

C15788
No. 7856

45626

ABSTRACT OF TITLE

TO

Lot 2, Block 2, South Fifth Street
Subdivision, in Grand Junction,
Mesa County, Colorado.

30
3281
8710

1122 South 5th

Prepared by

The Mesa County Abstract Co.

Member of Colorado and American Title Associations

527 North Avenue
~~122 South Fifth Street~~

GRAND JUNCTION, MESA COUNTY, COLO.

INTERMOUNTAIN P & S CO



THE MESA COUNTY

ABSTRACT COMPANY.

GRAND JUNCTION, COLO.

ESTABLISHED 1885.

INCORPORATED 1893.

The only Abstracters of Title in Mesa County, Colorado.

ABSTRACT OF TITLE

TO

This should be 269 feet (conversion) to avoid conflict

Beginning at a point 744.62 feet west and 269 feet north of the center of Section 23 in Twp 1S of R 1W of the Ute Meridian; thence north 75 feet; thence east $111\frac{1}{2}$ feet; thence south 75 feet; thence west $111\frac{1}{2}$ feet to the place of beginning.

SITUATE IN

MESA COUNTY, STATE OF COLORADO.

9-18-1941

This option should now be stated as follows - Beg. at a pt 744.62 ft West and 269 ft North of the center of Sec 23, Twp. 1 S. R. 1 W. Ute Mer. thence North 75.5 ft thence East 111 1/2 ft thence South 75.5 ft thence West 111 1/2 ft & beg

*Ernest Heaverton
Abstracter*

9-18-1941

1008
Book, 10
Page 128
Nov 5, 1883
9.00 A.M.

United States Receiver
_____ to _____
W J Miller, Mayor of
Grand Junction, in trust
for the inhabitants
Thereof.

RECEIVERS RECEIPT. # 132. Nov 2nd, 1883
\$ 759.43 Being in full for S $\frac{1}{2}$ of NW $\frac{1}{4}$
of Sec 23 Twp 1S of R 1W of the Ute M
(and other land). Subject to the right
of way of D & R.G. and D & S P.P. R.R.

1

(signed) Fred J Leonard Receiver, Gunnison, Colorado.

G- 29423
Book 13
Page 119
Dec 29, 1882
4.00 P.M.

William Green, and
Anna M Green

_____ to _____
Mrs Mary Haggerty

QUIT CLAIM DEED. Dec 28th, 1882.
\$ 25.00 Conveys:- 2 acres more or
less beginning at a point 40 rods west
from the SE corner NW $\frac{1}{4}$ of Sec 23 Twp
1S of R 1W of the Ute M thence north

2

427 feet; thence west 204 feet; thence south 427 feet; thence east
204 feet to the place of beginning. Acknowledged Dec 28th, 1882
before W J Miller N.P. Gunnison County Colorado (seal)

1253
Book 2
Page 45
Dec 21, 1883
3.30 P.M.

The Grand Junction Town
Company by George A Crawford
President (seal)

_____ to _____
J A Layton.

QUIT CLAIM DEED. Oct 11th, 1883. \$ 600
Conveys:- beginning at a point 165 yards
west of the SE corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$
of Sec 23 Twp 1S of R 1W of the Ute
M on the line between said $\frac{1}{4}$ Section

3

and the $\frac{1}{4}$ section south of it; thence west on said line 55 yards
thence due north 264 yards; thence due east 55 yards; thence due
south 264 yards to the place of beginning, containing 3 acres
more or less being the S $\frac{3}{5}$ of the 4th 5 acres in said SE $\frac{1}{4}$ of
NW $\frac{1}{4}$ Sec 23 aforesaid as determined by beginning on the east side
said 40 acre tract and measuring across it from north to south all
in the Town of Grand Jct. Acknowledged Oct 11th, 1883 before James
W Bucklin N.P. Mesa County Colorado (seal)

old error
affects the western side of tract in section
is correct

son county, Colorado, by F. B. Woodhouse, Deputy, that foregoing plat was filed for record in his office, April 3, 1882, at 9 o'clock a. m. Certificate of A. J. Bean, County Clerk and Recorder of Gunnison county, Colorado, dated June 16, 1883, that foregoing is true and correct copy of record of town plats for Mesa county, Colorado, as the same appears in records of Gunnison county, Colorado.

Contains Block _____

Book 10
Page 297
May 7, 1884
4:00 p. m.

The Board of Trustees of the Town of Grand Junction.

Certified Copy of Ordinance. That Thomas B. Crawford be, and is hereby appointed, and is authorized to act as a Commission to sell and convey any land or real estate which may hereafter be entered by the Corporate Authorities of the Town of Grand Junction, in trust, for the several use and benefit of the occupants, upon such real estate under, and in accordance with the provisions of an Act of the General Assembly of Colorado, entitled an Act to provide for the disposal of Town lots, and the proceeds of sales in Town sites, entered on the Public lands and approved March 1, 1881.

Charles F. Shanks,

Approved, October 30, 1882.

Mayor.

P. H. Westmorland, Clerk and Recorder (No Corporate Seal). Certificate, dated May 7, 1884, of W. E. Shaffer, Town Recorder of the Town of Grand Junction, that above and foregoing to be full, true and correct copy of the Ordinance of the Town of Grand Junction appointing Thomas B. Crawford, Commissioner of Deeds, passed, by the Board of Trustees of said Town, October 30, 1882, as shown by the Book of Ordinances of said Town, (Signed), W. E. Shaffer, Town Recorder.

(Seal)

Book 14
Page 211
August 20, 1885
9:30 a. m.

The Grand Junction Town and Improvement Company.

Amended Certificate of the Grand Junction Town Company. Organized October 10, 1881.

Certificate filed in office of Secretary of State, November 19, 1881. Special meeting held December 6, 1883. Recites notice given. That at meeting of stockholders, votes representing 10,000 shares of stock of Company were cast in favor of adoption of proposed changes. The following shall stand as Certificate of Incorporation of said Company. Name as in caption. Objects: purchasing, platting and recording of a Town Site, building a town and selling lots in same to be called Grand Junction, (and other objects:) Capital Stock \$500,000.00, 50,000 shares \$10 each, non-assessable. To exist 20 years from the time of its first organization. To be under control of eight Directors. Operations to be in Mesa County and principal office in Grand Junction, Colorado. Directors to have power to make by-laws. Dated December 6, 1883. Signed George A. Crawford, N. M. Hastings, James W. Bucklin, Thomas B. Crawford, Directors and by Richard D. Mobley, M. L. Allison and William Neshwitz, Directors. Acknowledged by George A. Crawford, Thomas B. Crawford and James W. Bucklin, December 6, 1883, before M. L. Allison, County Clerk, Mesa County Colorado. George A. Crawford, President of the Grand Junction Town Company, sworn, deposes that above amended certificate truly represents the changes that have been made in the Certificate of Incorporation of the Grand Junction Town Company, that the name has been changed to the Grand Junction Town and Improvement Company. That capital stock has been increased from \$100,000.00 to \$500,000.00 and number of Directors increased from six to eight. Sworn to December 6, 1883, before M. L. Allison, County Clerk, Mesa County, Colorado. (Seal)

Book 20
Page 375
February 1, 1887
2 p. m.

The Grand Junction Town Company.

Certified Copy of Articles of Incorporation, Date October 10, 1881. Name as in caption.

Objects are selection, surveying, platting, purchasing and recording of a Town Site, and the building of a town and selling lots in same to be called Grand Junction. To exist 20 years. Capital stock \$100,000.00, 10,000 shares \$10.00 each. Number of directors to be three. Principal office, Grand

5

Junction. Directors shall have power to make by-laws. (Signed) George Addison Crawford, M. Rush Warner, Richard D. Mobley. Acknowledged by them October 13, 1881, before George W. Pettit, Notary Public, Gunnison County, Colorado. Certified as true copy by A. J. Bean, Clerk and Recorder of Gunnison County, by D. C. Scribner, Deputy, as the same appears in the records of Gunnison County on July 23, 1883.

Book 7
Page 345
March 7, 1881
8:40 a. m.

United States

to

Charles F. Shanks,

Mayor of the Town of Grand Junction

Patent February 19, 1890, Certificate 820.
Whereas Charles F. Shanks, Mayor of the Town of Grand Junction, in trust, for the several use and benefit of the occupants of the Town

Site of Grand Junction, according to their respective interests, has deposited in the General Land Office of United States, a certificate of the Register of the Land Office, at Leadville, Colo. whereby it appears that full payment has been made by Charles F. Shanks, Mayor, for N. W. $\frac{1}{4}$, S. W. $\frac{1}{4}$, S. $\frac{1}{2}$ N. E. $\frac{1}{4}$ and W. $\frac{1}{2}$ S. E. $\frac{1}{4}$ Sec. 14 and N. $\frac{1}{2}$ N. W. $\frac{1}{4}$ Sec. 23, Twp. 1, S. R. 1 W. Ute Meridian 560 acres. Therefore gives and grants land above described.

Book 26
Page 479
June 12, 1889
10:40 a. m.

The Grand Junction Town and Improvement Company

By George A. Crawford, President,

Thomas B. Crawford, Secretary,

(Seal)

to

Thomas B. Crawford.

Trust Deed, June 12, 1889. \$1.00 given to secure certain notes to divers persons in various amounts and also certain book accounts.

Conveys: _____

Acknowledged June 12, 1889, by George A. Crawford, President, and Thomas B. Crawford, Secretary of The Grand Junction Town and Improvement Company before A. J. McCune, County Clerk Mesa County, Colorado.

1599
Book 7
Page 241
Mch 13, 1884
5.00 P.M.

Thomas B Crawford
Commissioner
W J Miller Mayor (seal)

_____ to _____
Mary Haggerty

DEED. Mch 13th, 1884. \$ 17.79 Etc.
Between the Corporate authorities of
the Town of Grand Junction party of
the first part and Mary Haggerty party
of the second part. Conveys:- beg

6
at the SE corner of the N N Smith tract 465. 125/1000 feet due S
from the center of the north boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$
of Sec 23 Twp 1S of R 1W of the Ute Meridian, thence west 385.8/10
feet; thence south 420 feet; thence east 384.8/10 feet; thence
north 420 feet to the place of beginning; 72/100 acres. Also
beginning at a point 623.62 feet west of the center stake of Sec 23
Twp 1S of R 1W of the Ute Meridian; thence north 424.875/1000 ft
thence west 204 feet; thence south 424.1/10 feet; thence east along
 $\frac{1}{4}$ section line 204 feet to the place of beginning, 190/100 acres.
Acknowledged Mch 13th, 1884 by Thomas B Crawford Commissioner and
W J Miller Mayor of the Town of Grand Junction, before Henry R
Rhone N.P. Mesa County Colorado (seal).

1605
Book 3
Page 322
Mch 15, 1884
4.05 P.M.

Mrs Mary Haggerty
_____ to _____
Henry F Barnard.
use of _____
Wm T Perkins.

TRUST DEED. Mch 15th, 1884. \$ 1.00
Given to secure note of even date here-
with for the sum of \$ 200 with inter-
est thereon at 2 % per month. Conveys:-
beginning at the SE corner of the N N

7
Smith tract 466. 125/1000 feet due south from the center of the
north boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 23 Twp 1S of R 1W
of the Ute Meridian, thence west 385.8/10 feet; thence south 420
feet; thence east 385.8/10 feet; thence north 420 feet to the place
of beginning. Also beginning at a point 623.62 feet ~~north~~ west of
the center stake of Sec 23 Twp 1S of R 1W of the Ute Meridian,
thence north 424.7/8 feet; thence west 204 feet; thence south 424.
1/10 feet; thence east along the $\frac{1}{4}$ Section line 204 feet to the
place of beginning. 1. 99/100 acres. Acknowledged Mch 15th, 1884
before J A Layton County Clerk and Recorder of Mesa County Colo
(seal)
James C Kennedy Successor in Trust.

2812

Book 14

Page 177

June 16.1885

4.40 P.M.

Mary Haggerty

to

J O Bradish
for the use of
A B Clark.

TRUST JUNE 16th, 1885. \$ 1.00

Given to secure note of even date herewith for the sum of \$ 275.00 payable 3 years after date with interest thereon according to interest coupons.

8

Conveys:- beginning at the SE corner of the N N Smith tract 466.125/1000 feet due south from the center of the north boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 23 Twp 1S of R 1W of the Ute M thence west 385.8/10 feet; thence south 420 feet; thence east 385.8/10 feet; thence north 420 feet to the place of beginning. 3.72/100 acres. Also beginning at a point 623.62 feet west of the center stake of Sec 23 Twp 1S of R 1W of the Ute Meridian, thence north 424.872/1000 feet; thence west 204 feet; thence south 424.1/10 feet; thence east along the $\frac{1}{4}$ Section line 204 feet to the place of beginning. 1.99/100 acres. Also beginning at a point 100 feet east of the center of the D & R G Track and south 466.125/1000 feet from the north boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 23 Twp 1S of R 1W of the Ute M; thence east 163.7 feet; thence south 420 feet; thence west 256.93 feet to the 1/16 section line; thence north along the 1/16 Section line 81.125/1000 feet to a point distance from center of D & R G Railway track 100 feet; thence n 15°47' E 353.19 feet to the place of beginning. 2.12 acres. Also beginning at a point 886.28 feet south the NW corner SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 23 Twp 1S of R 1W of the Ute M; thence east 210 feet; thence S 25 ° 15' W 225 feet to a point 110 feet east 1/16 Section line ; thence south 219.4 feet to $\frac{1}{4}$ Section line ; thence west along the $\frac{1}{4}$ Section line 105.77 feet to S W corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 23 Twp 1S of R 1W of the Ute M; thence north along the 1/ 16 Section line 422.48 feet to the place of beginning. 1.29 acres. Acknowledged June 16th, 1885 before J A Layton County Clerk and Recorder of Mesa County Colorado (seal) by Geo M Huskins deputy.

acting Sheriff of mesa Co
Successor in Trust.

2884

Henry F Barnard

RELEASE DEED. June 22nd, 1885 \$ 1.00

Book 4

to

Releasing trust deed dated Mch 15th

Page 72

Mrs Mary Haggerty

1884 recorded Mch 15th, 1885 in Book

June 27, 1885

3 at page 322 to secure to Wm T Perkins

10.30 A.M.

9
payment of note, note paid. Conveys:- beginning at the SE corner of the N N Smith tract 466. 125/1000 feet due south from the center of the north boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 23 Twp 1S of R 1W of the Ute M; thence west 385.8 feet; thence south 420 ft; thence east 385.8 feet; thence ~~south~~^{North} 420 feet; to the place of beginning. 3.72 acres. Also beginning at a point 623.62 feet west of the center stake of Sec 23 Twp 1S of R 1W of the Ute M; thence north 424.875/1000 feet; thence west 204 feet; thence south 224.1 thence east along the $\frac{1}{4}$ Section line 204 feet to the place of beg. 1.99 acres. Acknowledged June 23rd, 1885 before Frank D Andrews N P Wayne County Mich (seal)

3581

J O Bradish

RELEASE DE ED. Mch 15th, 1886. \$ 1.00

Book 4

to

Releasing trust dated June 16th, 1885

Page 108

Mary Haggerty

recorded June 16th, 1885 in Book # 14

Mch 15, 1886

at page 177 to secure to A B Clark

3.35 P.M.

10
payment of note, note paid. Conveys:- beginning at a point on the north boundary line of said tract where the same is intersected by the west line of 5th ~~st~~ street Grand Jot extended, said point being 1794 feet and 11 inches south of the SE corner of block 162 Grand Jot; thence south on the extension of west line of 5th Street 844 feet and 5 inches; to a point on the south boundary line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 23 Twp 1S of R 1W of the Ute M; thence due east on the south boundary line to the east boundary line of said Haggerty land; thence north 844 feet and 5 inches to the north boundary line of the Haggerty land; thence due west to the place of beginning. Being all of tract conveyed by said deed of trust lying east of the west boundary line of 5th Street. Ack Mch 15th, 1886 before James W Bucklin Notary Public, Mesa County Colorado (seal)

16960
Book 7
Page 517
Aug 4, 1893
10.20 A.M.

United States.
to
William J Miller
Mayor Grand Junction, in
Trust for the use and
benefit of the Inhabitants
Thereof.

PATENT. Cert no 132 June 30th, 1893.
Conveys:- the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec 23 Twp
1S of R 1W of the Ute Meridian, (and
other land) Subject to any vested and
accrued water rights, and rights to
ditches and Reservoirs. Subject to

right of way for R.R.

11

34943
Book 77
Page 373
July 25, 1901
3.40 P.M.

Morris Haggerty
to
Mahala Wiley
of Sec 23 Twp 1S of R 1W of the Ute Meridian, thence north 75
feet; thence east 111 $\frac{1}{2}$ feet more or less; thence south 75 feet;
thence west 111 $\frac{1}{2}$ feet to the place of beginning. Acknowledged
by Oct 18th, 1901 before J H Ramey N P Mesa County Colorado (seal)
Comm expires Feby 28th, 1903.

WARRANTY DEED. Oct 12th, 1900 \$ 50.00
Conveys:- undivided $\frac{1}{2}$ interest in
beginning at a point 744.62 feet west
and 262 feet north of the center stake

12

34944
Book 66
Page 229
July 25, 1901
3.45 P.M.

Morris Haggerty Guardian
to
Mahala Wiley
of Sec 23 Twp 1S of R 1W of the Ute Meridian, thence north 75 feet
thence east 111 $\frac{1}{2}$ feet; thence south 75 feet; thence west 111 $\frac{1}{2}$ ft
to the place of beginning. Whereas on the 15th day of Dec 1897 the
District Court of Mesa County Colorado made and order authorizing
the party of the first part to sell real estate of Morris Haggerty
Jr and Frank Haggerty minor heirs of Mary Haggerty deceased etc.
Acknowledged Oct 18th, 1900 before J H Ramey N. P. Mesa County
Colorado (seal) Comm expires Feby 28th, 1903.

GUARDIANS DEED. Oct 12th 1900 \$60.00
Conveys:- Undivided $\frac{1}{2}$ interest in
beginning at a point 744.62 feet west
and 262 feet north of the center stake

13

51430
 Book 98
 Page 243
 Nov 12, 1904
 10.05 A.M.

Morris Haggerty
 to
Charles Dierich

WARRANTY DEED. Sept 24th, 1903. § 75.
 Conveys:- undivided $\frac{3}{4}$ interest in
 beginning at a point 744.62 feet
 west and 244.5 feet north of the center
 of Sec 23 Twp 1S of R 1W of the Ute Meridian, on the east line of
 5th Street of the City of Grand Jct; thence east $111 \frac{1}{2}$ feet
 more or less; thence north 25 feet; thence west $111 \frac{1}{2}$ feet more
 or less to the east line of 5th Street; thence south 25 feet to
 the place of beginning. Acknowledged Sept 24th, 1903 before Straud
 M Logan N. P. Mesa County Colorado (seal) Comm expires May
 15th, 1904.

14
*affected
 8/24/04
 now
 complete*

51431
 Book 93
 Page 135
 Nov 12, 1904
 10.10 A.M.

Morris Haggert Guardian
 to
Charles Dierich

Guardians DEED. Oct 20th, 1904
 § 25.00 Conveys:-undivided $\frac{1}{4}$ interest
 in beginning at a point 744.62 feet
 west and 244.5 feet north of center
 stake of Sec 23 Twp 1S of R 1W of the Ute Meridian, on the east
 line of 5th Street City of Grand Jct. thence east $111 \frac{1}{2}$ feet
 more or less; thence north 25 feet; thence west $111 \frac{1}{2}$ feet more
 less to the east line of 5th Street; thence south 25 feet to beg.
 Acknowledged Oct 20th, 1904 before Straud M Logan N P Mesa County
 Colorado (seal) Comm expires May 15th, 1906.

15
*affected
 8/24/04
 complete*

51432
 Book 98
 Page 244
 Nov 12, 1904
 10.15 A.M.

Charles Dierich
 to
Josephine Hisey

WARRANTY DEED. Nov 12th, 1904
 Conveys:- beginning at a point 744.62
 feet west and 244.5 feet north of the
 center stake of Sec 23 Twp 1S of R 1W
 of the Ute Meridian, on the east line of 5th Street City of Grand
 Jct. Thence east $111 \frac{1}{2}$ feet more or less, thence north 25 feet,
 thence west $111 \frac{1}{2}$ feet more or less to the east line of 5th
 Street; thence south 25 feet to the place of beginning. Acknow-
 ledged Nov 12th, 1904 before William A Marsh N P Mesa County Colo
 (seal) Comm expires Jany 9th, 1905.

16
*affected
 8/24/04
 complete*

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of *Sixteen* entries, numbered *1 to 16 Inclusive*)

is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the caption, or any part thereof, or the title thereto.

Dated at Grand Junction, Colorado, *this Seventeenth* day of *February* 190*5*, at *Eight* o'clock *A* M.

THE MESA COUNTY ABSTRACT CO.

By *Henry Nichols* MANAGER



ABSTRACT OF TITLE

TO

BEGINNING AT A POINT 744.62 FEET WEST AND 269 FEET NORTH OF THE CENTER OF SECTION TWENTY-THREE, TOWNSHIP ONE SOUTH, RANGE ONE WEST OF THE UTE MERIDIAN; THENCE NORTH ~~703~~ FEET; THENCE EAST $111 \frac{1}{2}$ FEET; THENCE SOUTH ~~75~~ FEET; THENCE WEST $111 \frac{1}{2}$ FEET TO THE PLACE OF BEGINNING, IN MESA COUNTY, COLORADO.

FROM DATE FEBRUARY 17, 1905 AT 8:00 A. M.

X OK

MARY HAGGERTY ESTATE OF,
-TO-
MORRIS HAGGERTY, ADMINISTRATOR.

ORDER AND DECREE
DATED NOV. 16, 1908.
FILED NOV. 16, 1908, 3:05 P.M.

STATE OF COLORADO,)
COUNTY OF MESA,)
IN THE MATTER OF THE ESTATE)
OF MARY HAGGERTY, DECEASED.)

ORDER AND DECREE.

Now on this 16th day of November, A.D. 1908 the matter of the final report of the administrator herein and the final settlement of said estate and the determination of the heirship of the said estate coming on to be heard and it appearing to the court that Mary Haggerty died at Grand Junction, Colorado, on or about the 17th day of March A.D. 1887 and that she died leaving no last will and testament and that thereafter letters of administration were duly issued to Morris Haggerty on the 26th day of February, 1891; that thereafter notice of adjustment day was duly published according to law and an adjustment day had in said estate; that thereafter and on, to wit, the 13th day of October, 1908 the said Morris Haggerty presented his petition for final settlement and as one of the heirs at law of the said Mary Haggerty, deceased, presented his petition to determine the heirship in the said estate, in which it is set forth that the said Mary Haggerty died leaving as her sole and only heirs at law the said Morris Haggerty, who was her husband during her life-time; also a son Morris Haggerty Jr., also known as Maurice J. Haggerty Jr.; and also a son, Frank Haggerty, said Maurice J. Haggerty Jr., being now of the age of twenty six years and Frank Haggerty being of the age of twenty-four years; and it further appearing to the court that all of said heirs at law have been duly served with notice to determine heirship, as required by law and notice of the final settlement of the said estate, and it further appearing to the court that said notice of final settlement and to determine heirship has been duly published as required by law and to necessary proof of publication on file in this office, and the court having, on this 16th day of November, 1908, heard the testimony in open court in regard to the matter of heirship of said estate and other matters incident thereto, and the court being well advised in the premises, doth find as follows, to-wit:

That the said Mary Haggerty died on or about the 17th day of March, A.D. 1887 in Grand Junction, Colorado, leaving no last will and testament; that her sole and only heirs at law were the following: Morris Haggerty, husband, Morris Haggerty, Jr., also known as Maurice J. Haggerty, Jr., a son, who is now of the age of twenty-six years, and Frank Haggerty, a son, now of the age of twenty four years. The court doth further find that all claims and debts filed against said estate and the costs of the administration herein have been paid and satisfied in full.

And the court doth order that the final report of the administrator herein be approved; that the said administrator be discharged from any further duties as administrator of the said estate and that the said administrator and the sureties on his bond be discharged therefrom.

And the court doth decree that the said Mary Haggerty died leaving as her sole and only heirs at law, Morris Haggerty, her husband, Morris Haggerty, Jr., also known as Maurice J. Haggerty, Jr., a son and Frank Haggerty, a son.

DONE IN OPEN COURT THIS 16th DAY OF NOVEMBER, A.D. 1908.
BY THE COURT. WALTER S. SULLIVAN, JUDGE.

(Over)

FRANK HAGGERTY, HEIR AT LAW OF } WARRANTY DEED,
MAY HAGGERTY, DECEASED, } DATED FEBRUARY 26, 1906.
-TO- } FILED MAR. 1, 1908, 3:50 P.M.
MORRIS HAGGERTY, } CON. \$1.00.

Wild

CONVEYS: BEGINNING AT A POINT 623.62 FEET WEST AND 494 1/2 FEET NORTH OF THE CENTER STAKE OF SAID SECTION 23, TWP. 1 S. R. 1 W. U. M., THENCE EAST 111 1/2 FEET, MORE OR LESS, THENCE NORTH 220 1/2 FEET, MORE OR LESS, THENCE WEST 204 FEET, THENCE SOUTH 124.1 FEET, THENCE EAST 92 1/2 FEET, THENCE NORTH 494 1/2 FEET TO BEGINNING, (AND OTHER LAND).

(SIGNED) FRANK HAGGERTY.
ACK. BY FRANK HAGGERTY FEBRUARY 26, 1906 BEFORE STRAUD M. LOGAN, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL)
MY COMMISSION EXPIRES MAY 15, 1906.

BOOK 109 PAGE 197

FRANK HAGGERTY, HEIR AT LAW OF } WARRANTY DEED,
MARY HAGGERTY, DECEASED. } DATED FEB. 26, 1906.
-TO- } FILED NOV. 16, 1908, 3:00 P.M.
MORRIS HAGGERTY, } CON. \$1.00.

decedent

Wild

CONVEYS: BEGINNING AT A POINT 623.62 FEET WEST AND 494 1/2 FEET NORTH OF CENTER STAKE OF SAID SEC. 23, TWP. 1 S. R. 1 W. U. M., THENCE EAST 111 1/2 FEET MORE OR LESS, THENCE NORTH 220 1/2 FEET MORE OR LESS, THENCE WEST 204 FEET, THENCE SOUTH 124.1 FEET, THENCE EAST 92 1/2 FEET, THENCE NORTH 494 1/2 FEET TO PLACE OF BEGINNING. (AND OTHER PROPERTY)

(THIS DEED IS RECORDED TO CORRECT ERROR MADE IN RECORDING SAME WHEN FIRST RECORDED)

(SIGNED) FRANK HAGGERTY.
ACK. FEBRUARY 26, 1906 BY FRANK HAGGERTY BEFORE STRAUD M. LOGAN, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL)
MY COMMISSION EXPIRES MAY 15, 1906.

(FORMERLY RECORDED IN BOOK 109, PAGE 197.)

BOOK 137 PAGE 182

J. O. BRADISH, TRUSTEE, } RELEASE DEED
-TO- } DATED JUNE 18, 1888.
MARY HAGERTY, } FILED AUG. 25, 1908, 8 A. M.
} CON. \$1.00.

RELEASES: BEGINNING AT A POINT 623.62 FEET WEST OF THE CENTER STAKE OF SEC. 23, TWP. 1 S. R. 1 W. U. M., THENCE RUNNING NORTH 124.875 FEET, THENCE WEST 204 FEET, THENCE SOUTH 124.1 FEET, THENCE EAST ALONG THE QUARTER SECTION LINE 204 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.99 ACRES. (AND OTHER LAND) ALL SITUATED IN THE TOWN OF GRAND JUNCTION, COUNTY AND STATE AFORESAID. FROM TRUST DEED DATED JUNE 18, 1885; RECORDED JUNE 16, 1885 IN BOOK 14 AT PAGE 177, GIVEN TO SECURE TO A. B. CLARK THE PAYMENT OF NOTE. NOTE PAID.

(SIGNED) J. O. BRADISH
ACK. JUNE 18, 1888 BY J. O. BRADISH-----BEFORE W. A. MARSH, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) MY COMMISSION EXPIRES NOVEMBER 21, 1891.

BOOK 122 PAGE 152

(21)

NATHANIEL T. WILEY AND MAHALA WILEY.

-TO-

PUBLIC TRUSTEE FOR THE USE OF WM. TERNAHAN.

TRUST DEED,
DATED FEB. 17, 1905,
FILED FEB. 17, 1905, 1 P. M.
CON. \$1.00.

CONVEYS: BEGINNING AT A POINT 741.62 FEET WEST AND 262 FEET NORTH OF THE CENTER STAKE OF SEC. 23, TWP. 1 S. R. 1 W. U. M., THENCE NORTH 75 FEET, THENCE EAST 111½ FEET, MORE OR LESS, THENCE SOUTH 75 FEET, THENCE WEST 111½ FEET MORE OR LESS TO THE PLACE OF BEGINNING. (AND OTHERLAND). GIVEN TO SECURE THEIR NOTE BEARING EVEN DATE HERewith FOR THE PRINCIPAL SUM OF \$800.00 PAYABLE FOUR YEARS AFTER DATE WITH INTEREST AT 10% PER ANNUM PAYABLE ANNUALLY.

ACK. FEBRUARY 17, 1905 BEFORE WILLIAM A. MARSH, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) MY COMMISSION EXPIRES JANUARY 7, 1909.

Book 99 Page 270

(22)

92908

M. M. SHORES, PUBLIC TRUSTEE,

-TO-

NATHANIEL T. WILEY AND MAHALA WILEY.

RELEASE DEED,
DATED JULY 15, 1910,
FILED JULY 15, 1910, 1:40 P.M.
CON. \$2.00.

RELEASES: BEGINNING AT A POINT 741.62 FEET WEST AND 262 FEET NORTH OF THE CENTER STAKE OF SEC. 23, TWP. 1 S. R. 1 W. U. M., THENCE NORTH 75 FEET, THENCE EAST 111½ FEET MORE OR LESS, THENCE SOUTH 75 FEET, THENCE WEST 111½ FEET MORE OR LESS TO THE PLACE OF BEGINNING (AND OTHER LAND). FROM TRUST DEED DATED FEBRUARY 17, 1905; RECORDED FEBRUARY 17, 1905 IN BOOK 99 AT PAGE 270, GIVEN TO SECURE TO WM. TERNAHAN THE PAYMENT OF THEIR CERTAIN NOTE. NOTE PAID.

ACK. JULY 15, 1910 BEFORE JOHN G. MCKINNEY, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) MY COMMISSION EXPIRES APRIL 6, 1912.

Book 159 Page 456

(23)

92906

MAHALA WILEY,

-TO-

PUBLIC TRUSTEE FOR THE USE OF WILLIAM TERNAHAN.

TRUST DEED,
DATED JULY 15, 1910,
FILED JULY 15, 1910, 1:30 P.M.
CON. \$1.00.

CONVEYS: BEGINNING AT A POINT 741.62 FEET WEST AND 262 FEET NORTH OF CENTER STAKE OF SEC. 23, TWP. 1 S. R. 1 W. U. M., THENCE NORTH 75 FEET, THENCE EAST 111½ FEET MORE OR LESS, THENCE SOUTH 75 FEET, THENCE WEST 111½ FEET MORE OR LESS TO THE PLACE OF BEGINNING (AND OTHER LAND) GIVEN TO SECURE HER NOTE BEARING EVEN DATE HERewith PAYABLE ----- FOR THE FULL SUM OF \$1400.00 WITH INTEREST AT 9% PER ANNUM PAYABLE ANNUALLY.

ACK. JULY 15, 1910 BEFORE WILLIAM A. MARSH, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) MY COMMISSION EXPIRES JANUARY 16, 1913.

Book 157 Page 217

We Photograph the Record

The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of

from 17 ⁷ Entries Numbered to 23 inclusive) is a full and complete abstract of each and every instrument of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption of this continuation or any part thereof or the title thereto subsequent to the 17th day of February A. D. 1905 at 8 o'clock a. M.

Dated at Grand Junction, Colo., this 3rd day of November A. D. 1910 at 8 o'clock a. M.

The Colorado Abstract & Title Co.

Per

Ernest Heaverton
Manager.

This Company is the only Abstract Company in Mesa County that protects your record title against fire by making a photographic copy of every instrument recorded with the County Clerk. Patronize the Company that gives you this protection.

A B S T R A C T O F T I T L E

Beginning at a point 744.62 feet West and 269 feet North of the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence North 75 feet, thence East 111½ feet, thence South 75 feet, thence West 111½ feet to the place of beginning, in Mesa County, Colorado.

From date November 3, 1910 at 8:00 A. M.

(24)
Benton Canon, Public Trustee)
of Mesa County, Colorado)
to)
Mahala Wiley)
RELEASE DEED
Dated Aug. 30, 1911
Filed Aug. 30, 1911 at 9:20 A.M.
\$2.00

Releases:-Beginning at a point 744.62/100 feet West and 262 feet North of the center stake of Sec. 23, Twp. 1S.R.1W. Ute Meridian, thence North 75 feet, thence East 111½ feet, more or less, thence South 75 feet, thence West 111½ feet more or less to the place of beginning, in Mesa County, Colorado. (and other real property)

FROM TRUST DEED dated July 15, 1910 recorded July 15, 1910 in Book 157 page 217 to secure Wm. Ternahan the payment of one note. Note Paid.

Ack. Aug. 30, 1911 by Benton Canon Public Trustee of Mesa County, Colorado, before A. Eugena Kelly, Notary Public, Mesa County, Colorado. (N.P. Seal)
Commission expires Oct. 17, 1911

Book 164 page 106

(25)
Treasurer of Mesa County)
to)
City of Grand Junction)
TAX SALE #36964
Dated Dec. 17, 1931
\$4.25

Sold:-Beg. 744.62 ft. West and 269.5 ft. N. of center Sec. 23, Twp. 1S.R.1W. N 75 ft. E. 111.5 ft. S 75 ft, W 111.5 ft. South 5th Street.

REDEEMED Apr. 24, 1937 by United States Bank of Grd. Jct. 1932, 1933 .55
Certificate Surrendered. Fees only Paid. Tax Sale Book 27 page 160

(26)
Treasurer of Mesa County)
to)
City of Grand Junction)
TAX SALE #37139
Dated Dec. 17, 1931
\$5.45

Sold:-A tract beg. at a point 744.62 ft West and 269.5 ft. N. of center Sec. 23, Twp. 1S.R.1W., thence N. 75 ft. E. 111.5 ft. S. 75 ft. W 111.5 ft. to beg.

REDEEMED June 23, 1932 by M. M. Wiley \$6.45 1931
Tax Sale Book 27 page 170

(27)
Treasurer of Mesa County)
to)
City of Grand Junction)
TAX SALE #37261
Dated Dec. 17, 1931
\$62.00

Sold:-Tract beg. on E. line South 5th St. and 269.5 ft. N of S line of SE¼ SW¼ Sec. 23, T. 1S.R.1W. N 75 ft. E 111.5 ft. S 75 ft. W 111.5 ft.

REDEEMED June 23, 1932 by M. M. Wiley \$67.30 1931
Tax Sale Book 27 page 177

(28)

Mahala Wiley)
to)
United States Bank of Grand)
Junction, a corporation of)
Mesa County, Colorado.)

WARRANTY DEED
Dated July 28, 1932
Filed Aug. 4, 1932 at 3:45 P.M.
\$1.00 and other valuable considerations

Conveys:-Beginning at a point 744.62 feet West and 262 feet North of the center of Sec. 23, Twp. 1S. R.1W. Ute Meridian, thence North 75 feet, thence East $111\frac{1}{2}$ feet, thence South 75 feet, thence West $111\frac{1}{2}$ feet to the place of beginning, in Mesa County, Colorado. Subject to unpaid taxes and assessments.

Ack. July 28, 1932 by Mahala Wiley before Charles M. Holmes, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires June 20, 1935
Book 332 page 335

(29)

Treasurer of Mesa County)
to)
Mesa County)

TAX SALE #39431
Dated Dec. 19, 1932
\$13.90

Sold:-Beg. 744.62 ft. W. and $269\frac{1}{2}$ ft. N. of center Sec. 23, Twp.1S.R.1W. N. 75 ft., E $111\frac{1}{2}$ ft., S 75 ft., W $111\frac{1}{2}$ ft., to beg.

REDEEMED Apr. 27, 1937 by United States Bank of Grand Junction 1931 to 1936 incl. .55 Certificate Surrendered. Fees only Pd. Tax Sale Book 28 page 234.

(30)

Treasurer of Mesa County)
to)
City of Grand Junction)

TAX SALE #43012
Dated Dec. 20, 1933
\$5.00

Sold:-Beg. 744.62 ft. W and $269\frac{1}{2}$ ft. N of center of Sec. 23, T.1S.R.1W. N 75 ft. E $111\frac{1}{2}$ ft. S 75 ft. W $111\frac{1}{2}$ ft. to beg.

REDEEMED Apr. 24, 1937 by United States Bank of Grand Junction 1932, 1933, 1934 .55 Certificate Surrendered. Fees only Paid. Tax Sale Book 29 page 214

(31)

Treasurer of Mesa County)
to)
City of Grand Junction)

TAX SALE #43277
Dated Dec. 20, 1933
\$65.35

Sold:-Beg. on E line 5th St. and 269.5 ft. N of S line $SE\frac{1}{4}$ $NW\frac{1}{4}$ Sec. 23, T.1S.R.1W N 75 ft. E 111.5 ft. S 75 ft. W 111.5 ft. South 5th Street.

REDEEMED Apr. 24, 1937 by United States Bank of Grand Junction, 1932, 1933, 1934, 1935, 1936 .55 Certificate Surrendered. Fees only Paid. Tax Sale Book 29 page 230

United States Bank of Grand Junction (A Colorado Corporation))

(32)

CERTIFICATE OF INCORPORATION
Dated Nov. 12, 1925
Filed Nov. 14, 1925 at 4:55 P.M.

1. Name: United States Bank of Grand Junction.
2. Purposes: Banking; to act as Trustee, Executor, Administrator and Registrar of stocks and bonds.
3. Place: Grand Junction in Mesa County, Colorado.
4. Capital Stock: \$100000. 1000 shares, \$100. each.
5. Cumulative voting not allowed.
6. (Here is set out the persons and residences of those who have agreed to subscribe for stock and amount subscribed by each.)
7. Existence: 20 years.
8. Directors: 15 (Gives names and residences of Directors)

Incorporators: D. T. Stone, A.M. Schmidt, E.W.Dinwiddie and A. C. Milne
Ack. Nov. 12, 1925 by said Incorporators, before Charles M. Holmes, a Notary Public of Mesa County, Colorado. (N.P. Seal) Commission expires June 18, 1927
Filed Instrument No. 215200

United States Bank of Grand Junction, a Corporation of Colorado.)

CERTIFICATE OF FULL PAID CAPITAL STOCK
Dated Nov. 14, 1925
Filed Nov. 18, 1925 at 4:40 P.M.

Certificate of A. M. Schmidt, President and a majority of the Board of Directors, that the total capital stock of said Company, as fixed by its certificate of Incorporation is \$100000.00, and that all of said stock has been issued and fully paid in, and that it has been issued for cash \$100000.00.

Subscribed and sworn to Nov. 14, 1925 before Charles M. Holmes, a Notary Public of Mesa County, Colorado. (N.P. Seal) Commission expires June 18, 1927
Filed Instrument No. 215273

AMENDMENT on Feb. 10, 1927, reducing Directors from 15 to 13. Adopted by stockholders Jan. 11, 1927. Filed March 18, 1927. Filed Instrument No. 226439

AMENDMENT Jan. 20, 1933, Reducing Directors from 13 to 10. Adopted Jan. 10, 1933 by the stockholders. Filed instrument No. 273077

United States Bank of Grand Junction, a Corporation of Colorado.)

CERTIFICATE OF IMPRESSION OF CORPORATE SEAL
Dated Nov. 14, 1925
Filed Nov. 18, 1925 at 4:45 P.M.

Certificate of A. M. Schmidt, President. Attest: E. W. Dinwiddie, Secretary (Corporate Seal) That at a special meeting held Nov. 14, 1925 the following was adopted as the Corporate Seal of said Company:

"United States Bank of Grand Junction" in the form of a circle, an impression of which is hereto attached and adopted as the Corporate Seal of said Corporation.

Ack. Nov. 14, 1925 before Charles M. Holmes, a Notary Public of Mesa County, Colorado. (N.P. Seal) Commission expires June 18, 1927.

Filed Instrument No. 215274

United States Bank of Grand Junction, By: E. D. Blodgett, President, Attest: W. D. Ela, Cashier (Corporate Seal)

CERTIFICATE OF AMENDMENT TO ARTICLES OF INCORPORATION Dated January 11, 1934 Filed March 22, 1934 at 9.41 A.M.

At a special meeting held January 11, 1934 the resolutions herein-after set forth were unanimously passed and adopted (1000 shares representing every share of said stock represented at said meeting, being voted in favor of the passage and adoption thereof)

Article d. Amount of capital stock and total number of shares is \$50,000 of preferred stock divided into 2000 shares of par value of \$25.00 each and \$50,000 of common stock divided into 500 shares of par value of \$100.00 each-----the capital stock may be increased or decreased from any time and from time to time-----

The Corporation shall not directly or indirectly purchase or otherwise acquire any real estate for its own use, or lease any real estate for its own use for a term longer than one year without in each case the affirmative vote of the holders of a majority of the preferred stock at the time outstanding, or a written waiver of voting rights in respect thereto by the holders of such majority, provided, however, that this limitation shall not apply to real estate acquired under the provisions of Sec. 2682, Compiled Laws of Colorado, as amended-----

Ack. January 11, 1934 by E. D. Blodgett the President and W. D. Ela the Cashier of the United States Bank of Grand Junction before Ethyl M. Click, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires October 26, 1935.

Certificate of true copy attached January 15, 1934 by Chas. M. Armstrong, Secretary of State By A. G. Suedeker, Deputy State of Colorado. (State of Colorado Seal)

Filed Instrument #283014

United States Bank of Grand Junction, Colorado, a corporation

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION Dated January 8, 1935 Filed January 24, 1935 at 9.30 A.M. File #2042

Amends Sections 3, 6 and 18 of Article "d" in reference to Dividends on preferred stock, Application of net profits and certain voting rights.

Signed: A. C. Milne, Vice President Attest: W. D. Ela, Cashier (Corporate Seal)

Ack. January 8, 1935 by A. C. Milne, Vice President and W.D. Ela, Cashier of the United States Bank of Grand Junction before Xana F. Gorham, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires July 16, 1938.

Approved January 21, 1935 by Grant Mc Ferson State Bank Commissioner for Colorado.

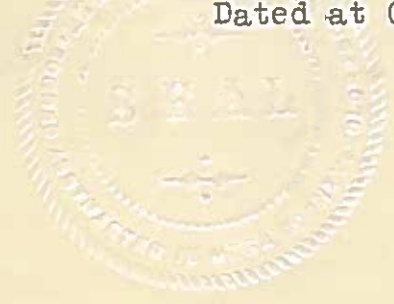
Filed Instrument No. 292626

I, Ernest Leaverton, a Bonded Abstracter of the State of Colorado, do hereby certify that the foregoing (consisting of Ten entries, numbered from 24 to 33, inclusive) is a full and complete Abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the title to the real property described in the caption of this continuation, subsequent to November 3, 1910 at 8.00 A. M.

Dated at Grand Junction, Colorado, May 18, 1940 at 8.00 A. M.

Ernest Leaverton

Bonded Abstracter.



A B S T R A C T O F T I T L E

TO

Beginning at a point 744.62 feet West and 269 feet North of the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence North 75.5/12 feet, thence East 111 1/2 feet, thence South 75.5/12 feet, thence West 111 1/2 feet to the place of beginning, in Mesa County, Colorado.

From date May 18, 1940 at 8:00 A.M. including Entries, numbered 35, 36 and 37, prior thereto.

| | | |
|--|------|------------------------------------|
| | (34) | |
| Nellie Shriver formerly Nellie Haggerty and Mary Haggerty. | } | QUIT CLAIM DEED |
| to | | Dated September 8, 1941 |
| United States Bank of Grand Junction, a Corporation of Colorado. | | Filed September 18, 1941 at 3:46P. |
| | | \$1.00 |

Conveys: Beginning at a point 744.62 feet West and 337 feet North of center of Section 23, Twp. 1 S., R. 1 W., Ute Meridian, thence North 7.5/12 feet, East 111.5 feet, South 7.5/12 feet, West 111.5 feet to point of beginning, the West line of said property being on the East line of 5th Street in the City of Grand Junction, Colorado, in Mesa County, Colorado. (Consideration less than \$100.00)

(Signed) Mary Haggerty
Nellie Haggerty Shriver.

Ack. September 8, 1941 by Mary Haggerty and Nellie Haggerty Shriver, formerly Nellie Haggerty, before Helen C. Tomlinson, Notary Public, Mesa County, Colorado. (N.P. Seal)
Commission expires November 28, 1942.

Book 395, Page 401.

Estate of Morris Haggerty
Deceased.

(35)

W I L L

Filed Dec. 11, 1919 at 1:50 P.M.

1. Provides that debts be paid.
2. Gives wife, Mary Haggerty, his life insurance of the State of Colorado, do
3. All the rest and residue of my property, both real and personal I devise and bequeath unto my beloved wife Mary Haggerty and my daughter Nellie Haggerty, share and share alike.
4. Appoints his wife, Mary Haggerty Executrix without bond. Abstract of each and

Dated Dec. 13, 1918. (Signed) Morris Haggerty.

Witnesses: Thomas Rogers. Recorder of William A. Marsh Office of the County Clerk

and Recorder of Mesa County, Colorado, in any manner affecting or re-

lating to the title to the real (36) property described in the caption of

STATE OF COLORADO

In the County Court. Sept. Term 1918

COUNTY OF MESA)

SS, subsequent to May 12, 1940 at 8:00 A.M., including

In the Matter of the Probate of the Last Will and Testament of Morris Haggerty, Deceased.

ORDER ADMITTING WILL TO PROBATE

Comes on for hearing probate of the last will of said deceased. And it appearing from the petition of Mary Haggerty that Morris Haggerty, late of Mesa County, Colorado, departed this life on or about Aug. 6, 1918, leaving said instrument of writing as his last will and leaving Mary Haggerty, his widow, and Nellie Haggerty Shriver, a daughter, and Frank H. Haggerty, a son and Maurice Haggerty, a son, as his heirs at law.

Court finds due service or waiver of all parties; and upon testimony of the subscribing witnesses to said will, orders that said will be admitted to probate as the last will of said deceased, and that letters testamentary issue to Mary Haggerty.

Done in Open Court Oct. 24, 1918, H. C. Miller, Judge.

(37)

(Same Estate and same Court)

DECREE OF FINAL SETTLEMENT

Comes Mary Haggerty, Executrix of the Estate of Morris Haggerty, deceased and presents to the Court her final report for approval and asks for discharge. The Court finds that Morris Haggerty departed this life on or about Aug. 6, 1918; that on Nov. 1, 1918 Mary Haggerty, his widow, was appointed Executrix of said estate. Notice to creditors given; all claims and costs of administration paid. Notice has been published that Final Settlement would be presented for approval on Dec. 8, 1919, and hearing continued to this day. That Executrix has received \$308.55, expended \$574.56, leaving due the said Executrix \$268.01, for which she has filed her receipt herein.

That said Morris Haggerty left a last will in which he devised all his property both real and personal to his wife Mary Haggerty and his daughter Nellie Haggerty (Now Nellie Shriver). That under and by virtue of the provisions of said will of the said Morris Haggerty, the said Mary Haggerty and Nellie Haggerty (Now Nellie Shriver) have become the owners of all of the following described property, share and share alike, to-wit:

Lots 4, 5, 6, 7, 9, 10, 11, 13 and 14 in Block 1 in Haggerty's First Subdivision to the City of Grand Junction,

Also the following described tract of land, to-wit: Beginning 1156.45 feet West of the center of Sec. 23, Twp. 1S. R. IV. U.M. thence 219.4 ft. N. 25° 18' E. 225 ft. to the South line of Haggerty's First Subdivision, thence West to the D. & R. G. Ry. Co. right of way, SWly along said right of way of said RR to the South line of the NW¼ of Sec. 23, Twp. 1S. R. IV. --- all in Mesa County, Colorado.

FINAL Report approved and Executrix discharged.

Done in Open Court Dec. 10, 1919. H. C. Miller, Judge.

True copies: of date Dec. 11, 1919 by Ada Richards, Clerk of the County Court of Mesa County, Colorado.

(County Court Seal)

Book 230 page 146

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Four Entries, numbered from 34 to 37, inclusive) is a full and complete Abstract of each and every instrument of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the title to the real property described in the caption of this continuation, subsequent to May 18, 1940 at 8:00 A.M., including Entries, numbered 35, 36 and 37, prior thereto.

Dated at Grand Junction, Colorado, September 18, 1941 at 3:47 P.M.



Ernest Leaverton

Bonded Abstractor.

A B S T R A C T O F T I T L E

to

Beginning at a point 744.62 feet West and 269 feet North of the center of Section Twenty-three, Township One South, Range One West of the Ute Meridian, thence North 75.5/12 feet, thence East 111 1/2 feet, thence South 75.5/12 feet, thence West 111 1/2 feet to the place of beginning, in Mesa County, Colorado

From date September 18, 1941 at 3:47 P.M.

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(38)

United States Bank of Grand Junction)
a Corporation, by A.C.Milne, Vice-)
President, Attest: W.D.Ela, Secretary)
(Corporate Seal)

WARRANTY DEED
Dated May 5, 1944
Filed May 6, 1944 at 9:50 A.M.
\$10.00 and other valuable considerations

to

J. C. Burns

Conveys: Beginning at a point 744.62 feet West and 269 feet North of the center of Sec. 23, Twp.1S.R.1W. Ute Meridian, thence North 75-5/12 feet, thence East 111 1/2 feet, thence South 75-5/12 feet, thence West 111 1/2 feet to the place of beginning, in Mesa County, Colorado. (\$1.65 IRS)

Ack. May 6, 1944 by A. C. Milne as Vice President and W.D. Ela Secretary of United States Bank of Grand Junction, a Corporation, before Ethel McKissen, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires May 26, 1947 Book 428 page 105

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(39)

J. C. Burns)
to)
Clarence Akens)

WARRANTY DEED
Dated Aug. 19, 1944
Filed Aug. 19, 1944 at 12:44 P.M.
\$1.00 and other good and valuable considerations.

Conveys: Beginning at a point 744.62 feet West and 269 feet North of the center of Sec. 23, Twp.1S. R.1W. Ute Meridian, thence North 75.5/12 feet; thence East 111 1/2 feet, thence South 75.5/12 feet; thence West 111 1/2 feet to the place of beginning, in Mesa County, Colorado. (\$2.75 IRS)

Subject to the taxes of 1944 and thereafter.
Ack. Aug. 19, 1944 by J. C. Burns before Orlo D. Williams, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Jan. 20, 1948 Book 428 page 344

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(40)

Clarence Akens)
to)
Public Trustee of Mesa County,)
Colorado, for use of J.C.Burns)

TRUST DEED
Dated Aug. 19, 1944
Filed Aug. 19, 1944 at 12:45 P.M.
Consideration of premises

Conveys: Beginning at a point 744.62 feet West and 269 feet North of the center of Sec. 23, Twp.1S.R.1W. Ute Meridian; thence North 75.5/12 feet, thence East 111 1/2 feet, thence South 75.5/12 feet; thence West 111 1/2 feet to the place of beginning, in Mesa County, Colorado.

GIVEN TO SECURE his one note bearing even date herewith for the principal sum of \$2000.00 payable \$1000. Feb. 19, 1945 and \$1000. Aug. 19, 1945 afterdate with interest from date until maturity at rate of 6% per annum, interest payable semi-annually.
Ack. Aug. 19, 1944 by Clarence Akens before Orlo D. Williams, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Jan. 20, 1948 Book 420 page 321

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(41)

Clarence Akens
to
Edna S. Garrett

WARRANTY DEED
Dated Aug. 31, 1944
Filed Sept. 25, 1944 at 11:15 A.M.
\$1.00 and other good and valuable
considerations.

Conveys: Beginning at a point 744.62 feet West and 269 feet North of the center of Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian, thence North 75.5/12 feet, thence East 111 1/2 feet thence South 75.5/12 feet, thence West 111 1/2 feet to the place of beginning, in Mesa County, Colorado. (\$1.10 IRS)

Subject to Trust Deed and note for \$2000.00 payable to the order of J.C. Burns and to the taxes of 1944 and thereafter.

Ack. Aug. 31, 1944 by Clarence Akens before Orlo D. Williams, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Jan. 20, 1948
Book 428 page 421

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(42)

Edna S. Garrett,
-to-
The Public Trustee of Mesa County,
Colorado, for use of Valley Federal
Savings and Loan Association of Grand
Junction.
Sec. 23, Twp. 1 S. R. 1 W. U.M., thence North 75.5/12ths feet, thence East 111 1/2 feet,
thence South 75.5/12ths feet, thence West 111 1/2 feet to the place of beginning, in Mesa
County, Colorado.

Trust Deed.
Dated Jan. 25, 1945.
Filed Jan. 26, 1945, 12 M.
Consideration of the Premises.
Conveys: Beginning at a point 744.62 feet
West and 269 feet North of the Center of
Sec. 23, Twp. 1 S. R. 1 W. U.M., thence North 75.5/12ths feet, thence East 111 1/2 feet,
thence South 75.5/12ths feet, thence West 111 1/2 feet to the place of beginning, in Mesa
County, Colorado.

GIVEN TO SECURE note bearing even date herewith for the principal sum of \$1500.00 with interest from date on the unpaid balance at the rate of 6 % per annum payable monthly in advance. The said principal and interest shall be payable \$ 23.50 on the first day of each month hereafter until paid and shall be applied First, To the payment of the interest on the unpaid balance of the principal; Second, To the payment at the option of the Association on delinquent taxes, assessments or insurance on property covered by this trust deed; and Third, The remainder of said payments on the principal, until said debt is paid in full, etc. Parties of the first part further agree to pay \$ 1.50 .

per month for taxes, etc. Extra payments may be made at any time by paying 90 days interest in advance on extra payments.

Ack. Jan. 25, 1945 by Edna S. Garrett, before Anna M. Wagler, a Notary Public of Mesa County, Colorado. (N.P. Seal) My Commission expires Feb. 28, 1948.
Book 422, Page 541.

(43)

Burrell C. Reynolds, Public Trustee of
Mesa County, Colorado,
-to-
Clarence Akens.

Release Deed.
Dated Jan. 26, 1945.
Filed Jan. 26, 1945, 4:00 P.M.
\$2.00

Releases: Beginning at a point 744.62 feet West and 269 feet North of the Center of Sec. 23, Twp. 1 S. R. 1 W. U.M., thence North 75.5/12ths feet, thence East 111 1/2 feet, thence South 75.5/12ths feet, thence West 111 1/2 feet to the place of beginning, in Mesa County, Colorado. From Trust Deed dated Aug. 19, 1944, recorded Aug. 19, 1944 in Book 420 at Page 321, given to secure to J. C. Burns payment of his one note. Note paid.

Ack. Jan. 26, 1945 by Burrell C. Reynolds, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, a Notary Public of Mesa County, Colorado. (N.P. Seal) My Commission expires March 13, 1946. Book 435, Page 275.

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Six Entries, numbered from 38 to 43 Inclusive) is a full, true and correct Abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner effecting or relating to the real property described in the caption of this Continuation, subsequent to September 18, 1941 at 3.47 P.M.
Dated at Grand Junction, Colorado, January 26, 1945 at 4:01 P.M.

Ernest Leaverton
Bonded Abstractor

70-50

at. 24 Sept
J.D. 42
C.H.

Continuation of
ABSTRACT OF TITLE

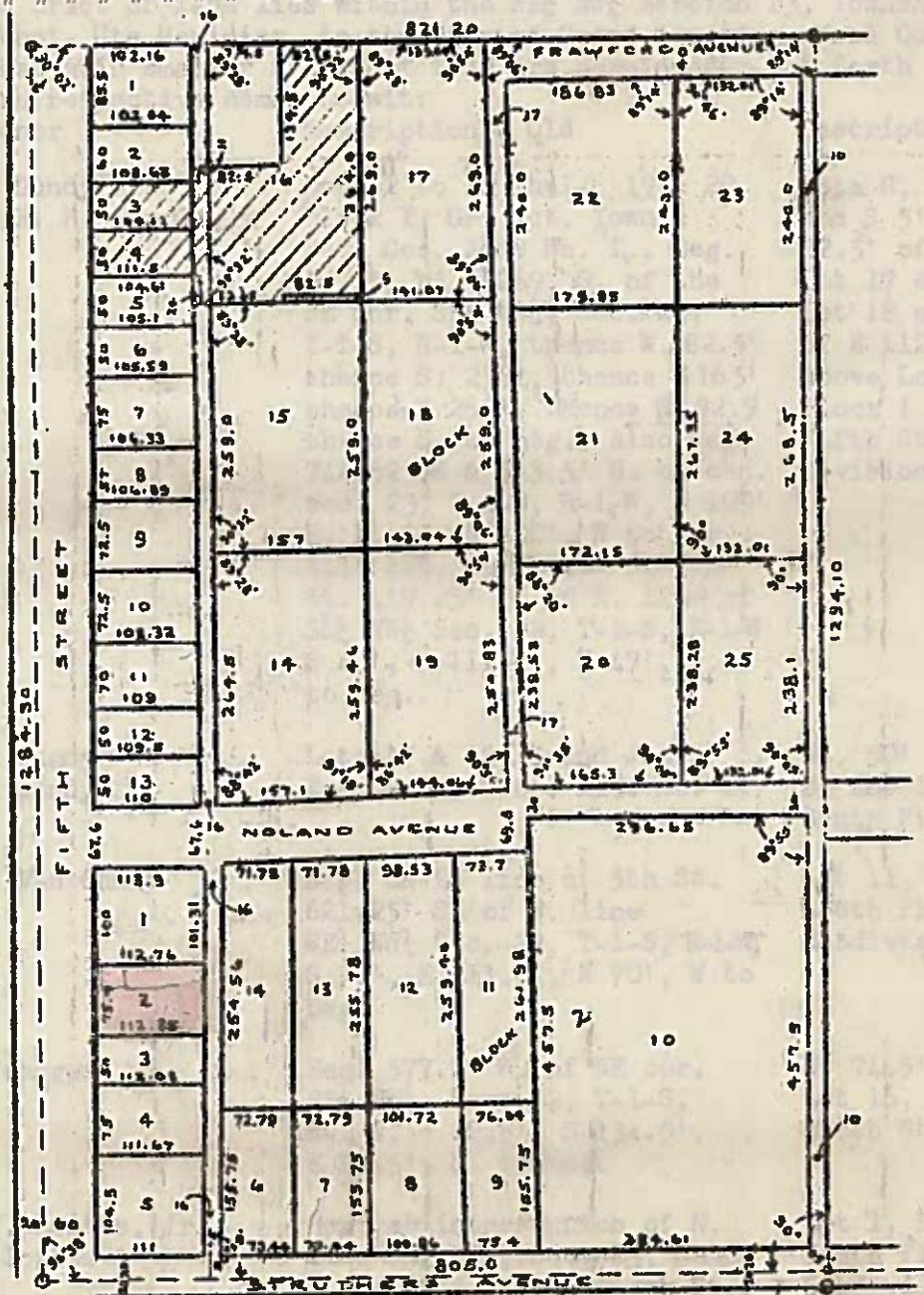
to

Lot Two (2), Block Two (2), South Fifth Street Subdivision, in the City of Grand Junction, Mesa County, Colorado, which property was formerly described as: Beginning at a point 744.62 feet West and 269 feet North of the center of Section Twenty-three (23), Township One (1) South of Range One (1) West of the Ute Meridian, thence North 75 5/12 feet, thence East 111 1/2 feet, thence South 75 5/12 feet, thence West 111 1/2 feet to the place of beginning.

From January 26, 1945 at 4:01 o'clock P. M.

#####

44



The above is a Plat of

SOUTH FIFTH STREET SUBDIV.

as the same appears of record and on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in Book 7 of Plats, on Page 19 thereof. (Filed 11-29-46)

THE MESA COUNTY ABSTRACT CO. GRAND JUNCTION COLORADO

South Fifth Street
Subdivision

DEDICATION

Filed November 29, 1946
At 2:55 o'clock P. M.

#454880
Book 7
Page 19

Know All Men By These Presents: That

the undersigned are the owners of smaller tracts of land which together comprise the following described tract: hereinafter to be known as South Fifth Street Subdiv.: Beginning at a point 20 feet North of center of Section 23, Township 1 South, Range 1 West of the Ute Meridian; thence West 805.0 feet; thence North 1284.30 feet; thence East 821.20 feet; thence South 1294.10 feet to point of beginning; except a tract of land lying within said described tract of land which is described as follows: Beginning 60 feet East and 145.5 feet South of the Northwest corner of said described tract of land; thence South 100 feet; thence East 111.5 feet; thence South 24 feet; thence East 82.5 feet; thence North 5 feet; thence East 82.5 feet; thence North 264.0 feet; thence West 82.5 feet; thence South 134.5 feet; thence West 82.5 feet; thence South 11.0 feet; thence West 111.5 feet to point of beginning. That said tract of land lies within the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 23, Township 1 South, Range 1 West, Ute Meridian, in the City of Grand Junction, Mesa County, Colorado. That said smaller tracts of land are hereinunder set forth opposite the owners respective names to-wit:

| Owner | Description - Old | Description - New |
|---|---|---|
| Earl Van Gundy also known as E. H. Van Gundy | Lots 2 to 16 incl., 19 & 20, Block 1, Gr. Jct. Town & Dev. Cos. Add. No. 1., Beg. 577.5' W. & 269' S. of the NE cor. SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, thence W. 82.5' thence S. 258', thence E 165' thence N 264', thence W. 82.5' thence S. to beg.; Also beg. 744.62' W & 513.5' N. of cen. sec. 23, T-1-S, R-1-W, N 100' E 111.5', S 100', W to beg.; Also beg. on E line of 5th St. 419.25' S. of N. line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W S 47', E 111.5', N 47', W. to beg. | Lots 8, 12, 13, 15 and S 5' of the E 82.5' of Lot 16, Lot 17 except N 41.6', Lot 18 except N 50' of S 112'. The above Lots are in Block 1 of South Fifth Street Sub- division. |
| Veta Van Gundy Earl Van Gundy | Lots 17 & 18, Grand Jct. Town & Dev. Cos. Add. No. 1. | No. 50' of So. 112' of Lot 18, Block 1, South Fifth St. Sub. |
| Lula May Van Gundy | Beg. on E. line of 5th St. 621.25' S. of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W, S 70', E 111.5', N 70', W to beg. | Lot 11, Block 1, South Fifth Street Subdivision. |
| Albino Venegas | Beg. 577.2' W. of NE cor. SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, W 82.5', S 134.5', E 82.5', N. to beg. | W. 74.5' of N. 134.5' Lot 16, Block 1, So. Fifth St. Sub. |
| George W. Coates, Jr. Ruth E. Coates | Beg. at intersection of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, & E. line of 5th St., S 84', E 111.5', N 84', W to beg. | Lot 1, Block 1, South Fifth Street Subdivision |
| Leecel F. Smith Willie B. Smith | Beg. E. line of 5th St., 84' S of N. line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W, S. 60', E 111.5', N. 60', W. to beg. | Lot 2, Block 1, South Fifth Street Subdivision. |

continued on next sheet

| | | |
|---|---|--|
| Bettie Campbell ✓ | Beg. on E. line of 5th St., 244' S. of N. line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W, S 50', E 111.5' N 50', W to beg. | Lot 5, Block 1, South Fifth Street Subdivision |
| Sarafina Audino ✓ | Beg. on E. line of 5th St., 290' S of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, S 50', E 111.5', N 50', W to beg. | Lot 6, Block 1, South Fifth Street Subdivision |
| Louis E. Latto ✓ Ralph Palermo ✓ | Beg. on E. line of 5th St., 340' S. of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, S 75', E 111.5', N. 75', W. to beg. | Lot 7, Block 1, South Fifth Street Subdivision |
| Board of Trustees ✓ First Presbyterian Church | Lot 1, Block 1, Grand Jct. Town & Dev. Cos. Add. No. 1 | N, 41.6' of Lot 17, Block 1, South Fifth Street Subdivision |
| Goodwill Industries of Mesa County, Colorado ✓ | Beg. on E. line of 5th St., 466.25' S, of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, S 150', E 111.5', N 150', W. to beg. | Lots 9 & 10, Block 1, South Fifth Street Subdivision. |
| Katie M. Campbell ✓ | Beg. 744.62' W & 219' N. of cen. Sec. 23, T-1-S, R-1-W, N 50', E. 111.5', S 50', W. to beg. | Lot 3, Block 2, South Fifth Street Subdivision. |
| Cecelia Evers ✓ Mary Evers ✓ | Beg. 744.62' W. & 144.2' N. of cen. Sec. 23, T-1-S, R-1-W, N 75', E 111.5', S 75', W. to beg. | Lot 4, Block 2, South Fifth Street Subdivision. |
| F. C. Martin ✓ | Beg. 744.62' W & 40' N. of cen. Sec. 23, T-1-S, R-1-W, N 104 5/12', E 111.5', S 104 5/12', W. to beg. | Lot 5, Block 2, South Fifth Street Subdivision. |
| Walter Mort ✓ | Beg. 744.62' W. & 269' N. of cen. Sec. 23, T-1-S, R-1-W, N 75 5/12', E 111.5', S 75 5/12', W, to beg. | Lot 2, Block 2, South Fifth Street Subdivision. |
| Clara Brown ✓ W. L. Feinlee ✓ Belle Feinlee ✓ | Beg. 473.62' W. of cen. Sec. 23, T-1-S, R-1-W, N 391.5', E 103', S 391.8', E 103' to beg. | Lot 8 & S 196.07' of 12, Block 2, South Fifth Street Subdiv. |
| Henry A. Summers ✓ Lena Summers ✓ | Beg. 370.62' W of cen. Sec. 23, T-1-S, R-1-W, N 391.8', E 77', S 391.8', W. to beg. | Lot 9 & S, 196.07' of 11, Block 1, South Fifth Street Subdivision |
| Ben Kast ✓ Jim Kast ✓ | Beg. 540.62' W. & 195.75' N of cen. Sec. 23, T-1-S, R-1-W, N 195.75', E 67', S 196', W. to beg. | S 195.75' of Lot 13, Block 2, South Fifth Street Subdiv. |
| David McAllister ✓ | Beg. 473.62' W. of cen. Sec. 23, T-1-S, R-1-W, W 75', N. 195.75', E 75', S to beg. | Lot 7, Block 2, South Fifth Street Subdivision |

continued on next sheet

No. 45 continued.

Elmer L. Jones ✓
Carrie B. Jones ✓

Beg. 623.62' W. of cen.
Sec. 23, T-1-S, R-1-W, N
195.75', E 75', S 195.75',
W to beg.

Lot 6, Block 2,
South Fifth Street
Subdivision

Glenn Berry ✓

Beg. 540.62' W & 195.75'
N of cen. Sec. 23, T-1-S,
R-1-W, N 195.75', W 83',
S 195.75' E to beg. Also
beg. 744.62' W & 344.6' N
of cen. Sec. 23, T-1-S,
R-1-W, N 100', E 111.2',
S 100', W to beg.

Lot 1 & S 195.75'
of 14, Block 2,
South Fifth Street
Subdivision

City of Grand ✓
Junction, Colorado

Lots 21 to 25, Block 1 &
Blocks 2, 3 & 4, Grand Jet.
Town & Dev. Cos. Add. No. 1;
Beg. at a point 744.62' W &
445' N. of cen. Sec. 23,
T-1-S, R-1-W, N 69', E 111.5',
S 69', W to beg.; Beg. at
NE cor. SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23,
T-1-S, R-1-W, S 1313.35, W
293.62' N 1312.62', E 330
to point of beg. except the
S 457.5 of which the east
10' are reserved for Alley.

Lots 14 & 19 to 25
incl., Blk. 1 &
Lots 11, 12, 13 &
14 except S 195.75'
of said Lots, Block 2,
South Fifth Street
Subdivision.

The United States ✓
of America (United
States Forest Service)

Beg. at cen. Sec. 23, T-1-S,
R-1-W, W 293.62', N 497.5',
E 306.65', S. to beg. except
S 40' for road & E 10' for
alley.

Lot 10, Block 2,
South Fifth Street
Subdivision

NOW THEREFORE the undersigned owners have caused this plat to be prepared and the same to be filed in the office of the County Clerk and Recorder of Mesa County, Colorado, and in the office of the City Clerk of Grand Junction, and we do hereby accept the boundaries of the lots shown on the annexed plat as the boundaries of our respective tracts of land, and we do hereby dedicate to the use of the public forever all streets, avenues, and alleys as indicated on the annexed plat.

Signed by: Earl Van Gundy, E. H. Van Gundy, Veta Van Gundy, Lula May Van Gundy, Albino Venegas, George W. Coates, Jr. Ruth E. Coates, Leecel F. Smith, Willie B. Smith, Bettie Campbell, Sarafina Audino, Louis E. Lato, also known as Louis E. Lato, Katie Campbell, Cecelia Evers, Mary Evers, F. C. Martin, Henry A. Summers, Walter Mort, by Tillie L. Harvey, Attorney in Fact, Clara Brown, W. L. Felmler, Belle Felmler, Goodwill Industries of Mesa County, Colo. By William A. Bowden, Supt. First Presbyterian Church By J. D. Severson, Chairman of Board of Trustees Attest R. E. Tope, Secretary of Board of Trustees, Ralph Palermo, Ben Kast, Jim Kast, David McAllister, Elmer L. Jones, Carrie B. Jones, Glenn Berry, City of Grand Junction, Colo By Herbert D. Fritts, City Manager, United States of America By John W. Spencer, Regional Forester, United States Forest Service, Lena Summers.

continued on next sheet

No. 45 continued

Ack. November 27, 1946 by Earl Van Gundy, E. H. Van Gundy, Veta Van Gundy, Lula May Van Gundy, Albino Venegas, George W. Coates, Jr., Ruth E. Coates, Leecel F. Smith, Willie B. Smith, Bettie Campbell, Sarafina Audino, Louis E. Latto, Glenn Berry, Ralph Palermo, Katie M. Campbell, Cecelia Evers, Mary Evers, F. C. Martin, Walter Mort, by Tillie L. Harvey, Attorney in fact, Clara Brown, W. L. Felmler, Belle Felmler, Henry A. Summers, Lena Summers, Ben Kast, Jim Kast, David McAllister, Elmer L. Jones, Carrie B. Jones, Herbert D. Fritz, as City Manager, Donald Severson and R. E. Tope, as Chairman and Secretary respectfully of Board of Trustees, First Presbyterian Church, and William A. Bowden, as Supt. Goodwill Industries of Mesa County, Colorado, before Helen C. Tomlinson, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires November 28, 1946.

Ack. November 14, 1946 by John W. Spencer, Regional Forester, United States Forest Service, before Nadine Daniel, Notary Public, City and County of Denver, Colorado.
(N. P. Seal) Commission expires July 27, 1949

I hereby certify that this is a true and correct plat of the above described land and the subdivision thereof. (Signed) Carl M. Bennett, Registered Engineer. (Carl M. Bennett, Registered Engineer, State of Colorado, Seal)

Approved and accepted October 16, 1946 (Signed) Porter Carson, President of the City Council. Attest: Helen C. Tomlinson, City Clerk. Approved by Herbert D. Fritz, City Manager. (City of Grand Junction, Seal)

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46

Walter Mort
to
Tillie L. Harvey

POWER OF ATTORNEY #461582
Filed April 1, 1947 Book 453
At 4:55 o'clock P. M. Page 296
I, Walter Mort, of New Castle, Garfield
County, Colorado, do hereby make, constitute,

and appoint Tillie L. Harvey, of New Castle, Garfield County, Colorado, my true and lawful attorney-in-fact, for me and in my name, place and stead to execute and sign the plat known as South Fifth Street Subdivision in the City of Grand Junction, Mesa County, Colorado, and to accept the boundary lines shown thereon, and do any and all other acts necessary in the premises, with as full and complete power as I would have myself; hereby ratifying and confirming all such acts which may be done by the said Tillie L. Harvey as my attorney in fact.

Subscribed and sworn to November 1, 1946 before Helen C. Tomlinson, Notary Public,
(N. P. Seal) Commission expires November 28, 1946

-o-----oo-----o-

47

Edna S. Garrett
to
Walter Mort

WARRANTY DEED \$1.00 and other #432260
good and valuable considerations Book 433
Dated March 10, 1945 Page 487
Filed June 23, 1945
At 12:20 o'clock P. M.

Conveys: Beginning 744.62 feet W and 269 feet N of the center of Sec. 23, Twp. 1S. R. 1W. U. M.; thence N 75 5/12 feet; thence E 111 1/2 feet, thence S 75 5/12 feet; thence W 111 1/2 feet to the place of beginning in Mesa County, Colorado, subject to the taxes of 1945 and thereafter, and the trust deed and note due the Valley Building and Loan Association. (IRS \$1.10).

Ack. March 10, 1945 before Orlo D. Williams, Notary Public, Mesa County, Colorado
(N. P. Seal) Commission expires January 20, 1948

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48

Walter Mort
to
Glenn Berry and Thomas Joseph
Berry, not in tenancy in common
but in joint tenancy, the sur-
vivor of them, their assigns
and the heirs and assigns of
such survivor forever.

WARRANTY DEED \$1.00 and other #479353
good and valuable consideration Book 483
Dated January 10, 1948. Page 94
Filed March 9, 1948
At 1:15 o'clock P. M.
Conveys: Lot 2 of Block 2 in South Fifth
Street Subdivision, Mesa County, Colorado,
except taxes for 1948 due and payable in
1949 and all subsequent taxes and assess-
ments. (IRS \$3.30)

(Signed) Walter Mort.
Ack. January 10, 1948 by Walter Mort before Anna M. Wagler, Notary Public, Mesa
County, Colorado. (N. P. Seal) Commission expires Febr. 28, 1948

-o----00-----o-

49

Glenn Berry and Thomas
Joseph Berry
to
Public Trustee, Mesa County,
Colorado, for the use of
Valley Federal Savings and
Loan Association of Grand Junction

TRUST DEED \$2000.00 #479354
Dated March 3, 1948 Book 483
Filed March 9, 1948 Page 95
At 1:16 o'clock P. M.
Conveys: Lot 2 of Block 2 in South Fifth
Street Subdivision, Mesa County, Colorado.
IN TRUST to secure their note bearing even
date herewith for the sum of \$2000.00 with

interest from date on the unpaid balance at the rate of 6% per annum payable month-
ly in advance. The said principal and interest shall be payable \$25.00 on the
first day of each month hereafter until paid and shall be applied First, To the
payment of the interest on the unpaid balance of the principal; Second, To the pay-
ment at the option of the Association on delinquent taxes, assessments or insurance
on property covered by this trust deed; and Third, The remainder of said payments
on the principal, until said debt is paid in full. Two months' delinquency in
said monthly payments shall, at the option of the holder of this note, render the
whole indebtedness due and payable. Delinquent payments shall bear interest at
the rate of 8% per annum. Extra payments may be made at any time after 90 days
from the date hereof. The following recitation appears on note: "If improve-
ments are not made on this property, we agree to pay \$500.00 by July 1, 1948."
Signed: Glenn Berry, Thomas Joseph Berry.

Ack. March 3, 1948 by Glenn Berry and Thomas Joseph Berry before Anna M. Wagler,
Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Feb. 28, 1952

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50

Burrell C. Reynolds, Public
Trustee, Mesa County, Colorado
to
Edna S. Garrett

RELEASE DEED \$2.00 #479415
Dated March 9, 1948 Book 483
Filed March 10, 1948 Page 127
At 10:07 o'clock A.M.

Releases: Beginning at a point 744.62
feet W and 269 feet N of the center of Sec. 23, Twp.1S. R.1W. U. M., thence N 75
5/12 feet, thence E 111 1/2 feet, thence S 75 5/12 feet, thence W 111 1/2 feet to the
place of beginning, including equipment, Mesa County, Colorado. From Deed of
Trust dated January 25, 1945, recorded January 26, 1945 in Book 422 on Page 541
to secure to Valley Federal Savings and Loan Association of Grand Junction the
payment of her note. Note Paid. Signed: Burrell C. Reynolds, Public Trustee.
Ack. March 9, 1948 by Burrell C. Reynolds, Public Trustee, before Virginia O.
Wallace, Notary Public, Mesa County, Colorado.

(N. P. Seal) Commission expires Mar. 12, 1950

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*O.K. copy
J.D. 49
e.H.*

STATE OF COLORADO)

COUNTY OF MESA)

} West County, Colorado.
} SS
} on March 10, 1948 at 10:08 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Seven (7) Entries numbered from 44 to 50 both inclusive, constitutes a true and correct Abstract of Title showing all instruments which appear of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, from January 26, 1945 at 4:01 o'clock P. M. up to March 10, 1948 at 10:08 o'clock A. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

March 10, 1948 at 10:08 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY

By R. B. Williams, Manager



THE
MESA COUNTY
ABSTRACT CO.
GRAND JUNCTION
COLORADO

Continuation of
A B S T R A C T O F T I T L E

to

Lot Two (2) of Block Two (2) in South Fifth Street Subdivision, in the City of Grand Junction, in Mesa County, Colorado.

From March 10, 1948 at 10:08 o'clock A.M.

#####

51 Glenn Berry and WARRANTY DEED \$1.00 and other #490975
 Thomas Joseph Berry valuable consideration Book 494
 to Dated October 28, 1948 Page 475
 Glenn Berry Filed October 28, 1948
 At 2:43 o'clock P.M.
 Conveys: Lot 2 of Block 2 in South Fifth
 Street Subdivision, Mesa County, Colorado, subject to encumbrance of record.
 /s/ Thomas Joseph Berry, Glenn Berry.
 Ack. October 28, 1948 by Glenn Berry and Thomas Joseph Berry before John W.
 Palmer, Notary Public, Mesa County, Colorado.
 (N. P. Seal) Commission expires March 20, 1950.

-o----00----o-

52 Glenn Berry TRUST DEED \$1811.33 #490976
 to Dated October 28, 1948 Book 494
 Public Trustee, Mesa County, Filed October 28, 1948 Page 476
 Colorado, for the use of
 Valley Federal Savings and
 Loan Association of Grand
 Junction At 2:44 o'clock P.M.
 Conveys: Lot 2 of Block 2 in South Fifth
 Street Subdivision, Mesa County, Colorado.
 IN TRUST to secure his note bearing even date
 herewith for the sum of \$1811.33 with interest
 of 6% per annum payable monthly in advance. The said principal and interest shall
 be payable \$25.00 on the first day of each month hereafter until paid and shall
 be applied First, To the payment of the interest on the unpaid balance of the
 principal; Second, To the payment at the option of the Association on delinquent
 taxes, assessments or insurance on property covered by this trust deed; and
 Third, The remainder of said payments on the principal, until said debt is paid
 in full, etc. Extra payments may be made at any time after 90 days from the
 date hereof. /s/ Glenn Berry
 Ack. October 28, 1948 by Glenn Berry before John W. Palmer, Notary Public, Mesa
 County, Colorado. (N. P. Seal) Commission expires March 20, 1950.

12-56

-o----00----o-

53 Public Trustee, Mesa County RELEASE DEED \$2.00 #491000
 Colorado Dated October 28, 1948 Book 494
 to Filed October 29, 1948 Page 490
 present owner or owners At 8:21 o'clock A.M.
 Releases: Lot 2 of Block 2 in South Fifth
 Street Subdivision, including equipment, Mesa
 County, Colorado. From Deed of Trust executed by Glenn Berry and Thomas Joseph
 Berry dated March 3, 1948, recorded March 9, 1948 in book 483 on page 95 to se-
 cure to Valley Federal Savings and Loan Association of Grand Junction the payment
 of the indebtedness. INDEBTEDNESS PAID. /s/ Burrell C. Reynolds, As the Public
 Trustee in said County of Mesa.
 Ack. October 28, 1948 by Burrell C. Reynolds, Public Trustee before Virginia O.
 Wallace, Notary Public, Mesa County, Colorado.
 (N. P. Seal) Commission expires Mar. 12, 1950.

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ABSTRACT OF TITLE

STATE OF COLORADO)
(§§
COUNTY OF MESA A)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Three (3) Entries, numbered 51, 52 and 53, constitutes a true and correct Abstract of Title showing all instruments which appear of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, from March 10, 1948 at 10:08 o'clock A. M., up to October 29, 1948 at 8:22 o'clock A. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado
October 29, 1948 at 8:22 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY
By Richard B. Bellman
President



Public Trustee, Mesa County,
Colorado, for the use of
City Federal Savings and
Loan Association of Mesa
County.

The said principal and interest shall be payable first to the first mortgagee and thereafter until paid and shall be applied first to the payment of the principal of the unpaid balance of the principal secured, to the payment of the interest of the association on delinquent loans, assessments or insurance on property covered by this trust deed, and thirdly, the remainder of said payments to the principal, until said debt is paid in full. These provisions may be waived at any time after 30 days from the date hereof. It is hereby stipulated and agreed that said property shall not be sold or conveyed to be sold without the written consent of the association. Upon the breach of this stipulation, the association shall have the right to declare said note due and payable without notice and to foreclose this trust deed. /s/ R. J. Walker, County Clerk, Mesa County, Colorado, December 21, 1948 by R. K. Lyburger and R. J. Walker before John K. Fitch Notary Public, Mesa County, Colorado.
(R. J. Seal) Commission expires March 30, 1950.

Public Trustee, Mesa County,
Colorado,
to
present owner or owners

RECORD BOOK 57.00
Serial Number 51, 1948
Filed December 25, 1948
at 1:31 o'clock P. M.
Subsection 1st 1/2 of Block 7 in Section 7
Street Subdivision, including

County, Colorado, from deed of trust executed by Glenn Perry dated February 2, 1948 and recorded October 23, 1948 in Book 57, page 179 to secure to the said Savings and Loan Association of Mesa County the payment of the principal and interest on the following note. INSTRUMENTS FILED. /s/ R. J. Walker, County Clerk, Mesa County, Colorado, December 22, 1948 by R. J. Walker before John K. Fitch Notary Public, Mesa County, Colorado.
(R. J. Seal) Commission expires Dec. 30, 1950.

THE
MESA COUNTY
ABSTRACT CO.
GRAND JUNCTION
COLORADO

Continuation of

ABSTRACT OF TITLE

to

Lot Two (2) of Block Two (2) in South Fifth Street Subdivision, in the City of Grand Junction, in Mesa County, Colorado.

From October 29, 1948 at 8:22 o'clock A.M.

#####

54.

Glenn Berry
to
O. K. Lybarger and B. J. Walker, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever.

WARRANTY DEED \$10.00 and other valuable consideration #493649
Book 497
Dated December 20, 1948 Page 163
Filed December 22, 1948
At 12:35 o'clock P. M.
Conveys: Lot 2 of Block 2 in South Fifth Street Subdivision, Mesa County, Colorado. (IRS \$3.85) /s/ Glenn Berry.
Ack. December 20, 1948 by Glenn Berry before John W. Palmer, Notary Public, Mesa County, Colorado.
Commission expires March 20, 1950.

(N. F. Seal)

-o----00----o-

55.

O. K. Lybarger and B. J. Walker
to
Public Trustee, Mesa County, Colorado, for the use of Valley Federal Savings and Loan Association of Grand Junction.

TRUST DEED \$2000.00 #493650
Book 497
Dated December 21, 1948 Page 164
Filed December 22, 1948
At 12:36 o'clock P. M.
Conveys: Lot 2 of Block 2 in South Fifth Street Subdivision, Mesa County, Colorado. IN TRUST to secure their note bearing even date herewith for the sum of \$2000.00 with interest from date on the unpaid balance at the rate of 6% per annum payable monthly in advance.

The said principal and interest shall be payable \$25.00 on the first day of each month hereafter until paid and shall be applied First, To the payment of the interest on the unpaid balance of the principal; Second, To the payment at the option of the Association on delinquent taxes, assessments or insurance on property covered by this trust deed; and Third, The remainder of said payments on the principal, until said debt is paid in full. Extra payments may be made at any time after 90 days from the date hereof. It is hereby stipulated and agreed that said property shall not be sold or contracted to be sold without the written consent of the Association. Upon the breach of this stipulation, the Association shall have the right to declare said note due and payable forthwith, without notice, and to foreclose this trust deed. /s/ B. J. Walker, O. K. Lybarger
Ack. December 21, 1948 by O. K. Lybarger and B. J. Walker before John W. Palmer, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires March 20, 1950.

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56.

Public Trustee, Mesa County Colorado
to
present owner or owners

RELEASE DEED \$2.00 #493683
Book 497
Dated December 22, 1948 Page 179
Filed December 22, 1948
At 3:33 o'clock P. M.
Releases: Lot 2 of Block 2 in South Fifth Street Subdivision, including equipment Mesa

County, Colorado. From Deed of Trust executed by Glenn Berry dated October 28, 1948 and recorded October 28, 1948 in Book 494 page 476 to secure to Valley Federal Savings and Loan Association of Grand Junction the payment of the indebtedness. INDEBTEDNESS PAID. /s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa. Ack. December 22, 1948 by Burrell C. Reynolds, Public Trustee before Virginia O. Wallace, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Mar. 12, 1950.

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Released
from
R-57



STATE OF COLORADO)
(SS
COUNTY OF M E S A)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Three (3) Entries, numbered 54, 55 and 56, constitutes a true and correct Abstract of Title showing all instruments which appear of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, from October 29, 1948 at 8:22 o'clock A. M., up to December 22, 1948 at 3:34 o'clock P. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado
December 22, 1948 at 3:34 o'clock P.M.

THE MESA COUNTY ABSTRACT COMPANY

By Richard B. Williams
President.

Continuation of

ABSTRACT OF TITLE

to

Lot Two (2) of Block Two (2) in South Fifth Street Subdivision, in the City of Grand Junction, in Mesa County, Colorado.

From December 22, 1948 at 3:34 o'clock P. M.

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57.

Public Trustee, Mesa County, Colorado to present owner or owners

RELEASE DEED \$2.00 Dated April 30, 1951 Filed May 1, 1951 At 9:53 o'clock A. M.

#540129 Book 546 Page 558

Mesa County, Colorado. From Deed of Trust executed by O. K. Lybarger and B. J. Walker dated December 21, 1948, recorded December 22, 1948 in book 497 on page 164 to secure to Valley Federal Savings and Loan Association of Grand Junction, the payment of the indebtedness. INDEBTEDNESS PAID.

/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa. Ack. April 30, 1951 by Burrell C. Reynolds, Public Trustee before Lena A. Williams, Notary Public, Mesa County, Colorado.

(N. P. Seal) Commission expires Sep. 27, 1953.

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58.

O. K. Lybarger and B. J. Walker to Public Trustee, Mesa County, Colorado, for the use of The Mutual Savings and Loan Association, Grand Junction, Colorado

TRUST DEED \$5,000.00 Dated May 21, 1952 Filed May 24, 1952 At 9:17 o'clock A. M.

#560498 Book 566 Page 328

Conveys: Lot 2 of Block 2 in South Fifth Street Subdivision; Mesa County, Colorado. IN TRUST to secure their note bearing even date herewith for the principal sum of \$5,000.00 after date, with interest from date at the rate of 6% per annum payable on or before 1 year after date; interest due and payable November 21, 1952 and semi-annually thereafter. /s/ O. K. Lybarger, B. J. Walker.

Ack. May 23, 1952 by O. K. Lybarger and B. J. Walker, before Irma Westen, Notary Public, Mesa County, Colorado.

(N. P. Seal) Commission expires March 17, 1954.

(RC & AF)

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STATE OF COLORADO) (SS COUNTY OF M E S A)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of two (2) entries, numbered 57 and 58, constitutes a true and correct Abstract of Title showing all instruments which appear of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, from December 22, 1948 at 3:34 o'clock P.M. up to May 24, 1952 at 9:18 o'clock A.M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado May 24, 1952 at 9:18 o'clock A.M. THE MESA COUNTY ABSTRACT COMPANY

By [Signature] Manager.



STATE OF COLORADO)

) SS

COUNTY OF M E S A)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Two (2) entries, numbered 59 and 60, constitutes a true and correct Abstract of Title showing all instruments which appear of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, from May 24, 1952 at 9:18 o'clock A. M. up to February 10, 1955 at 3:41 o'clock P. M. o'clock P. M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

February 10, 1955 at 3:41 o'clock P. M.

THE MESA COUNTY ABSTRACT COMPANY

By

Richard B. Williams

Manager

THE
MESA COUNTY
ABSTRACT CO.
GRAND JUNCTION
COLORADO

Continuation of

ABSTRACT OF TITLE

to

Lot Two (2) of Block Two (2) in South Fifth Street Subdivision, in the City of Grand Junction, Mesa County, Colorado.

From February 10, 1955 at 3:41 o'clock P. M.

#

61

Sleeper Investment Company

CERTIFICATE

#793294

Dated May 26, 1961

Book 804

Filed June 6, 1961

Page 389

At 3:42 o'clock P. M.

United States of America

State of Colorado. ss

Certificate of George J. Baker, Secretary of State of the State of Colorado, that according to the records of his office, Sleeper Investment Company, a Texas corporation, was qualified in his office to do business in Colorado on June 20, 1955. The above-named corporation was advertised and declared Defunct and Inoperative on September 25, 1957 for failure to pay Corporation license Tax and file Annual Reports for the years 1956 and 1957.

/s/ Geo J. Baker, Secretary of State by F. J. Serafini, Deputy, in the City of Denver, Colorado.

(State of Colorado, 1876, Seal)

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62

Sleeper Investment Company, a Texas corporation to Daniel W. Varel

WARRANTY DEED \$10.00 and other valuable considerations Dated March 5, 1955 Filed June 6, 1961 At 3:43 o'clock P. M.

#793295 Book 804 Page 390

Conveys: Lot 2, Block 2, South Fifth Street Subdivision (1122 South Fifth

Street), Mesa County, Colorado; subject to the reservation and exception herein-after mentioned. The property hereby granted and conveyed is subject to the provisions of a lease, dated March 1, 1955, from Sleeper Investment Company, Lessor, to Varel Manufacturing Company, Lessee, demising the property hereinabove described to the said Lessee for a term of three years, commencing March 1, 1955. The undersigned, Sleeper Investment Company hereby reserves unto itself for a period of three years commencing March 1, 1955, and ending February 28, 1958, the operation of and responsibility for the property with all of the rights and obligations of the fee owner; and further excepts from this conveyance and reserves unto itself all of the rental due and to become due under the aforesaid Lease and all of the income from any other source howsoever derived during the term of reservation of interest and all rights and benefits to which the said Lessor may be entitled hereunder.

/s/ Sleeper Investment Company by Dwight W. Sleeper, Jr, President; Attest:

Art McCulloch, Secretary

(Corporate Seal)

Ack. June 3, 1955 by Dwight W. Sleeper, Jr., the President of Sleeper Investment Company before Nancy Lomax, Notary Public, Dallas County, Texas.

(N. P. Seal)

Commission expires June 1, 1957

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Daniel W. Varel
to
Frank M. Dunn

WARRANTY DEED \$10.00 and
other valuable consideration
Dated May 19, 1961
Filed June 6, 1961
At 3:44 o'clock P. M.

#793296
Book 804
Page 391

Conveys: Lot 2, Block 2, South Fifth
Street Subdivision Grand Junction, Colorado, Mesa County, Colorado. Subject to
1961 taxes due and payable in 1962. (IRS \$14.85) (Conveyance Fee \$1.35)

/s/ Daniel W. Varel

Ack. May 19, 1961 by Daniel W. Varel, before Margaret E. Browne, Notary Public,
Dallas County, Texas.
(N. P. Seal)

Commission expires June 3, 1963

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STATE OF COLORADO)
) SS
COUNTY OF M E S A)

THE MESA COUNTY ABSTRACT COMPANY hereby
certifies that the foregoing consisting of Three (3) entries, numbered from 61
to 63, both inclusive, constitutes a true and correct Abstract of Title showing
all instruments which appear of record or on file in the office of the County
Clerk and Recorder of Mesa County, Colorado from February 10, 1955 at 3:41
o'clock P. M. up to June 6, 1961 at 3:45 o'clock P. M. affecting the title to
the property described in the caption hereof.

Dated at Grand Junction, Colorado
June 6, 1961 at 3:45 o'clock P. M.

THE MESA COUNTY ABSTRACT COMPANY

By Richard B. Williams
Manager

