

WAL52ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (TREASURER'S)

NAME OF AGENCY OR CONTRACTOR: MARGARETHE WALDAPFEL, AND RICHARD  
WALDAPFEL TAXED IN THE NAME OF A.T. GORMLEY AND THE HOME LOAN  
AND INVESTMENT COMPANY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT OF WAY  
TO WIDEN ELM AVENUE BETWEEN COLLEGE PLACE AND 12TH STREET  
NORTH SIDE LOT 10 CAPITOL HILL SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1952

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

# Notice of Purchase of Real Estate at Tax Sale and of Application for Issuance of Treasurer's Deed

TO WHOM IT MAY CONCERN and more especially to Margarethe Waldapfel, 1102 Elm Avenue, Grand Junction, Colorado; Richard Waldapfel, 1102 Elm Avenue, Grand Junction, Colorado; Dan Britton, 5643 Magnolia Street, Riverside, California; Dan C. Britton, 5643 Magnolia Street, Riverside, California; A. T. Gormley, 552 Main Street, Grand Junction, Colorado The Home Loan and Investment Company, c/o Howard H. McMullin, 119 North 5th Street, Grand Junction, Colorado; The City of Grand Junction, c/o W.D. Toyne, Grand Junction, Colorado.  
You are hereby notified that on the 26th day of December, 1941,

the then County Treasurer of the County of Mesa, State of Colorado, sold at public sale to Burrell C. Reynolds, County Treasurer, who

bid in at public sale for Mesa County, Colorado, (there being no other bidders)

the following described real estate, situate in said County of Mesa, viz:

Beginning 20 feet North of the SE corner of the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 11, Township 1 South, Range 1 West U.M., North 10 feet, West to center line Lot 10 Capitol Hill Subdivision, Grand Junction, South 10 feet, East to beginning, EXCEPT 10 feet strip to Miller

said sale being made to satisfy the delinquent taxes assessed against said property for the year 1940, and Tax Certificate of Purchase numbered 50682 was issued to Mesa County, Colorado by said County Treasurer.

That said Mesa County, Colorado did on the 22nd day of January, 1946, duly assign the certificate issued on account of said sale to Margarethe Waldapfel

That said Margarethe Waldapfel, Richard Waldapfel did on the 11th day of December, 1951, duly assign the certificate issued on account of said sale to City of Grand Junction, Colorado that said

did on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, duly assign said Certificate of Purchase to \_\_\_\_\_.

That subsequent taxes upon said property for years 1941 to 1950 were paid by the holder of said certificate of purchase.

The assessed value of said property for the year 1940 was less ~~more~~ than \$100.00.

That at the time of said assessment and said sale said property was taxed in the name of A. T. Gormley, The Home Loan and Investment Co. That the present holder of said certificate of purchase, has made application to me for a Treasurer's Tax Deed to said property.

That a Treasurer's Deed will be issued for said real estate to the said City of Grand Junction, Colorado at 5 o'clock p. m. on the 18th day of July, 1952 unless the same has been redeemed from said sale for taxes, as provided by law.

Witness my hand and seal this 8th day of April, 1952

Burrell C. Reynolds [Seal]  
Treasurer of Mesa County, Colorado.

First Publication \_\_\_\_\_  
Second Publication \_\_\_\_\_  
Third Publication \_\_\_\_\_

TAX SALE NO. 50682

TREASURER'S DEED—Law of 1905.—

(1) Know All Men by These Presents, That, whereas, the following described real property, viz.:  
Beginning 20 feet North of the SE Corner of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 11,  
Township 1 South, Range 1 West, U.M. North 10 feet, West to center line  
Lot 10 Capitol Hill Subdivision, Grand Junction, South 10 feet, East  
to beginning, EXCEPT 10 foot strip to Miller.

situated in the County of Mesa and State of Colorado, was subject to taxation for the year \_\_\_\_ , A. D. 1940 ;

(2) AND, WHEREAS, the taxes assessed upon said property for the year 1940 aforesaid remained due and unpaid at the date of the sale hereinafter named;

(3) AND, WHEREAS, the Treasurer of the said County did, on the 26th day of December \_\_\_\_ , A. D. 1941, by virtue of the authority vested in him by law, at \*an adjourned sale, \*the sale begun and publicly held on the 22nd day of December \_\_\_\_ , A. D. 1941, expose to 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, the real property above described for the payment of the taxes, interest and costs then due and remaining unpaid on said property;

(4) Because of the inability of the County Treasurer to prepare his delinquent tax list in time to commence the sale of property delinquent for taxes on or before the second Monday in November, 1941, the same was advertised for sale on the date before mentioned, that being the earliest date upon which he was able to prepare said list, advertise and make said sale.

~~(5) AND, WHEREAS, at the time and place aforesaid \_\_\_\_\_ of the County of Mesa and State of Colorado, bid on all of the above described property the sum of \_\_\_\_\_ Dollars and \_\_\_\_\_ 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 at the rate of \_\_\_\_\_ 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 being 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 having been made by him to the said Treasurer, the said property was stricken off to him at that price;~~

(6) \*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 or persons having offered to pay the said taxes, interest and costs upon the said property for said year 1940, 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 therefor to the said County \_\_\_\_\_ in accordance with the statute in such case made and provided;

(7) \*AND, WHEREAS, the said County of Mesa acting by and through its County Treasurer, ex-officio Treasurer of the \_\_\_\_\_ Irrigation District, and in conformity with the order of the Board of County Commissioners of the said County, duly entered of record on the 22nd day of January \_\_\_\_ , A. D. 1940, the said day being one of the days of a regular session of the Board of County Commissioners of the said County, did duly assign unto Margarethe Waldapfel the certificate of sale of said property, so issued as aforesaid to said County \_\_\_\_\_ and all its \_\_\_\_\_ rights, title and interest in said property held by virtue of said sale;

(8) \*AND, WHEREAS, the said Margarethe Waldapfel did, on the 11th day of December \_\_\_\_ , A. D. 1951, duly assign the certificate of the sale of the property as aforesaid, and all his rights, title and interest in said property, to City of Grand Junction, Colorado, a Municipal Corporation of the County of Mesa and State of Colorado;

~~(8A) \*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 Mesa and State of Colorado;~~

(9) \*AND, WHEREAS, the said City of Grand Junction, Colorado, a Municipal Corporation has paid the taxes and the subsequent taxes for the years 1942 to 1950, both inclusive, on said property to the amount of thirty-six Dollars and Seventy Cents, by the payment of the sum of \$ \_\_\_\_\_, pursuant to the order of the Board of County Commissioners above referred to, and by the payment of the 19\_\_\_\_ taxes in full in the sum of \$ \_\_\_\_\_;

~~(10) \*AND, WHEREAS, the Board of County Commissioners of said County, by order entered the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_, the said day being one of the days of a regular session of said Board, did regularly authorize said \_\_\_\_\_ Irrigation District to apply for and obtain a tax deed to the above described property under said certificate, upon payment to the County Treasurer of said County of the sum of \$ \_\_\_\_\_, and the 19\_\_\_\_ taxes thereon in full, pursuant to Section 1999, Compiled Laws of Colorado, of 1921;~~

~~(11) \*AND, WHEREAS, the said \_\_\_\_\_ Irrigation district has paid the sum of \$ \_\_\_\_\_ and the 19\_\_\_\_ taxes on said property, amounting to \$ \_\_\_\_\_, pursuant to and in compliance with the aforesaid orders of said Board of County Commissioners;~~

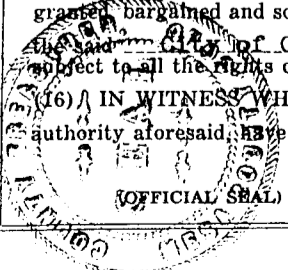
(12) AND, WHEREAS, more than three years have elapsed since the date of the said sale, and the said property has not been redeemed therefrom as provided by law;

(13) AND, WHEREAS, the said property was assessed for said year 1940 at a sum of \*less \*more than one hundred dollars;

(14) 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 filed in the office of the County Treasurer of said County;

(15) NOW, THEREFORE, I, Burrell C. Reynolds, Treasurer of the County aforesaid, for and in consideration of the sum 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, bargain and sell the above and foregoing described real estate unto the said City of Grand Junction, Colorado, its successors, his heirs and assigns, forever, subject to all the rights of redemption by minors, insane persons or idiots, provided by law.

(16) IN WITNESS WHEREOF, I, Burrell C. Reynolds, Treasurer as aforesaid, by virtue of the authority aforesaid, have hereunto set my hand and seal this 18th day of July \_\_\_\_ , A. D. 1952



\* Strike out in accordance with fact.

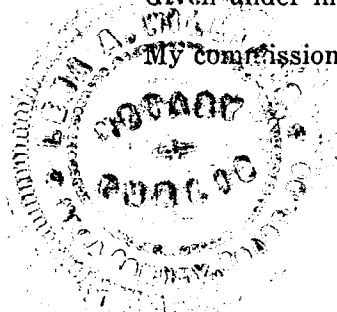
*Burrell C. Reynolds*  
Treasurer.

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

I hereby certify that before me, Lena A. Williams, a Notary Public in and for said County, personally appeared the above named Burrell C. Reynolds, 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 18th day of July, A. D. 1952

My commission expires September 27th, 1953.



Lena A. Williams  
Notary Public.

563539

EXED. 4/10

No. \_\_\_\_\_

TREASURER'S DEED

FROM  
STREET R. O. W.

ELM AVE

County Treasurer.

TO

STATE OF COLORADO, } ss.  
County of Mesa,

I hereby certify that this Deed was filed  
for record in my office at 10<sup>45</sup>  
o'clock A M., JUL 19 '52, 19  
and is duly recorded in book 569  
page 107.

Annie M. Dunston  
Recorder.

By Annie M. Dunston  
Deputy.

Fees: \$ 2.50

City of Grand Junction  
City Hall

100 5414  
Treasurer's Deed  
Elm Avenue  
Right of Way  
between College Plac  
and 12th St. North  
side.  
(To Widen Street)  
Capitol Hill

Purchased by Haldappfel  
at Tax Sale - Assigned to  
City - Treasurer's Deed  
issued to City.

7-19-52