mesa
and State of Colorado, to-wit:

Lots Twenty-one (21) and Twenty-two (22)
in Block One Hundred Thirty-eight (138)
in the City of Grand Junction.



with all its appurtenances, and warrant the title to the same, subject to a certain Trust Deed
to The modern Building and Loan Association, Grand Junction,
Colorado, in the principal sum of \$900.00, dated November 23,
1933; the unpaid balance as of this date amounting to \$760.50.

Signed and delivered this 18th day of May, A. D. 19 36

In the presence of

Ambrose Kaufman [SEAL]

..... [SEAL]

..... [SEAL]

STATE OF COLORADO,

ss.

County of mesa

The foregoing instrument was acknowledged before me this 18th day of May 1936, by* Ambrose Kaufman

WITNESS my hand and official seal.

My commission expires July 11, 1937.

Lettie B. Holmgren
.....
Notary Public.

*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.—Statutory Acknowledgment, Session 1927.

COMPARED

BY

D J G M

No. 308431

R J

WARRANTY DEED
STATUTORY FORM

Ambrose Cauffman

TO

Louis Fazio and

Diodata Fazio

STATE OF COLORADO,

County of *Mesa* } ss.

I hereby certify that this instrument was filed

for record in my office, at *3¹⁶*

o'clock *P* M., MAY 21 1936, 19

and is duly recorded in book *357*

page *247*

E. W. Jordan
Recorder.

By *Will A. ...*
Deputy.

Fees, \$ *40*

Cranton

325 So 7th
01

INSPECTED
A. W. McL.
FILED

PRINCIPAL NOTE TO THE MODERN BUILDING AND LOAN ASSOCIATION

\$900.00

Grand Junction, Colorado November 23, 1933

For value received, I promise to pay to The Modern Building and Loan Association, at its offices in Grand Junction, Colorado, the sum of Nine Hundred and no/100 Dollars,

with interest thereon, from the date thereof until paid, at the rate of 80¢ per ~~month~~ \$100.00 per month, due and payable in equal monthly installments, in advance, which interest amounting to \$7.20 per month shall be due and payable on or before the twentieth day of each and every month hereafter until this note is fully paid.

It is agreed that installments of One Hundred Dollars, or any multiple thereof, may be paid upon this note at any time, which payments shall be endorsed hereon, and the interest on said amount so paid shall thereupon cease.

I hereby subscribe for Nine (9) shares of the Class E stock in the Modern Building and Loan Association represented by certificate Number 1477 which I hereby transfer, deposit and pledge to said Association as collateral security for the payment of this note, and for the purpose of making said transfer, deposit and pledge effective as collateral security for said payment and as part of the consideration for the loan this day made to

Ambrose Cauffman by The Modern Building and Loan Association. I do hereby irrevocably nominate, appoint and constitute the Acting Secretary of said Association, my lawful attorney and proxy with power of substitution for me and in my name and stead as my proxy to vote the said 9 shares of stock in said Association represented by Certificate Number 1477 at any and all meetings of the stockholders of said Association, with all the powers which I would possess, if personally present, for and during the continuance of this note, and until the indebtedness for which said stock is pledged as security, is fully paid and discharged.

I agree to pay to said Association not less than Eleven and 70/100 Dollars each month, which sum is to be applied as follows:

First. To the payment of any fines, insurance, taxes, or other assessments made against me in accordance with the By-Laws of said Association.

Second. To the payment of the interest due on this note.

Third. The balance of said amount to be applied toward the payment of my stock subscription.

I agree to continue to make said monthly payments until the amounts of the payments so made (not including fines, insurance, taxes, assessment and interest), together with the dividends declared thereon, shall bring said stock to the full par value of One Hundred Dollars for each share, when this note shall be deemed fully paid.

Should I fail for two months to make any of the payments above stated, I hereby authorize and empower said Association to withdraw the amount to the credit of said stock, or any part thereof, and apply the amount so withdrawn to the payment of this note, or to the interest thereon, or to any of the assessments, fines, insurance or taxes due thereon, and should any part of this note or the interest thereon, or any of said assessments, fines, insurance or taxes remain unpaid after the withdrawal value of said stock is so applied, this note shall thereupon become due and payable at the option of said Association.

I agree to pay fifteen (15) per cent attorney's fee in case of suit brought on this note and to reimburse said Association for any expenses, court costs or attorney's fee expended by it in enforcing the payment of this note in case of suit brought, or otherwise, in protecting the lien of the Trust Deed or other security given by me for its payment, and I agree that any such expense, court costs and attorney's fees may be made a part of the indebtedness secured by the security herein given and be a part of the decree or judgement in any suit brought to enforce the collection of the same. This note is secured by Trust Deed of even date herewith, to the Public Trustee of Mesa County, Colorado, upon real estate in Mesa County, Colorado.

Signed in the presence of:

[Signature]

Ambrose Cauffman

TRUST DEED

This Indenture, Made this Twenty-third day of November in the year of our Lord, one thousand nine hundred and thirty-three, between

Ambrose Cauffman

whose address is Cedaredge County of Delta and State of Colorado, part y of the first part, and the Public Trustee in said Mesa County, party of the second part, Witnesseth:

That, whereas, the said Ambrose Cauffman has executed his Promissory Note, bearing even date herewith, payable to the order of THE MODERN BUILDING AND LOAN ASSOCIATION for the principal sum of

Nine Hundred and no/100----- DOLLARS with interest thereon from the date thereof until paid, at 80¢ per \$100.00 per month interest and principal payable \$ 11.70 monthly in advance, together with fines and other charges, according to the terms and conditions of said note,

Seven and 20/100----- dollars being interest and Four and 50/100----- dollars monthly dues on Certificate Number 1477 for 9 shares of Class "B" stock of THE MODERN BUILDING AND LOAN ASSOCIATION, subscribed for by the undersigned, making a total

payment of not less than Eleven and 70/100----- dollars per month, which said sum the said part y of the first part agrees to pay to the said THE MODERN BUILDING AND LOAN ASSOCIATION, on or before the 20th day of each and every month hereafter, until said sum of

Nine Hundred and no/100----- dollars, and interest thereon is wholly paid, in accordance with the tenor and effect of the said note.

AND WHEREAS, The said Ambrose Cauffman

desirous of securing not only the prompt payment of said Promissory Note but also of effectually securing and indemnifying the said THE MODERN BUILDING AND LOAN ASSOCIATION for or on account of any assignment, endorsement or guarantee of said Promissory Note

NOW THEREFORE, the said party of the first part, in consideration of the premises, and for the purpose aforesaid, and in the further consideration of one dollar to him in hand paid by the party of the second part, the receipt whereof is hereby confessed, has granted, bargained, sold and conveyed, and hereby does grant, bargain, sell and convey unto the said party of the second part, in trust, forever, all the premises situate in the County of Mesa and State of Colorado, known and described as follows, to-wit:

Lots Twenty-one (21) and Twenty-two (22) in Block One Hundred Thirty-eight (138) in the City of Grand Junction.

THE MODERN BUILDING & LOAN ASSN. NOV 22 1937 Per [Signature]

TO HAVE AND TO HOLD THE SAME, together with all and singular the privileges and appurtenances thereunto belonging; IN TRUST, NEVERTHELESS, That in case of default in the payment of said note or any of them, or any part thereof, or in the payment of the interest thereon, according to the tenor and effect of said note or any of them, or in case default shall be made in, or in case of the violation or breach of, any of the terms, conditions, covenants, or agreements herein contained, then upon notice and demand in writing filed with the said party of the second part by the beneficiary hereunder, or the legal holder of the indebtedness secured hereby, that such beneficiary or legal holder has declared a violation of any of the covenants herein contained, and has elected to advertise said premises for sale, and demands such sale, it shall and may be lawful for said party of the second part, to sell and dispose of the said premises (en masse or in separate parcels as said Public Trustee may think best), and all the rights title and interest of said part y of the first part, his heirs, or assigns therein, at public auction at the Main front door of the County Court House, Grand Junction, in the County of Mesa and State of Colorado, or on said premises, or any part thereof, as may be specified in the notice of such sale, for the highest and best price the same will bring in cash, four weeks' public notice having been previously given of the time and place of such sale, by advertisement, weekly, in some newspaper of general circulation at that time published in said Mesa County, a copy of which printed notice, as soon as printed, shall be mailed to said part y of the first part (and all subsequent encumbrancers), at the address given in the trust deed, and to make and give to the purchaser or purchasers of such lands, tenements, and premises at such sale, a certificate or certificates in writing, describing such lands, tenements and premises purchased, and the sum or sums paid therefor, and the time when the purchaser or purchasers (or other persons entitled thereto) shall be entitled to a deed or deeds therefor, unless the same shall be redeemed as is provided by law; and said Public Trustee shall, upon demand by the person or persons holding the said certificate or certificates of purchase, when said demand is made, or upon demand, by the person entitled to a deed to and for the premises sold, at the time such demand is made, the time for redemption having expired, make and execute to such person or persons a deed or deeds of the lands, tenements and premises sold, which said deed or deeds shall be in the ordinary form of a conveyance, and shall be signed, acknowledged and delivered by the said Public Trustee, as grantor, or shall convey and quit-claim to such person or persons entitled to such deed, as grantee, the said lands, tenements and premises sold as aforesaid, and all the right, title, interest, benefit and equity of redemption of the party of the first part, his heirs and assigns therein, and shall recite the sum or sums for which the said lands were sold, and shall refer to the power of sale herein contained, and to the sale or sales made by virtue thereof; and in case of an assignment of such certificate or certificates of purchase, or in case of the redemption of such lands, tenements and premises sold hereunder, by a subsequent encumbrancer, such assignment or redemption shall also be referred to in such deed or deeds; but the notice of sale need not be set out in such deed or deeds, and the said Public Trustee shall, out of the proceeds or avails of such sale, after first paying and retaining all fees, including an attorney's fee of fifteen per cent, charges and costs of making said sale and advertising said premises, pay to the beneficiary hereunder or the legal holder of said note the principal and interest due on said note according to the tenor and effect thereof, and all moneys advanced by such beneficiary or legal holder of said note for insurance, taxes and assessments, with interest thereon at twelve per cent. per annum, rendering the overplus (if any) unto the said part y of the first part, his legal representatives or assigns; which sale or sales, and said deed or deeds so made shall be a perpetual bar, both in law and equity against the said part y of the first part, his heirs and assigns, and all other persons claiming the premises aforesaid, or any part thereof, by, from, through or under said part y of the first part, or any of them. The legal holder or holders of said note or notes may purchase said property or any part thereof; and it shall be obligatory upon the purchaser or purchasers at any such sale to see to the application of the purchase money.

And the said party of the first part, for himself and for his heirs, executors and administrators, covenant^s and agree^s to and with the said party of the second part, that at the time of the ensembling of and delivery of these presents, he is well seized of the said premises 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; hereby fully and absolutely waiving and releasing all rights and claims that he may have in or to said premises as a Homestead Exemption, under and by virtue of any act of the General Assembly of the State of Colorado, now existing, or which may hereafter be passed in relation thereto; and that the same are free and clear of all liens and encumbrances whatever (except as hereinafter specified),

And the said party of the first part will in due season pay all taxes and assessments on said premises; and will keep all buildings that may at any time be on said premises, during the continuance of said indebtedness, insured in such company or companies as the holder of said note may, from time to time, direct, for such sum or sums as such company or companies will insure for, not to exceed the amount of said indebtedness, except at the option of said party of the first part, and will assign and deliver the policy or policies of insurance and all renewals of such policies to the beneficiary hereunder, and cause such insurance to be made payable in case of loss to said beneficiary by proper stipulations inserted in the policies, as further security for the indebtedness aforesaid. And in case of the refusal or neglect of said party of the first part, or either of them thus to insure, or assign or deliver the policies of insurance, or to pay such taxes or assessments, then the holder of said note or any of them, may procure such insurance, or pay such taxes or assessments, and all moneys thus paid, with interest thereon at twelve per cent. per annum, shall become so much additional indebtedness, secured by this deed of trust, and shall be paid out of the proceeds of the sale of the lands and premises aforesaid, if not otherwise paid by said party of the first part.

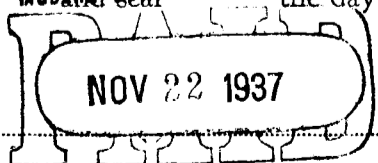
AND IT IS STIPULATED, COVENATED AND AGREED, That in case of default in any of said payments of principal or interest, according to the tenor and effect of said promissory note aforesaid, or any of them, or any part of them, or any part thereof, or of a breach or violation of any of the covenants or agreements herein, by the party of the first part, his executors, administrators or assigns, then, in either or any of said events the whole of said principal sum hereby secured, and the interest thereon to the time of sale, may at once, at the option of the legal holder thereof, without notice thereof to said grantor his heirs, executors, administrators or assigns, become due and payable, and the said premises be sold in the manner and with the same effect as if the said indebtedness had matured, and thereupon the legal holder of the said indebtedness, or the said Public Trustee, shall have the right immediately to foreclose this Trust Deed

It is expressly stipulated and agreed that if default be made in the payment of said note, or any part thereof, or the interest thereon, or the monthly installments or any part thereof on the shares of stock of the said THE MODERN BUILDING AND LOAN ASSOCIATION which are pledged and assigned by the said party of the first part to said Association as additional security for the payment of said note, at the time or times and in the manner specified in said note and in this trust deed, for the payment thereof, or in case of waste or non-payment of taxes or assessments on said premises and real estate, or in case of a failure to keep said premises insured, or in case of a breach of any of the covenants or agreements contained in this trust deed, then and in such case it shall be lawful for the said THE MODERN BUILDING AND LOAN ASSOCIATION, its successors or assigns to enter into and upon and take possession of the premises hereby granted, or any part thereof, and to collect and receive all rents, issues and profits therefrom which, when collected, may be applied towards the payment of the indebtedness herein mentioned and the reasonable expenses and costs incident thereto, including all moneys advanced for insurance, taxes and other liens or assessments. And if possession of said premises shall not be peaceably given, as above provided, to the said THE MODERN BUILDING AND LOAN ASSOCIATION, its successors or assigns, it or they may immediately bring a suit or suits in Forcible Detainer against the party of the first part his heirs, executors, administrators or assigns in any court having jurisdiction thereof, to recover the possession of said premises and real estate, or any part thereof.

It is further expressly agreed and understood by and between the parties hereto that in case of default in any of the terms of this trust deed and in the event of a sale hereunder, the purchaser at such sale shall be entitled to the possession, rents, issues, profits, use and enjoyment of said premises and real estate and any and every part thereof from date of sale until a redemption therefrom shall be effected, or in case of a failure to redeem, then until the time shall expire to redeem the same from any such foreclosure sale, as additional security to apply upon said indebtedness; and during said period of time such purchaser shall have the right to enter upon and take possession of the premises and real estate aforesaid, manage and control the same, and to collect the rents, issues and profits thereof, which, when collected, may be applied towards the payment of the indebtedness herein set forth and the reasonable costs and expenses incident thereto.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand the day and year first above written.

Witness



Aubroe Cauffman (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF COLORADO }
COUNTY OF Mesa } ss

I, *Lettie B. Holmgren*

, a Notary Public in and

for said County, in the State aforesaid, do hereby certify that **Ambrose Cauffman**

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

My notarial commission expires

July 11, 1937

Given under my hand and Notarial seal, this **23rd** day of **November**

A. D. 19 **33**

Lettie B. Holmgren

Notary Public.

AD
COMPARED
By *H. L. W.*
No. **279833**

DEED OF TRUST

FROM

Ambrose Cauffman

TO

THE PUBLIC TRUSTEE

For The Use Of

The Modern Building and Loan Association

STATE OF COLORADO }
COUNTY OF } ss.

I hereby certify that this instrument was filed for record in my office at *2:56* o'clock *P.*M., **NOV 24 1933** and is duly recorded in book page *183*

Recorded
By *E. W. Jordan*
Deputy

Fees, \$ *2.90*

When recorded return to The Modern Building and Loan Association, Grand Junction, Colorado

Louis Janie
Nov 24 1933

Know All Men by These Presents, That, Whereas

Ambrose Cauffman
of the County of Mesa, in the State of Colorado, by his certain DEED OF TRUST, dated
the 23rd day of November, A. D. 1933, and duly recorded in the office of the County Clerk
and Recorder of Mesa County, in the State of Colorado, on the 24th day of November,
A. D. 1933, in Book 322 of Mesa County records on Page 483, conveyed to the Public
Trustee in the County of Mesa, in the State of Colorado, certain real estate in said Deed of Trust de-
scribed, in trust to secure to The Modern Building and Loan Association

the payment of his certain promissory note, with interest and all charges thereon, as in said
Deed of Trust mentioned;

AND WHEREAS, the said Ambrose Cauffman

has paid and fully satisfied said note, together with all interest and charges thereon, according to
its tenor;

NOW THEREFORE, at the request of the said The Modern Building and Loan Association

as aforesaid, and in consideration of the premises, and in further consideration of the sum of Two Dol-
lars, to me in hand paid by the said Ambrose Cauffman

the receipt whereof is hereby acknowledged, I, W. S. MEEK, the Public Trustee in the County of Mesa,
in the State of Colorado, do hereby remise, release and forever quit-claim unto him the said

Ambrose Cauffman and his heirs and assigns
forever, all right, title and interest which I have in and to the said real estate by virtue of said Deed of
Trust and more particularly described as follows, to-wit:

Lots Twenty-one (21) and Twenty-two (22) in Block One Hundred Thirty-
eight (138) in the City of Grand Junction.


situate, lying and being in the County of Mesa and State of Colorado.

TO HAVE AND TO HOLD THE SAME, together with all and singular the privileges and appur-
tenances, unto the said Ambrose Cauffman
his heirs and assigns forever.

AND FURTHER, that the said Trust Deed is by these presents to be considered as fully and abso-
lutely released, canceled and forever discharged.

WITNESS my hand and seal this 22nd day of November, A. D. 1937.

Mr. W. S. Meek, Public Trustee in said County:

 (Seal)
Public Trustee.

Please execute this release, the indebtedness secured by the above-mentioned Deed of Trust having
been fully paid.

The Beneficiary named in said Deed of Trust and
the Legal Holder of the indebtedness secured by
said Deed of Trust.

STATE OF COLORADO, }
County of Mesa, } ss.

I, Virginia O. Wallace, a notary public in and for said County, in the State aforesaid, do hereby certify that W. S. MEEK, Public Trustee in said County, known to me to be such, and who is personally known to me to be the person whose name is subscribed to the foregoing Deed as such Public Trustee, appeared before me this day in person, and acknowledged that, as and in the capacity of Public Trustee in the County aforesaid, 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 22nd day of November, 1937.

My commission expires March 29th, 1938.

Notary Public Virginia O. Wallace

INDEXED
329877

No. 329877

Release of Trust Deed

W. S. MEEK, PUBLIC TRUSTEE

FOR USE OF

W. S. MEEK, P. T.

TO

e

State of Colorado, }
County of Mesa, } ss.

I hereby certify that this instrument was filed for record in my office at

4 38 o'clock P. M.

Nov 22 1937 and is
duly recorded in Book 366

Page No. 326

Virginia O. Wallace
Recorder.

By _____ Deputy.

Fee, \$ 1.80

DAILY SENTINEL PRESS, GRAND JUNCTION, COLO.

Louis Fazio
325 So 7th

Recorded at 11:25 o'clock A. M., Oct 4, 1955

Reception No. 649077 Annie M. Dunston Recorder.

RECORDER'S STAMP

THIS DEED, Made this 4th day of October in the year of our Lord one thousand nine hundred and Fifty-five between

LOUIS FAZIO

of the County of Mesa and State of Colorado, of the first part, and

LOUIS FAZIO and DIODATA FAZIO

of the County of Mesa and State of Colorado, of the second part:

WITNESSETH, that the said part of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration - - - - -

to the said part Y of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha S granted, bargained, sold and conveyed, and by these presents doES grant, bargain, sell, convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor 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-seven (27) and Twenty-eight (28) in Block One Hundred Thirty-eight (138) in the City of Grand Junction, Mesa County, Colorado, together with all improvements thereon.

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 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 parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor, forever, And the said part y of the first part, for him self, his heirs, executors, and administrators do es covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, 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 S 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 parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, 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 S hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

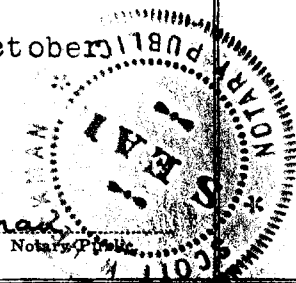
Handwritten signature of Louis Fazio and three lines for seals, each labeled [SEAL]

STATE OF COLORADO, County of Mesa } ss.

The foregoing instrument was acknowledged before me this 4th day of October, A. D. 1955, by* Louis Fazio.

My commission expires April 21, 1956. Witness my hand and official seal.

Handwritten signature of Notary Public



777

INDEXED *h*

No. 649077

WARRANTY DEED

JOINT TENANTS

TO

STATE OF COLORADO }
County of **MESA** } ss.

I hereby certify that this instrument was filed
for record in my office this OCT - 4 1955 day of
OCT - 4 1955, A. D. 19
at 11²⁵ o'clock a M., and duly recorded
in Book 663 Page 150

Amie M. ...
Recorder.
By *Helen L. Piper*
Deputy.

Fee, \$ 1.40

Mail to: *Louis Fazio*
(or return to)
325 South 7th

Send future tax statements to:
Grand Jet.

\$ 5095¹ March 20 1937 No.

RECEIVED OF Louis and Rodata Fazio

Five Hundred Nine and 51/100 **DOLLARS**

Payment on Loan # 1477 - leaving a
 balance of \$ 200⁰⁰

The money paid & loan down
 By Lettie B. Holmgren

\$ 1040⁵⁰ May 18 1936 No.

RECEIVED OF Louis Fazio and Rodata Fazio

One Thousand Forty and 50/100 **DOLLARS**

Payment on Property 638 Pitkin
 Ambrose Carlson

The money paid & loan down
 By L. B. Holmgren

1040 50
 760 50
 1800 00

\$ 975⁰ November 22 1937 No.

RECEIVED OF Louis and Rodata Fazio

Ninety-seven and 50/100 **DOLLARS**

Payment in full on Loan # 1477
 638 Pitkin Avenue

The money paid & loan down
 By Lettie B. Holmgren

Know all Men by these Presents: *That*

Charles C. Knowles and Ida M. Knowles, his wife,
of the County of Mesa, and State of Colorado,
for the consideration of One Dollar and other good and valuable
considerations

~~Bill~~xx

in hand paid, hereby sell and convey to
Charles C. Knowles
of the County of Mesa, and the State of Colorado,

the following real property, situate in the County of Mesa
and State of Colorado, to-wit: Lots Twenty-One and Twenty-Two in Block
One Hundred and Thirty-Eight in the City of Grand Junction.

(The equity conveyed is less than \$100.00)

Subject to all incumbrances of record.

with all its appurtenances, and warrant the title to the same.

Signed and delivered this 10th day of April, A. D. 19 20.

In the presence of

C. L. Stillman
Notary Public

Ida M. Knowles

Charles C. Knowles



STATE OF ~~COLORADO~~ } Wisconsin.
COUNTY OF Green } ss. I, C. L. Stillman, a

Notary Public in and for said County, in the State aforesaid, do hereby Certify that Ida M. Knowles personally known to me as 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 in writing as ~~her~~ free and voluntary act, for the uses and purposes therein set forth.

And the said Ida M. Knowles wife of ~~Charles C. Knowles~~ Charles C. Knowles having been by me examined, separate and apart and out of the hearing of her husband, and the contents and meaning of said instrument having been by me made known and fully explained to her, she acknowledged that she had freely and voluntarily executed the same, and relinquished her dower and also any right or claim she now has or hereafter may have in and to the lands and tenements therein mentioned by reason of the same being recorded as a Homestead, and that she did so without compulsion of her husband, and that she does not wish to retract the same.

Given under my hand and Notarial seal, this 15 day of April, A. D. 1920.

My Commission expires May 14, 1923
C. L. Stillman
Notary Public.

My commission expires _____, A. D. 19____

State of Colorado,
County of Mesa.) ss. I, J. Ernest Leaverton, a Notary Public in and for said Mesa County, State aforesaid, do hereby certify that Charles C. Knowles, 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 in writing as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and Notarial seal this 20th day of April, A. D. 1920. My Commission expires January 5th, A. D. 1922.

J. Ernest Leaverton
Notary Public.



No. 160408

WARRANTY DEED

Charles C. Knowles and
Ida M. Knowles, his wife,
TO
Charles C. Knowles.

STATE OF COLORADO, } ss.
COUNTY OF _____

I hereby certify that this instrument was filed for record in my office, at 10²⁰ o'clock A. M., 19____, and is duly recorded in book 223, page 502.

Recorder.
By Elva M. Galbreath Deputy.

Fees, \$ 1.00
638 Bethine