

DISTRICT COURT, MESA COUNTY, COLORADO 125 North Spruce St. Grand Junction, CO 81501 (970) 257-3625	EFILED Document Mesa County District Court 21st JD Filing Date: Dec 22 2009 12:39PM MST Filing ID: 28633659 Review Clerk: Annie Alarid <b>DEC 22 2009</b> MESA COUNTY COMBINED COURT MESA COUNTY, COLORADO
Plaintiff: CITY OF GRAND JUNCTION, v. Defendants: MESA COUNTY VETERANS CEMETERY ASSOCIATION AND ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION.	▲ COURT USE ONLY ▲
Attorney for Plaintiff: John P. Shaver #16594 City Attorney 250 North 5th Street, Grand Junction, CO 81501 (970) 244-1503	Case No. 2009 CV 143  Div.:                      Ctrm.:
DECREE QUIETING TITLE	

THIS MATTER was heard this 22<sup>nd</sup> day of DEC, 2009.

Based upon the pleadings that have been filed in this action, that service under Rule 4 of the Colorado Rules of Civil Procedure is proper upon all Defendants in this action the COURT FINDS:

- THAT this is an action in rem affecting specific real property;
- THAT none of the Defendants have responded or entered an appearance in this action and all the Defendants are therefore in default;
- THAT the Court has jurisdiction of all parties to this action and of the subject matter thereof;
- THAT the allegations of the Complaint are true;
- THAT no Defendant herein has any right, title or interest in or to the Property or any part thereof;

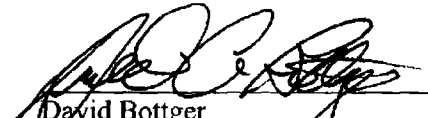
THEREFORE, it is ADJUDGED and DECREED the City of Grand Junction at the time of the commencement of this proceeding, was, and is now, the owner in fee simple absolute, with right

to possession of the Property; and

THAT fee simple title in and to the Property be and the same hereby is quieted in the Plaintiff, and that each of the Defendants has no right, title or interest in or to the Property or any part thereof, and that the Defendants are forever enjoined from asserting any claim, right, title or interest in or to the Property or any part hereof.

IT IS SO ORDERED.

Date: 12/22/09

  
David Bottger  
District Court Judge

ORIGINAL FILED IN  
DISTRICT COURT  
2009 MAY 29 PM 3:38

DISTRICT COURT, MESA COUNTY, COLORADO 125 North Spruce St. Grand Junction, CO 81501 (970) 257-3625	
Plaintiff: CITY OF GRAND JUNCTION, v. Defendants: MESA COUNTY VETERANS CEMETERY ASSOCIATION AND ALL UNKNOWN PERSONS WHO CLAIM ANY INTEREST IN THE SUBJECT MATTER OF THIS ACTION.	▲ COURT USE ONLY ▲
Attorney for Plaintiff: John P. Shaver #16594 City Attorney 250 North 5th Street, Grand Junction, CO 81501 (970) 244-1503	Case No. 2009 CV <u>153</u>  Div.:            Ctrm.:
COMPLAINT UNDER C.R.C.P. 105 AND §13-51-105 AND §31-51-106, C.R.S.	

COMES NOW the City of Grand Junction (“City”) by and through the undersigned City Attorney and allege the following claims against the Defendants. The City Manager and the City Council have consented to the filing of this Complaint. The allegations are as follows:

1. The City is the owner and is in possession of real property situate in Mesa County, Colorado described as:

Commencing at a point where the north line of the right-of-way of the Grand Valley Canal crosses the east line of the southwest quarter (SW¼) of Section Twenty (20) in Township One (1) North in Range One (1) West of the Ute Meridian; thence along said right-of-way to where it crosses the north line of said southwest quarter (SW¼); thence east to the northeast corner of said southwest quarter (SW¼); thence south to the place of beginning. Hereafter referred to as the “Property.” The Property has tax parcel number: 2701-203-00-943.

2. The City took possession of the Property and has operated and maintained the Property since March 17, 1982. The Property is also known as the Crown Point Cemetery. See the resolution

adopted March 17, 1982 by City Council - Resolution No. 17-82 certified as a copy of the original and marked as Exhibit A and incorporated herein. By said resolution, the City added the Property into the City's municipal cemetery system.

3. Pursuant to the Act of Congress of the 24<sup>th</sup> of April, 1820, entitled "An act making further provision for the sale of the Public Lands," and the Acts Supplemental thereto William H. Hanson was granted the following land which includes the Property:

The Southwest quarter of Section Twenty – in Township one North of Range one West of Ute Meridian in Colorado containing one hundred and sixty acres.

See the attached Exhibit B which is incorporated herein.

4. By Warranty Deed dated May 30, 1896, William H. Hanson and Elizabeth Jane Hanson conveyed to James L. Duckett, John B. Scott, and William O. Cartwell, Trustees real property that included a portion of the Property. See the attached Exhibit C which is incorporated herein.

5. On February 27, 1904, William H. Hanson and Elizabeth Jane Hanson conveyed a portion of the Property to the Crown Point Cemetery, Inc. by quitclaim deed. See the attached Exhibit D which is incorporated herein.

6. On February 27, 1904, James L. Duckett, John B. Scott, and William O. Cartwell, Trustees conveyed the other portion of the Property to the Crown Point Cemetery, Inc. by quitclaim deed. See the attached Exhibit E which is incorporated herein.

7. On May 29, 1970, the Mesa County Veterans Cemetery Association ("Association") became owner of the Property pursuant to a quitclaim deed conveyed from Crown Point Cemetery, Inc. See attached hereto Exhibit F which is incorporated herein.

8. In 1977, Helen Dixon a member and President of the Mesa County Veterans Cemetery Association began inquiring of the City to take the Property and operate and maintain it. In 1982 the City finally agreed. See Exhibit A referenced above.

9. No deed to the City of the Property has been located in the records of the Mesa County Clerk and Recorder acknowledging the conveyance. The City has been unable to locate a deed for the Property in its possession. The City asserts that it became owner of the property on or about March 17, 1982.

10. Defendants may claim some right, title or interest in and to the Property adverse to the City. Any such claims of the Defendants are without foundation or right.

11. Upon information and belief, after diligent search of public records and telephone books, the Plaintiff concludes that the Mesa County Veterans Cemetery Association no longer exists.

12. The City has information and belief that Mrs. Wesley Dixon, also known as Helen Dixon, and Mrs. Hoy Johnson were previous members of the Mesa County Veterans Cemetery Association. After diligent search of the public records, obituary records, cemetery records and telephone books it is believed that both Mrs. Wesley Dixon and Mrs. Hoy Johnson are deceased.

13. There may be persons in the subject matter of this action whose names cannot be inserted herein because said names are unknown to the City, although diligent efforts have been made to ascertain the names of such persons; such persons have been made Defendants and designated "all unknown persons who claim any interest in the subject matter of this action" and so far as the City's knowledge extends, the interests of the unknown parties are derived through the named Defendants.

WHEREFORE, the City prays as follows:

- A. A complete adjudication of the rights of all parties to this action with respect to the Property.
- B. For a decree requiring the Defendants to set forth the nature of their claims, if any.
- C. Determination that each of the Defendants has no interest or any claim whatsoever in the Property.
- D. Forever barring and enjoining the Defendants from asserting any claim or title thereto.
- E. Quieting the title of the City in and to the Property and adjudging that the City is the owner in fee simple and entitled to possession and all entitlements of the Property.
- F. For such other relief that the Court deems just and proper.

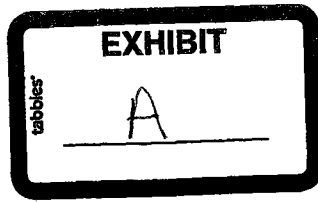
Respectfully submitted this 26th day of May 2009.

OFFICE OF THE CITY ATTORNEY

by: 

John F. Shaver #16594  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501  
(970)244-1503

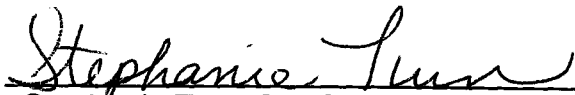
Plaintiff's address: 250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501



State of Colorado )  
County of Mesa ) SS  
City of Grand Junction )

I hereby certify said record to be the true, complete and genuine copy of Resolution No. 17-82 which was part of the minutes from March 17, 1982 City Council Meeting.

In witness whereof, I affixed my hand and official seal this 27<sup>th</sup> day of May, 2009.

  
\_\_\_\_\_  
Stephanie Tuin, City Clerk  
City of Grand Junction, Colorado  
250 N. 5th Street  
Grand Junction, Co. 81501

said total cost that will be assessed upon each piece of real estate in the district may be readily ascertained, all as required by Ordinance No. 178, as amended, City of Grand Junction, Colorado.

PASSED and ADOPTED this 17th day of March, 1982.

Attest:

\_\_\_\_\_  
President of the Council Pro-Tempore

\_\_\_\_\_  
City Clerk

Upon motion by Councilman Johnson, seconded by Councilwoman Clark and carried by roll call vote, the Resolution numbered 15-82 was passed and adopted as read.

\*\*

The following Resolution was read:

RESOLUTION NO.  
17-82 ACCEPTING  
CROWN POINT  
CEMETERY

R E S O L U T I O N      N O.   1 7 - 8 2

ADDING CROWN POINT CEMETERY TO THE CITY CEMETERY SYSTEM.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the Crown Point Cemetery be accepted and incorporated into the municipal cemetery system of the City of Grand Junction and that the President of the Council be authorized to sign all necessary plats to effect the same.

PASSED and ADOPTED this 17th day of March, 1982.

Attest:

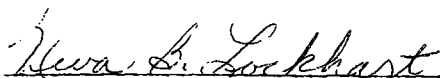
\_\_\_\_\_  
President of the Council Pro Tempore

\_\_\_\_\_  
City Clerk

Upon motion by Councilwoman Clark, seconded by Councilman Johnson and carried by roll call vote, the Resolution numbered 17-82 was passed and adopted as read.

ADJOURNMENT

Upon motion by Councilman Lucero, seconded and carried, the meeting was adjourned.



\_\_\_\_\_  
Neva B. Lockhart, CMC  
City Clerk

# THE UNITED STATES OF AMERICA,

*Ute Series*

Certificate No. *400*

To all to Whom these Presents shall come, GREETING:

Whereas, *William H. Hanson of Mesa County Colorado*

has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at *Montrose Colorado* whereby it appears that full payment has been made by the said *William H. Hanson*

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," for and the Acts Supplemental thereto for *The Southwest quarter of Section Twenty in Township one North of Range one West of the Meridian in Colorado containing one hundred and sixty Acres*

EXHIBIT

*B*

according to the Official Plat of the Survey of the said Lands, returned to the General Land Office by the Surveyor General, which said Tract has been purchased by the said *William H. Hanson*

Now Know Ye, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant unto the said *William H. Hanson*

and to *his* heirs, the said Tract above described. To Have and to Hold the same, together with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said *William H. Hanson*

and to *his* heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the

same be found to penetrate or intersect the premises hereby granted, as provided by law; and there is reserved from the lands hereby granted a right of way *known for ditches or lands constructed by the authority of the United States*

In Testimony Whereof, I, *Benjamin Harrison* President of the United States of America,

have caused these letters to be made patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the *Third* day of *November*, in the year of our Lord one thousand eight hundred and *Ninety one*, and of the Independence of the United States the one hundred and *Sixteenth*

BY THE PRESIDENT: *Benjamin Harrison*  
By *Allen Macfarland* Sec. Secretary.  
*J. R. Bonwell* Recorder of the General Land Office.



Recorded, Vol. *2 A* Page *311*

Filed for Record the *18* day of *May* A. D. 189*5*, at *4:22* o'clock P. M.

*J. B. Redwell*  
Recorder Deputy.

*Entered as a second class mail matter, March 11, 1879, at New York, N.Y. Post Office No. 1000. Accepted for mailing at special rate of postage provided for in Act of October 3, 1917, authorized on July 16, 1920. This publication is subject to the provisions of Act of October 3, 1917, authorized on July 16, 1920. This publication is subject to the provisions of Act of October 3, 1917, authorized on July 16, 1920. This publication is subject to the provisions of Act of October 3, 1917, authorized on July 16, 1920.*



EXHIBIT

C

This Deed, Made this 30<sup>th</sup> day of May in the year of our Lord one thousand eight hundred and ninety six between William A. Hanson and Elizabeth Jane Hanson of the County of Mesa and James L. Duvallet and John B. Scott and William C. Carlisle Trustees of the county of Mesa and State of Colorado, of the first part, and \_\_\_\_\_ of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Thirty Five 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 granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, Their Successors heirs and assigns, 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:

Commencing at a point where the North line of the right of way of the Grand Valley Canal crosses the East line of the South West quarter of Section twenty in Township One North of Range One West of the 10th Meridian; thence along said right of way to where it crosses the North line of said South West quarter; thence East to the North East of said South West quarter; thence South to place of beginning, containing ten acres more or less; Also a right of way for a road twenty feet wide along the East side of said South West quarter.

As a further consideration for the transfer of the above described land, said parties agree to build a two nine fence with posts one rod apart along the right of way of the Grand Valley Canal above described and also to keep in repair one half of the West side fence on said right of way for a road above described. If at any time there should be no legal successors to the trustees named herein, then the Judge of Probate of Mesa County and the Board of County Commissioners acting together may appoint successors to said trustees and others so appointed this title shall vest in them

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and remainders, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties 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 Their Successors heirs and assigns forever. And the said William A. Hanson and Elizabeth Jane Hanson

do covenant, grant, bargain and agree, to and with the said parties of the second part Their Successors heirs and assigns, that at the time of the encasing and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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 Their Successors heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed, and Delivered in Presence of  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
William A. Hanson  
Elizabeth Jane Hanson

STATE OF COLORADO, ss. i, William A. Marsh, a Notary Public  
 County of Mesa in and for the said County, in the State aforesaid, do hereby certify that William A. Hanson and Elizabeth Jane Hanson personally known to me to be the persons whose names are subscribed to the annexed deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this 30<sup>th</sup> day of May A. D. 1896.  
 My commission expires January 16<sup>th</sup> 1897.  
William A. Marsh  
 Notary Public

Filed for Record the 1<sup>st</sup> day of June A. D. 1896, at 9 25 o'clock A. M.  
 By J. B. Bidwell Recorder.  
 Deputy.

This Deed, Made this twenty-seventh day of February in the year of our Lord and  
thousand nine hundred and four, between William H. Hanson and  
Elizabeth Jane Hanson

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

Crown Point Cemetery

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

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of One Dollar

DOLLARS.

to the said part ies of the first part in hand paid by the said party y of the second part, the receipt whereof is heroby confessed  
and acknowledged, ha<sup>ve</sup> remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell,  
convey and QUIT CLAIM unto the said party y of the second part, his heirs and assigns forever, all the

right, title, interest, claim and demand which the said part ies of the first part ha<sup>ve</sup> in and to the following described  
lot or parcel of land situate, lying and being in the County of Mesa and State of

Colorado, to-wit: Commencing at a point where the north line of the  
right of way of the Grand Valley Canal crosses the east line  
of the south west quarter (S. W. 4<sup>th</sup>) of Section Seventy in  
Township One (1) North in Range One (1) West of the 10<sup>th</sup>  
Meridian; thence along said right of way to where it crosses  
the north line of said south west quarter (S. W. 4<sup>th</sup>); thence east  
to the north east corner of said south west quarter (S. W. 4<sup>th</sup>)  
thence south to the place of beginning, containing ten (10)  
acres more or less, also a right of way for a road twenty  
feet wide, along the east side of said south west  
quarter (S. W. 4<sup>th</sup>). As a further consideration for the transfer  
of the above described land, second party agree to build a  
two wire fence with posts on rod apart along the right  
of way of the Grand Valley Canal above described and  
also to keep in repair one half of the west side fence  
on said right of way for a road above described.

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 part ies  
of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party y of the second part,  
his heirs and assigns forever.

IN WITNESS WHEREOF, The said part ies of the first part ha<sup>ve</sup> hereunto set their hands and seals the day  
and year first above written.

Signed, Sealed and Delivered in Presence of

William H. Hanson (SEAL)  
Elizabeth Jane Hanson (SEAL)  
(SEAL)

STATE OF COLORADO,

COUNTY OF Mesa } ss.

I, William A. Marsh, a Notary Public

in and for said County, in the State aforesaid, do hereby certify that William H. Hanson and Elizabeth Jane Hanson

who are personally known to me to be the person s whose name s are subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this twenty-seventh day of February, A. D. 1904

My commission expires January 9<sup>th</sup> 1905

William A. Marsh  
Notary Public

50494 D R

QUIT CLAIM DEED.

William H. Hanson  
and Elizabeth Jane Hanson

TO

Crown Point  
Cemetery Co.

STATE OF COLORADO, } ss.  
COUNTY OF Meeker

I hereby certify that this instrument was filed for record in my office at 4<sup>00</sup> o'clock P. M., Aug 13<sup>th</sup> 1904 and is duly recorded in Book 80

Page 398  
J. B. Mann

Recorder.

By \_\_\_\_\_ Deputy.

Fees, \$ \_\_\_\_\_

This Deed, Made this twenty-seventh day of February in the year of our Lord one thousand nine hundred and four, between James L. Duckitt and John B. Scott and William O. Cartmel Trustees

of the County of Mesa and State of Colorado, of the first part, and Crown Point Cemetery Co.

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

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of One Dollar

to the said part ies of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, ha. tt remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do ... remise, release, sell, convey and QUIT CLAIM unto the said part y of the second part, its heirs and assigns forever, all the right, title, interest, claim and demand which the said part ies of the first part ha. tt in and to the following described

color parcel of land situate, lying and being in the County of Mesa and State of Colorado, to-wit: Commencing at a point where the north line of the right of way of the Grand Valley Canal crosses the S.W. line of the south west quarter (S.W. 1/4) of Section Twenty (20) in Township One (1) North in Range One (1) West of the 11th Meridian; thence along said right of way to where it crosses the north line of said south west quarter (S.W. 1/4); thence east to the north east corner of said S.W. 1/4; thence south to the place of beginning, containing ten (10) acres more or less also a right of way for a road twenty feet wide along the east side of said south west quarter (S.W. 1/4). As a further consideration for the transfer of the above described land, second parties agree to build a two wire fence with posts one rod apart along the right of way of the Grand Valley Canal above described and also to keep said fence one half of the west side fence on said right of way for a road above described.

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 part ies of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part y of the second part, its heirs and assigns forever.

IN WITNESS WHEREOF, The said part ies of the first part ha. tt therunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

James L. Duckitt  
John B. Scott  
William O. Cartmel



STATE OF COLORADO, }  
 COUNTY OF Mesa } ss. William A. Marsh, a  
 Notary Public in and for said County, in the State aforesaid, do hereby certify that James L. Duckitt, John B. Scott and William O. Cutwell  
 who are personally known to me to be the persons whose names are subscribed to the annexed deed,  
 appeared before me this day in person and acknowledged that they signed, sealed and delivered the  
 said instrument of writing as their free and voluntary act, for the uses and purposes therein set forth.  
 Given under my hand and notarial seal, this 16th day  
 of March A. D. 1904.  
 My Commission expires January 10th 1905.  
William A. Marsh  
 Notary Public.

50495 D R

QUIT CLAIM DEED.

James L. Duckitt  
and John B. Scott  
and William O. Cutwell  
 TO  
Crown Point  
Cemetery Co.

STATE OF COLORADO, }  
 COUNTY OF Meade } ss.

I hereby certify that this instrument  
 was filed for record in my office at 4:00  
 o'clock P. M., Jan 13 1900  
 and is duly recorded in Book 80  
 Page No. 299

J. B. Mann  
 Recorder.  
 By \_\_\_\_\_ Deputy.

Fees, \$ \_\_\_\_\_

W. A. Marsh

EXHIBIT

F

THIS DEED, Made this 29th day of May, 1970,

between CROWN POINT CEMETERY CO., a Colorado corporation

of the County of Mesa and state of Colorado, of the first part, and MESA COUNTY VETERANS CEMETERY ASSOCIATION

of the County of Mesa and state of Colorado, of the second part,

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of other valuable consideration and Ten----- DOLLARS, to the said part y of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, ha s remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do es remise, release, sell, convey and QUIT CLAIM unto the said part y of the second part, its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the said part y of the first part ha s in and to the following described lot or parcel of land situate, lying and being in the County of Mesa and State of Colorado, to wit:

Commencing at a point where the North line of the right-of-way of the Grand Valley Canal crosses the East line of the Southwest Quarter of Section 20, T1N, R1W of the Ute Meridian; thence along said right-of-way to where it crosses the North line of said Southwest Quarter; thence East to the Northeast Corner of said Southwest Quarter; thence South to the place of beginning, containing 10 acres more or less, together with that certain right-of-way for road purposes created by the Quit Claim Deed redorded in Book 80 at Page 399 of the records of the Mesa County Clerk and Recorder.

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 part y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part y of the second part, its heirs and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set its hand and seal the day and year first above written. CROWN POINT CEMETERY CO.

By: [Signature] [SEAL] President

\_\_\_\_\_ [SEAL]

\_\_\_\_\_ [SEAL]

\_\_\_\_\_ [SEAL]

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

ATTEST:

By: [Signature] Secretary

STATE OF COLORADO,  
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 29th day of May 1970 by J. I. Gardner as President and Clyde Gifford as Secretary of Crown Point Cemetery Co., a Colorado corporation. My commission expires Jan. 30, 1973. Witness my hand and official seal.



[Signature]  
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 accented, 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, Sec. 113-4-1 Colorado Revised Statutes 1967.  
No. 933. QUIT CLAIM DEED.—Bradford Publishing Co., 1224 Stout Street, Denver, Colorado.—2-70