

MOY24LIN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: WILLIAM J. MOYER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LINCOLN PARK

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1924

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, William J. Moyer, of the County of Mesa and State of Colorado, for the consideration of Three Thousand Three Hundred Dollars (\$3,300.00), in hand paid, hereby sell and convey to the City of Grand Junction, a municipal corporation, 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:

Beginning at a point on the West line of Section Thirteen, in Township One South, Range One West of the Ute M., where the South line of Gunnison Avenue in the City of Grand Junction, Mesa County, Colorado, produced and extended East intersects the said West line of said Section Thirteen, Township and Range aforesaid, thence North along the said West line of said Section 13 to the Northwest corner of the SW 1/4 of NW 1/4 of said Section 13, being a distance of 190 feet, more or less, thence East to the Northeast corner of the SW 1/4 of NW 1/4 of said Section 13, thence South along the East line of the said SW 1/4 of NW 1/4 of said Section 13, a distance of 190 feet more or less to a point at the intersection of the South line of said Gunnison Avenue produced and extended East with the said East line of the SW 1/4 of NW 1/4 of said Section 13, thence West along the said South line of Gunnison Avenue so produced and extended to the point of beginning, containing 5.76 acres, more or less, with all its appurtenances and warrant the title to the same; ~~subject however,~~ to the taxes levied and assessed for the year 1934; also subject to all obligations for drainage under The Grand Junction Drainage District, formerly The Grand Valley Drainage District; also subject to that certain reservation in that certain Warranty Deed dated May 7th, 1924, and recorded in the office of the County Clerk & Recorder of Mesa County, Colorado, on the 7th day of May, 1924, in Book 269 at page 250, wherein William G. Welsh is

grantor, and William J. Moyer is grantee, which reservation reserves to said Grantor, William G. Welsh, a right of way five feet in width for carriage of water along the East end of the above described premises to be used upon the land immediately South of the land herein conveyed, which right or reservation is to cease as soon as the land adjoining on the South of the land herein conveyed is platted into Lots.

Signed and delivered this 7th day of June, A. D. 1924.



William J. Moyer

(SEAL)

STATE OF COLORADO }
COUNTY OF MESA } SS

I, *Loring W. Jordan*, a Notary Public, in and for said Mesa County, in the State aforesaid, do hereby certify that William J. Moyer, 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 acknowledged 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 set forth.

Given under my hand and notarial seal, this 7th day of June, A. D. 1924.

My commission expires *February 25th, 1928*

Loring W. Jordan
Notary Public.



Know all Men by these Presents: That I,

William G. Welsh

of the County of Mesa, and State of Colorado,

for the consideration of One Dollar and other good and valuable considerations

Dollars,

in hand paid, hereby sell and convey to

William J. Moyer

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:

Beginning at a point on the West line of Section Thirteen, in Township One South, Range One West of the 11th P.M., where the South line of Gunnison Avenue in the City of Grand Junction, Mesa County, Colorado produced and extended East intersects the said West line of said Section Thirteen, Township and Range aforesaid, thence North along the said West line of said section 13 to the Northwest Corner of the SW 1/4 of NW 1/4 of said section 13, being a distance of 190 feet, more or less, thence East to the Northeast Corner of the SW 1/4 of NW 1/4 of said section 13, thence South along the East line of the said SW 1/4 of NW 1/4 of said Section 13, a distance of 190 feet more or less to a point at the intersection of the South line of said Gunnison Avenue produced and extended East with the said East line of the SW 1/4 of NW 1/4 of said Section 13, thence West along the said South line of Gunnison Avenue so produced and extended to the point of beginning, containing 5.76 acres, more or less.

The grantor hereby expressly reserves all buildings and improvements now in and upon said described real estate from the operation of this deed; and he hereby agrees, and has the right, to remove the same off of said real estate within forty-five days from the date of this deed, ~~and reserves the right to be in and upon said premises for the purpose of removing the same as aforesaid.~~

This conveyance is made subject to the taxes for the year 1924 and thereafter.

Subject to all obligations for drainage under The Grand Junction Drainage District, formerly The Grand Valley Drainage District.

The Grantor hereby reserves a right of way ^{5 feet in width} for the carriage of water along the East end of the premises to be used upon the land immediately South of the land herein conveyed. ^{This right to cease as soon as the canal joining on the South is plotted with all its appurtenances, and warrant the title to the same.}



Signed and delivered this 7th day of May, A.D. 1924.

In the presence of

William G. Welsh



5 feet in width
This right to cease as soon as the canal joining on the South is plotted with all its appurtenances, and warrant the title to the same.
of the canal
was conveyed

STATE OF COLORADO,

COUNTY OF Mesa

ss.

I, J. Ernest Leaverton, a Notary Public, in and for said Mesa County, in the State aforesaid, do hereby certify that William G. Welsh, 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 acknowledged 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 set forth.

Given under my hand and Notarial seal, this 7th day of May, A. D. 1924.

My commission expires December 29, A. D. 1925.

J. Ernest Leaverton
Notary Public.

RECORDED

COMPAED

199162

WARRANTY DEED

400

TO

STATE OF COLORADO, ss.
COUNTY OF Mesa

I hereby certify that this instrument was filed for record in my office, at 7:15 o'clock P. M., MAY 7 1924, and is duly recorded in book 269

page 250

Elva M. Galupis

Recorder.

By George L. Howell Deputy.

Fees, \$80 & Paid

Man J. Meyer

9-19 W. F. ROBINSON P.T.G. CO., DENVER

Lincoln Park

CONFIDENTIAL

404

R 2 3

By

200048

WARRANTY DEED

WILLIAM J. MOYER

TO

CITY OF GRAND JUNCTION,

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50
Ran Stamp

State of Colorado, } ss.
County of Mesa }

I hereby certify that this instrument
was Filed for record **JUN 7 1924**
at ~~10~~¹¹ o'clock ~~A~~.M. and recorded
in Book ~~279~~ Page ~~84~~

ELLA M. GALLUPE, RECORDER

By *Angel L. Yarnall* Deputy

City of G. J. -

100