

MCK41SLO

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JOHN G. MCKINNEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOTS
21, 22, 23, 24, 25 AND 26 OF BLOCK 13 OF SLOCOMB'S SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1941

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

THIS DEED, Made this 24th day of April in the year of our Lord one thousand nine hundred and forty-one between

JOHN G. MC KINNEY of the County of MESA and State of Colorado, of the first part, and

CITY OF GRAND JUNCTION, A Municipal Corporation 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 One dollar and other consideration 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 remised, released, sold, conveyed and QUIT-CLAIMED, and by these presents do es remise, release, sell, convey and QUIT-CLAIM unto the said party of the second part, its heirs and assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described real estate situate, lying and being in the County of Mesa and State of Colorado, to-wit:

Lots twenty-one (21) to twenty-six (26), both numbers inclusive, in Block thirteen (13) in Blocomb's Addition to Grand Junction, Colorado.

(Consideration less than one-hundred dollars.)

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns forever.

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

Signed, Sealed and Delivered in the Presence of

John G. McKinney [SEAL]
[SEAL]
[SEAL]
[SEAL]

Know all Men by these Presents, That, whereas, the following described real property, viz: Lots Twenty-one to Twenty-six Inclusive, Block Thirteen, Slocombs Addition to the City of Grand Junction

AND, WHEREAS, the majority of the tax payers of Mesa County being engaged in agricultural, horticultural, and stock-raising pursuits, and not receiving returns for their products until a date subsequent to the second Monday of November, the then County Treasurer, in order to permit such tax payers to pay their taxes before sale, held said tax sale on a date subsequent to the second Monday of November of said year;

County of Mesa and State of Colorado, was subject to taxation for the year A. D. 1922

And, Whereas, The taxes assessed upon said property for the year 1922 aforesaid remained due at the date of the sale hereinafter named;

And, Whereas, The Treasurer of the said County did, on the 6th day of March, A. D. 1915, by virtue of a public sale at the office of the Treasurer, in the County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, property above described for the payment of the taxes, interest and costs then due and remaining unpaid on said property;

~~And, Whereas, At the time and place aforesaid, _____ of the County of _____ and _____ of _____ bid on all of the above described property for the sum of _____ CENTS, being the whole amount of taxes, interest and costs then due and remaining unpaid upon said property for said year _____ and the said _____ having offered in his said bid to accept interest upon the said sum at the rate of _____ per cent. per annum for the first six months, and _____ per cent. per annum for the next six months, and thereafter at the rate of _____ per cent. per annum, and the said rate of interest the lowest rate of interest at which any person offered to pay the said taxes, interest and costs so due upon said property for said year _____, and payment of the said sum has been made by him to the said Treasurer, the said property was stricken off to him at that price;~~

~~*And, Whereas, The said _____ did, on the _____ day of _____, A. D. 19 _____, duly assign the certificate of the sale of the property as aforesaid, and all his rights, title and interest in said property, to _____ of the County of _____ and _____ of _____;~~

~~*And, Whereas, At the sale so held as aforesaid by the Treasurer, no bids were offered or made by any person or persons for the said property, and no person having offered to pay the said taxes, interest and costs upon the said property for said year 1922, and the Treasurer having become satisfied that no sale of said property could be had, therefore the said property was, by the then Treasurer of the said County, stricken off to the said County, and a certificate of sale was duly issued thereof to the said County in accordance with the statute in such case made and provided;~~

*And, Whereas, The said County of Mesa, acting by and through its County Treasurer, and in conformity with the order of the Board of County Commissioners of the said County, duly entered of record on the 6th day of October, A. D. 1926, the said _____ of the days of a regular session of the Board of County Commissioners of the said County, did duly assign unto John G. McKinney the certificate of sale of said property, so issued as aforesaid to said County, together with all the rights, title and interest in said property held by virtue of said sale.

*And, Whereas, The said John G. McKinney has paid subsequent taxes and _____ on said property to the amount of \$45.37, being the amount of face of certificate, pursuant to the order of the Board of County Commissioners above referred to:

And, Whereas, More than three years have elapsed since the date of the said sale and the said property has not been redeemed therefrom as provided by law;

And, Whereas, The said property was assessed for said year 1922 at a sum of less more than one hundred dollars;

And, Whereas, All the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and on file in the office of the County Treasurer of said County;

Now, Therefore, I, A. Scott McKinney Treasurer of the County aforesaid, for and in consideration of the sum of _____ to the Treasurer paid as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained and sold, and by these presents do grant, sell the above and foregoing described real estate unto the said John G. McKinney

his heirs and assigns, forever, subject to all the rights of redemption by minors, insane persons or idiots, provided by law.

(OFFICIAL SEAL)

In Witness Whereof, I, A. Scott McKinney

aforesaid, by virtue of the authority aforesaid, have hereunto set my hand and seal this 26th day of January, A. D. 1927

STATE OF COLORADO,

County of M. E. S. A. } ss.

I hereby certify that before me Virginia Wallace McKinney, a notary public in and for said County, personally appeared the above named A. Scott McKinney Treasurer of said County, personally known to me to be the Treasurer of said County, at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to the foregoing deed, and who executed the above conveyance as Treasurer of the said County and who acknowledged the execution of the same to be his voluntary act and deed as Treasurer of said County, for the purposes therein expressed.

Given under my hand and notarial seal this 26th day of January, A. D. 19 27.

My commission expires August 27th, 1929.

Virginia Wallace McKinney
Notary Public