

THE MESA COUNTY ABSTRACT CO.

Established 1885

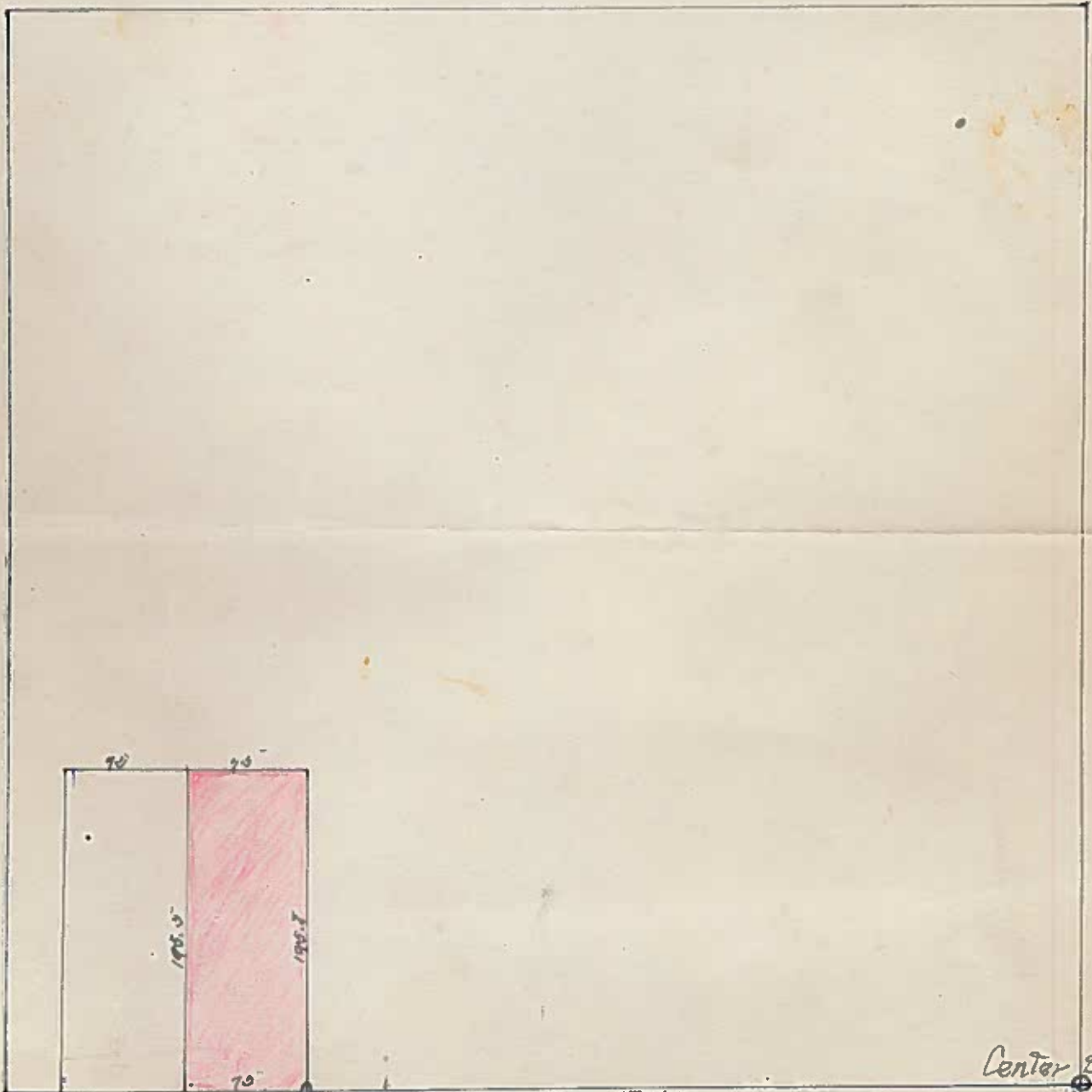
Grand Junction, Colo.

ABSTRACT OF TITLE TO

No. C-2418

Beginning 473.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West, Ute Meridian, in Mesa County, Colorado; Thence West 75 feet; thence North 195.75 feet; thence East 75 feet; thence South 195.8 feet more or less to the place of beginning.

1-10'
Scale 1" = 10ft



The above is plat of $SE\frac{1}{4}$ $SE\frac{1}{4}$ $NW\frac{1}{4}$ of Section 23, Township, 1 South Range 1 West, Ute Meridian, in Mesa County, Colorado, showing the location of the land described in the caption hereof.

2. United States Receiver
to
W. J. Miller, Mayor of
Town of Grand Junction,
in trust for the inhabit-
ants thereof.

RECEIVER'S RECEIPT. #1008
Dated November 2, 1883. Book 10
Filed November 5, 1883, 8 Page 128
at 9:00 o'clock A. M.
Received \$759.43 in full for the
NW $\frac{1}{4}$ Sec. 23, Twp 1S. R. 1W. Ute
Meridian. (and other property)
607.55 A. at \$1.25 per acre.

Fred J. Leonard, Receiver, Gunnison, Colorado. Subject to Right of
Way of D. & R. G. R. R. and D. and S. P. and R. R.

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3. United States
to
William J. Miller
Mayor of Grand Junction,
Colorado, In Trust.

PATENT. Certificate No. 132
Dated June 13, 1893. #16960
Filed August 4, 1893, Book 7
at 10:20 o'clock A. M. Page 517
All to whom these presents shall
come. GREETING: Whereas, William
J. Miller, Mayor of Grand Junction
in Mesa County, Colorado, in trust for the several, use and benefit
of the occupants of the Townsite of Grand Junction in said County
and State according to their respective interests, has deposited in
the General Land Office of the United States a certificate of the
Register of the Land Office of Gunnison, Colorado, whereas it appears
that full payment has been made by the said William J. Miller, Mayor
as aforesaid, according to the provisions of the Act of Congress of
April 24, 1820 etc., for the NW $\frac{1}{4}$ Sec. 23, Twp. 1S. R. 1W. Ute Merid-
ian in Colorado. (and other property) Which said tract has been
purchased by the said William J. Miller, Mayor as aforesaid in Trust
as aforesaid. Subject to Right of Way of D & R. G. Denver South
Park and Pacific R; R. Co's.

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4. Town of Grand Junction
to
Thomas B. Crawford.

CERTIFIED COPY OF ORDINANCE.
Filed May 7, 1884, Book 10
at 4:10 o'clock P. M. Page 297
AN Ordinance to Appoint and Auth-
orize Thomas B. Crawford of Gunni-
son, Colorado to Act as a Commissioner to Sell and Convey Any land
or real estate within the Corporate Limits of the Town of Grand Junc-
tion, which may hereafter be entered in any Land Office by the Corp-
orate Authorities of said Town. Be it ordered by the Board of the
Town of Grand Junction: Section I. That Thomas B. Crawford of Gunni-
son, County, State of Colorado, be and is hereby appointed and is
authorized to act as a Commissioner to sell and convey any land or
real estate which may hereafter be entered by the Corporate Authorit-
ies of The Town of Grand Junction, in trust for the several uses and
benefit of the occupants upon such real estate, under and in accord-
ance with the provisions of an Act of the General Assembly of Colo-
rado, entitled An Act to Provide for the disposal of Town Lots and
the proceeds of sales in Townsites entered on the Public Lands, and
approved March 1, 1881. Charles F. Shanks, Mayor.
Approved October 30, 1882. P. H. Westmorland, Clerk and Recorder,
State of Colorado, Mesa County, SS.

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5. The Grand Junction Town
Company, by George A.
Crawford, President.
(Corporate Seal),
to
J. A. Layton

QUIT CLAIM DEED. #1253
Dated October 11, 1883. Book 2
Filed December 21, 1883, Page 45
at 3:30 o'clock P. M.
Quit Claims: Beginning at a point
165 yards West of the SE corner of
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 23, Twp. 1S. R.
1W. U. M. on the line between said
quarter section and the quarter section
South of it, thence West of said line 55 yards, thence due
North 264 yards, thence due east 55 yards, thence due south 264
yards to place of beginning, being three acres more or less and

(continued)

No. 5 continued.

being the south 3/5 of the fourth 5 acres in said SE 1/4 of NW 1/4 of Sec. 23 aforesaid as determined by beginning on the East side of said 40 acre tract and measuring across it from North to South all being in the Town of Grand Junction.

Ack. by George A. Crawford, personally known to be the President of said Company October 11, 1883 before James W. Bucklin, N. P. Mesa County, Colorado. (N. P. Seal)

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6.

The State
to
The Grand Junction
Town Company.

DECLARATION OF OCCUPANCY. #G-28065
Dated October 20, 1882. Book 13
Filed November 1, 1882, Page 213
at 4:30 o'clock P. M.

Declare and publish as a legal notice to all the world that we have

a valid right to the occupation, possession and enjoyment of the NW 1/4 of Sec. 23, Twp. 1S. R. 1W. U. M.

Ack. By George A. Crawford, President of said Company, on October 20, 1882, before W. J. Miller, Notary Public, Gunnison County, Colorado. (N. P. Seal).

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7.

Thomas B. Crawford,
Commissioner, and
W. J. Miller, Mayor
of the Town of Grand
Junction.

DEED. \$12.57. #1598
Dated March 11, 1884. Book 7
Filed March 13, 1884, Page 239
at 4:50 o'clock P. M.

Whereas the Corporate Authorities did on November 2, 1883 enter at proper land office as a part of the townsite of Grand Junction the S 1/2 of NW 1/4 Sec. 23, Twp. 1S. R. 1W.

U. M. (and other land) in trust for the several use and benefit of the occupants thereof under the provisions of an act of congress of March 2, 1867, the same being an additional entry in accordance with the provisions of the act of congress of March 3, 1877. And public notice having been given 30 days after entry and 90 days since first publication have expired, and Thomas B. Crawford having been on Oct; 13, 1882 appointed Commissioner to sell and convey said land, and has qualified. Therefore, in consideration of certain vested rights as equitable owner which second party has in said land and \$12.57 conveys beginning at a point 458.62 feet West of the Center stake of Sec. 23 Twp 1S. R. 1W. U. M. thence West along quarter section line 165 feet thence North 783 feet, thence East 165 feet, thence South 783.625 feet to beginning, containing 2.97 acres (and other land).

Ack. March 13, 1884 before Henry R. Rhone, Notary Public, Mesa County Colorado. (N. P. Seal)

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8.

J. A. Layton,
to
N. N. Smith.

MORTGAGE DEED. \$150.00 #2252
Dated November 26, 1884. Book 9
Filed November 26, 1884, Page 30
at 5:00 o'clock P. M.

Conveys: Beginning at a point 623.62 feet West of Center stake of Sec. 23, Twp. 1S. R. 1W. U. M. thence North 391.5 feet, thence East 330 feet, thence South 391.8125 feet, thence West 330 feet to beginning, containing 3 acres more or less, to secure the sum of \$150.00 in manner specified in one promissory note of even date herewith.

Ack. November 26, 1884 before James W. Bucklin, Notary Public, Mesa County, Colorado. (N. P. Seal).

Released on Margin of Record December 3, 1884 by N. N. Smith, in presence of J. A. Layton, Recorder.

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The Grand Junction Town Company.

Certified Copy of Articles of Incorporation.
Dated Oct. 10, 1881.
Filed Feb. 1, 1887, 2 p.m.

9.

Name: The Grand Junction Town Company.

Objects: The selection, surveying, platting, purchasing and recording of a Townsite and the building of a Town, and selling lots in same, to be called Grand Junction.

Term of Existence: Twenty (20) years.

Capital Stock: \$100,000, 10,000 shares, \$10.00 each.

Principal Office: Location of principal office, Grand Junction.

Directors: Number of Directors to be three. Directors to have power to make by-laws.

Signed, George Addison Crawford, M. Rush Warner, Richard D. Mobley, and acknowledged by them Oct. 13, 1881, before George W. Pettit, Notary Public, Gunnison County, Colorado. (Seal.)

Certified as a 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 20, Page 375.

10.

The Grand Junction Town and Improvement Company.

Amended Certificate of the Grand Junction Town Company.

The undersigned directors and stockholders of the Grand Junction Town Company, a corporation duly organized Oct. 10, 1881, the certificate of which was filed in the office of the Secretary on Nov. 19, 1881, make the following statement:

That, after giving 30 days' notice, a special meeting of the stockholders of said Company was held December 6, 1883, and that at such meeting votes representing 10,000 shares of stock of said Company were cast in favor of the adoption of proposed changes. The following shall stand as the Certificate of Incorporation of said Company:

Name: The Grand Junction Town and Improvement Company.

Objects: Selection, purchasing, surveying, platting and recording of a townsite, building a town and selling lots in same, to be called Grand Junction; buying and selling real estate in Mesa County, Colorado, (and other objects).

Capital Stock: \$500,000, 50,000 shares, \$10 each, non-assessable.

Term of Existence: 20 years from the time of its first organization.

Directors: To be under the control of eight directors, who shall have power to make by-laws.

Office: Operations to be in Mesa County and principal office in Grand Junction, Colorado.

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, William Nishwitz, Stockholders.

Ack. by G. A. Crawford, Thomas B. Crawford and James W. Bucklin, Dec. 6, 1883, before M. L. Allison, County Clerk, Mesa County, Colorado.

George A. Crawford, President of the Grand Junction Town Company, sworn, deposes and says 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 the capital stock has been increased from \$100,000 to \$500,000, and the number of Directors increased from 6 to 8. Sworn to Dec. 6, 1883, before M. L. Allison, County Clerk, Mesa County, Colo. (Seal.) Filed May 7, 1884, 4 p.m. Book 14, Page 214.

The Town of Grand Junction, a Corporation,

Vs.

The Grand Junction Town and Improvement Company,
a Corporation, and Henry C. Parsons.

Lis Pendens.

Dated June 12, 1889.

Filed June 12, 1889, 8:30 a.m.

In the District Court of Mesa County, Colorado.

Object of action is to set aside, as a cloud upon the title of the Corporate Authorities of the Town of Grand Junction, two deeds, the first made Mar. 16, 1883, by Thomas B. Crawford, Commissioner, and Charles F. Shanks, Mayor, and attested by P. H. Westmorland, Clerk and Recorder, and ack. Mar. 19, 1883, before J. W. Boulden, Justice of the Peace of Mesa County, recorded April 9, 1883. The second deed made Feb. 18, 1884, by Thomas B. Crawford, Commissioner, and W. J. Miller; ack. Feb. 18, 1884, before Henry R. Rhone, Notary Public, Mesa County, Colorado; recorded Feb. 19, 1884. The first of said deeds being to the Grand Junction Town Company, and the second of said deeds being to the Grand Junction Town and Improvement Company. Affects:

in Grand Junction (and other property).

Signed: The Town of Grand Junction, by Henry R. Rhone, Mayor. (Seal.)

Attest: C. W. Baldwin, Recorder; Orson Adams, Jr., J. T. Shart, McDonald Pardus, M. O. Whitehead, C. P. Bliss, Joseph Crosby, Trustees. Book 23, Page 485.

The Town of Grand Junction

Vs.

Grand Junction Town and Improvement Company,
George A. Crawford, Henry C. Parsons.

Dismissal of Suit.

Dated July 19, 1889.

Filed July 22, 1889, 4:50 p.m.

In the District Court of Mesa County, Colorado.

In this action, on application of the plaintiff by its attorney, it is ordered by the Court that this cause be and the same is hereby dismissed at the cost of the said plaintiff without prejudice to a future action.

Certified as a true copy of order of dismissal entered of record in said cause by Arthur P. Cook, Clerk of said District Court on July 22, 1889. Book 23, Page 515.

11. J. Al Layton
to
The Grand Junction Town
and Improvement Company.

WARRANTY DEED. \$600. #1619
Dated March 29, 1884. Book 1.
Filed March 31, 1884, Page 278
at 9:30 o'clock A. M.
Conveys: Beginning at a point
458.62 feet West of the center
stake of Sec. 23, Twp. 13. R. 1W. U. M. thence West along the
section line 165 feet, thence North 783 feet, thence East 165 feet, thence
South 783.625 feet to the place of beginning, containing 2.97 acres.
Ack. March 29, 1884 before Thomas B. Crawford, Notary Public, Mesa
County, Colorado. (N. P. Seal)

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12. The Grand Junction Town and
Improvement Company, by George
A. Crawford, President, (Corp-
orate Seal),
to
J. A. Layton,

WARRANTY DEED. \$600.00 #1660
Dated March 29, 1884, Book 16
Filed March 31, 1884, Page 298
at 9:30 o'clock A. M.
Conveys: Beginning at a point
623.62 feet West of the center stake
of Sec. 23, Twp. 13. R. 1W. U. M.
thence North 391.5 feet, thence
East 330 feet, thence South 391.8125 feet, thence West 330 feet to beg-
inning, containing 3 acres more or less.
Ack. March 29, 1884 by G. A. Crawford, personally known to be the
President of said Company, before Thomas B. Crawford, Notary Public
Mesa County, Colorado. (N. P. Seal).

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13. J. A. Layton,
to
W. A. Marsh, Trustee
Mesa County, for use of
W. T. Carpenter.

TRUST DEED. \$1.00 #3632
Dated April 6, 1886. Book 18
Filed April 7, 1886, Page 4
at 11:30 o'clock A. M.
Conveys: Beginning at a point 623.
25 feet West of the center stake of
Sec. 23, Twp. 13. R. 1W. U. M.
thence North 391.5 feet, thence East 330 feet, thence South 391.8125
feet, thence West 330 feet to beginning, containing 3 acres, to secure
his note of even date herewith for the principal sum of \$200. payable
five years after date with interest at 10% per annum.
Ack. April 6, 1886 before James W. Bucklin, Notary Public, Mesa
County, Colorado. (N. P. Seal).

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14. W. A. Marsh - - -
to
J. A. Layton.

RELEASE DEED. \$1.00 #10460
Dated November 3, 1890. Book 34
Filed November 4, 1890, Page 44
at 10:00 o'clock A. M.
Releases: Beginning at a point
623.62 feet West of the center stake of Sec. 23, Twp. 13. R. 1W.
U. M. thence North 391.5 feet, thence East 330 feet, thence South
391.8125 feet, thence West 330 feet to beginning, containing 3 acres
more or less, from Trust Deed dated April 6, 1886, recorded April
7, 1886 in Book 18 at page 4, given to secure to W. T. Carpenter
payment of note. Note Paid.
Ack. November 3, 1890 before Horace T. DeLong, Notary Public, Mesa
County, Colorado. (N.P. Seal) Commission expires Nov. 1. ;894.

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15. J. A. Layton
to
Charles E. Krusen

WARRANTY DEED. \$4700. #89160
Dated October 31, 1889. Book 24
Filed November 1, 1889, Page 534
at 11:10 o'clock A. M.
Conveys: Beginning 623.62 feet
West of Center of Sec. 23, Twp. 13. R. 1W. U. M. thence North 391.5
feet, thence East 330 feet, thence South 391.8 feet, thence West 330
feet to beginning (and other land). Subject to one Trust Deed to
(continued)



No. 15 continued.

secure to W. T. Carpenter \$200.
Ack, October 31, 1889 before Chas F. Caswell, Notary Public, Mesa
County, Colorado. (N. P. Seal) Commission expires January ___ 1891.

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16.

C. E. Krusen
to
The Public,

WARRANTY DEED. \$1.00 #30138
Dated January 11, 1898. Book 68
Filed October 11, 1899, Page 362
at 3:10 o'clock P. M.

Conveys: A Right of Way to be used for public travel along part of the South line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 23, Twp. 1S. R. 1W. U. M. and subscribed as follows: Beginning at a point on the South line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, 330 feet West of the SE corner thereof, thence West 330 feet, thence North 40 feet, thence East 330 feet, thence ^{South} 40 feet to beginning. When the right of way above described ceases to be used for public travel it shall revert to the grantor herein named.

Ack, January 17, 1898 before Daniel W. Baldwin, Notary Public, Teoga County, Penn. (N. P. Seal) Commission expires January 30, 1898.

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17.

Charles E. Krusen and
Nina A. Krusen, his wife
to
Thomas F. Mahoney,

WARRANTY DEED. \$475. #30363
Dated October 4, 1899. Book 66
Filed November 24, 1899, Page 97
at 10:30 o'clock A. M.

Conveys: Beginning 623.62 feet West of the Center of Sec. 23, Twp. 1S. R. 1W. U. M. thence North 391.5 feet, thence East 330 feet, thence South 391.8 feet, thence West 330 feet to beginning, being the lot described in deed from J. A. Layton to Charles E. Krusen, dated October 31, 1889 and recorded in Book 24 page 534.

Ack, October 4, 1899 before Daniel W. Baldwin, Notary Public, Teoga County, Pa. (N. P. Seal) Commission expires January 30, 1903.

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18.

Thomas F. Mahoney
to
Public Trustee, Mesa County,
Colorado, for us of The
Grand Junction Building
Loan and Savings Association.

TRUST DEED. \$1.00 #31385
Dated March 5, 1900. Book 67
Filed March 24, 1900, Page 111
at 1:30 o'clock P. M.

Conveys: That tract of land in the City of Grand Junction described by metes and bounds as follows: Beginning at a point 623.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N. 391.5 feet, thence East 330 feet, thence South 391.8 feet, thence West 330 feet to beginning. Save and except a strip of land 40 feet wide off the South side of said tract heretofore dedicated to the public, to secure his promissory note of even date herewith for the principal sum of \$900. payable on or before 7 years after date with interest at 1% per month payable in advance on the first Monday of each month.
Ack, March 24, 1900 before Guy V. Sternberg, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires October 7, 1903.

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19.

Geo. J. D. Williams,
Public Trustee, Mesa
County, Colorado.

RELEASE DEED. \$2.00 #53235
Dated February 17, 1905. Book 96
Filed February 18, 1905, Page 422
at 1:35 o'clock P. M.

Releases: That tract of land in the City of Grand Junction described by metes and bounds as follows:
to-wit: Beginning at a point 623.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence North 391.5 feet, thence East 330 feet, thence South 391.8 feet, thence West 330 feet to place of beginning.
(continued)

No. 19 continued.

inning. Save and except a strip of land 40 feet wide off the South side of said tract heretofore dedicated to the public, from Trust Deed dated March 5, 1900, recorded March 24, 1900 in Book 67 at page 111, given to secure to the Grand Junction Building Loan and Savings Association payment of note, Note Paid. Ack. February 18, 1905 before O. P. M. Steel, Deputy County Clerk, Mesa County, Colo. (County Clerk Seal)

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20.

Thomas F. Mahoney and his wife Mary E. Mahoney. to J. C. Plank.

WARRANTY DEED. \$1750. #40661
Dated May 10, 1902. Book 74
Filed May 10, 1902, Page 554
at 3:00 o'clock P. M.

Conveys: Beginning 623.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence North 391.5 feet, thence East 330 feet, thence South 391.8 feet, thence West 330 feet to beginning, being the property described in deed conveyed to Thomas F. Mahoney from Charles E. Krusen dated October 4, 1899. And the said J. C. Plank assumes a mortgage of \$900 held by Grand Junction Building Loan Association. Free and clear from liens, etc. with the 1901 taxes now due. Ack. May 10, 1902, before Henry R. Rhone, Notary Public, Mesa County Colorado. (N. P. Seal) Commission expires February 12, 1906.

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21.

J. C. Plank to Joseph Charles Kucera.

WARRANTY DEED. \$2500.00 #65250
Dated January 25, 1907. Book 118
Filed January 26, 1907, Page 425
at 9:45 o'clock P. M.

Conveys: Beginning at a point 623.62 feet West of the Center of Section 23, Twp. 1S. R. 1W. U. M. and thence North 391.5 feet, thence East 265 feet, thence South 391.8 feet, thence West 265 feet to the place of beginning. Subject to a strip of land 40 feet wide along the South side reserved for a roadway. Ack. January 25, 1907 before Charles B. Rich, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires January 20, 1909.

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22.

Joseph Charles Kucera to George L. Hibbard.

WARRANTY DEED. \$1.00 and other valuable considerations. #90453
Dated March 23, 1910. Book 154
Filed March 24, 1910, Page 50
at 11:05 o'clock A. M.

Conveys: Beginning 623.62 feet West of the Center of Sec. 23, Twp. 1S. R. 1W. U. M. and thence North 391.5 feet, thence East 265 feet, thence South 391.8 feet, thence West 265 feet to the place of beginning. Subject to a strip of land 40 feet wide along the South side reserved for a road way. In Mesa County, Colorado. Ack. March 23, 1910 before Charles B. Rich, Notary Public, Mesa County Colorado. (N. P. Seal) Commission expires January 20, 1913.

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23.

George L. Hibbard. to F. M. Thompson.

WARRANTY DEED. \$1.00 and other valuable considerations. #90454
Dated March 23, 1910. Book 154
Filed March 24, 1910, Page 51
at 11:10 o'clock A. M.

Conveys: Beginning 623.62 feet West of the Center of Sec. 23, Twp. 1S. R. 1W. U. M. and thence North 391.5 feet, ~~thence~~ thence East 150 feet, thence South 391.8 feet, thence West 150 feet to the place of beginning. Subject to a strip of land 40 feet wide along the South side reserved for a roadway. In Mesa County, Colorado.

Ack. March 23, 1910, before Charles B. Rich, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires January 20, 1913

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24.

F. M. Thompson
to
The Public Trustee, Mesa
County, Colorado, for use
of Blanche E. Barz.

TRUST DEED. \$1.00 #90458
Dated March 23, 1910. Book 150
Filed March 24, 1910, Page 517
at 11:30 o'clock A. M.

Conveys: Beginning 623.62 feet
West of the Center of Sec. 23, Twp.
1S. R. 1W. U. M. and thence North
391.5 feet, thence East 150 feet, thence South 391.8 feet, thence
West 150 feet to the place of beginning. Subject to a strip of
land 40 feet wide along the South side reserved for a roadway. In
Mesa County, Colorado. To secure his note bearing even date here-
with payable 3 years after date for the principal sum of \$650. with
interest at 8% per annum payable semi-annually.
Ack. March 23, 1910 before Charles B. Rich, Notary Public, Mesa
County, Colorado. (N. P. Seal) Commission expires January 20, 1913.

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25.

Benton Canon, Public Trustee
Mesa County, Colorado, for
to
F. M. Thompson.

RELEASE DEED. \$2.00 #121056
Dated July 14, 1914. Book 198
Filed July 14, 1914, Page 176
at 3:30 o'clock P. M.

Releases: Beginning 623.62 feet
West of the Center of Sec. 23,
Twp. 1S. R. 1W. U. M. thences North 391.5 feet, thence East 150 feet
thence South 391.8 feet, thence West 150 feet to the place of begin-
ning. Subject to a strip of land 40 feet wide along the South side
reserved for a roadway. In Mesa County, Colorado. From Trust Deed
dated March 23, 1910, recorded March 24, 1910 in Book 150 at page
517 given to secure to Blanche E. Barz payment of note. Note Paid.
Ack. July 14, 1914 before J. A. Munson, Deputy County Clerk of Mesa
County, Colorado. (Mesa County, Colorado. Seal)

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26.

F. M. Thompson,
to
The Public Trustee, Mesa County,
Colorado, for use of A. W. Root.

TRUST DEED. \$1.00 #91058
Dated May 4, 1910. Book 157
Filed May 9, 1910, Page 51
at 11:00 o'clock A. M.

Conveys: Beginning 623.62 feet
West of the Center of Sec. 23, Twp.
1S. R. 1W. U. M. thence North 391.5 feet, thence East 150 feet,
thence South 391.8 feet, thence West 150 feet to the place of beg-
inning. Subject to a strip of land 40 feet wide along the South
side reserved for a roadway. In Mesa County, Colorado. To secure
one note bearing even date herewith for the principal sum of \$150.
payable - - with interest at 10% per annum payable at maturity. Ex-
cept a mortgage of \$600. now pending on said land or lots.
Ack. May 4, 1910 before Noah J. Browne, Notary Public, Mesa County,
Colorado. (N. P. Seal) Commission expires Dec. 21, 1912.

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27.

Benton Canon, Public Trustee
Mesa County, Colorado.
to
F. M. Thompson.

RELEASES DEED. \$2.00 #96450
Dated January 12, 1911. Book 160
Filed January 12, 1911, Page 255.
at 11:00 o'clock A. M.

Releases: Beginning 623.62 feet
West of the Center of Sec. 23, Twp.
1S. R. 1W. U. M. thence North 391.5 feet, thence East 150 feet,
thence South 391.8 feet, thence West 150 feet to place of beginning.
Subject to a strip of land 40 feet wide along the South side for a
roadway. In Mesa County, Colorado. From Trust Deed dated May 4,
1910, recorded May 9, 1910 in Book 157 at page 51 given to secure to
A. W. Root payment of one note. Note Paid.
Ack. January 12, 1911 before John G. McKinney, Notary Public, Mesa
County, Colorado. (N. P. Seal) Commission expires April 6, 1912.

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28.

F. M. Thompson
to
G. A. Thompson.

WARRANTY DEED. \$1500. #94468
Dated October 10, 1910. Book 155
Filed October 10, 1910, Page 437
at 3:15 o'clock P. M.

Conveys: -Beginning 623.62 feet West of the Center of Sec. 23, Twp. 18. R. 1W. U. M. and thence West North 391.5 feet, thence East 150 feet, thence South 391.8 feet, thence West 150 feet to place of beginning. Subject to a right of way over a strip 40 feet wide along the South side for a roadway. In Mesa County, Colorado. Except a first mortgage of \$650. to H. R. Barz and a second mortgage of \$150. to A. W. Root, which said mortgages second party assumes and agrees to pay as a part of the purchase price thereof.
Ack. October 10, 1910 before Jonathan G. Marner, Notary Public, Mesa County, Colorado. (N.P.Seal) Commission expires March 12, 1912.

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

29.

G. A. Thompson and his wife Hallie C. Thompson,
to
Guy R. Freeman.

WARRANTY DEED. \$1.00 and other valuable consideration. #134380
Dated September 25, 1916. Book 197
Filed December 2, 1916, Page 554
at 8:00 o'clock A. M.

Conveys: -623.62 feet West of the Center of Section 23, Twp. 18. R. 1W. U. M. thence North 391.5 feet, thence East 150 feet, thence South 391.8 feet, thence West 150 feet to the place of beginning. Subject to a right of way over a strip 40 feet wide along the South side for a roadway. In Mesa County, Colorado.
Ack. September 26, 1916 before Jonathan Palmer, Jr., Notary Public, Wayne County, Michigan. (N.P.Seal) Commission expires January 19, 1917.

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30.

Treasurer of Mesa County,
to
Mesa County.

TAX SALE. \$15.00 #19403
Dated December 14, 1917. Book R
Sale of: Page 58

Beginning at a point 623.62 feet West of the Center of Sec. 23, Twp. 18. R. 1W. thence North 391.82 feet, thence East 150 feet, thence South 391.82 feet, thence West 150 feet to beginning.
REDEEMED By J. L. Proper on April 12, 1918.

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

31.

Treasurer of Mesa County
to
City of Grand Junction.

TAX SALE. \$4.05 #19584
Dated December 14, 1917. Book R
Sale of: Page 70

A tract commencing 623.62 feet West and 40 feet North of the center of Sec. 23, Twp. 18. R. 1W. thence North 125 feet, thence East 150 feet, thence South 125 feet, thence West 150 feet, ---.
REDEEMED by J. L. Proper on April 12, 1918.

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32.

Guy R. Freeman,
(a single man)
to
Jennie C. Proper.

WARRANTY DEED. \$10.00 #143967
Dated April 6, 1918. Book 220
Filed April 2, 1918, Page 296
at 9:35 o'clock A. M.

Conveys: Beginning 623.62 feet West of the Center of Sec. 23, Twp. 18. R. 1W. U. M. and thence North 391.5 feet, thence East 150 feet, thence South 391.8 feet, thence West 150 feet to the place of beginning. Subject to a right of way over a strip 40 feet wide along the South side for a roadway. In Mesa County, Colorado, (\$RS \$.50) Except all taxes now due.
Ack. April 6, 1918 before Niles E. Olsen, Notary Public, Scott Bluff County, Nebraska. (N.P.Seal) Commission expires October 10, 1918.

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No. 128899
FILED
DEC. 14, 1915
1:20 P. M.

[16]
33.

THE GRAND VALLEY DRAINAGE DISTRICT. CERTIFICATE OF ELECTION. Dec. 13, 1915, Certificate of Milo B. Sharp, Secretary of said District, [District Seal], that at a special election legally held in said district on Dec. 11, 1915, for the purpose of submitting the question "Shall the Board of Directors of THE GRAND VALLEY DRAINAGE DISTRICT be authorized to enter into the proposed contract with the United States?", to the qualified electors of said District. [Said contract provides upon delivery to said District of the investigations, surveys, plans, specifications and estimates of the United States Reclamation Service, the District agrees to pay to the United States on or before Dec. 1, 1919, the amount expended thereon by the United States, not to exceed the sum of \$30,000, without interest until maturity, and interest after maturity at 10% per annum]. The total number of votes cast were 539; 477 votes being cast in favor of and 60 votes against said question; 2 spoiled ballots; a majority of 417 in favor of said question.

No. 140900
FILED
Nov. 24, 1917
8:45 A. M.

[17]
34.

THE GRAND VALLEY DRAINAGE DISTRICT. CERTIFICATE OF ELECTION. Nov. 23, 1917, Certificate of Milo B. Sharp, Secretary of said District, [District Seal], that at a special election legally held in said District on Nov. 17, 1917, for the purpose of submitting to the qualified electors of said District the question, "Shall the Board of Directors of THE GRAND VALLEY DRAINAGE DISTRICT be authorized to enter into the proposed contract with the United States of America?" [Said contract provides, in part, that the United States, in consideration of the benefits to be derived, agrees to pay to said District \$10,000, within thirty days after the signature of said contract, and the District agrees in accordance with a certain contract dated Dec. 13, 1915, to repay to the United States the sum of \$35,383, in ten equal annual installments, beginning Dec. 1, 1920, with interest on unpaid portion thereof, from date until paid, at 5% per annum]. The total number of votes cast were 720; 645 votes being cast in favor of and 75 votes against said question. Attached are specifications and map of said District, which map shows the District to be bounded on the North by the Stub Ditch, the Grand Valley Canal and the Kiefer Extension Ditch, and on the South by the Grand River.

No. 189257
FILED No. 1538
JUNE 6, 1923
11:35 A. M.

[18]
35.

THE GRAND JUNCTION DRAINAGE DISTRICT. RESOLUTION OR ORDER. June 6, 1923, WHEREAS, The 24th General Assembly of the State of Colorado enacted a law entitled "An Act to Create The Grand Junction Drainage District and to Define the Purposes and Powers Thereof;" which Act was approved by the Governor of the State of Colorado on March 20, 1923. The said Act provided that The Grand Junction Drainage District should become the successor to the Grand Valley Drainage District, with the same boundaries as The Grand Valley Drainage District, provided a sufficient remonstrance was not filed within 60 days from the time said Act went into effect. No such remonstrance has been filed or organization of said District has not been questioned. THEREFORE IT IS ORDERED, That The Grand Junction Drainage District is hereby declared organized as such the successor to The Grand Valley Drainage District and hereby assumes all valid indebtednesses of The Grand Valley Drainage District as well as the contract obligations with the United States of America; that the boundaries of The Grand Junction Drainage District are the same as the boundaries of The Grand Valley Drainage District. Certificate attached June 6, 1923, that at a meeting of the Board of Directors of The Grand Junction Drainage District, with Wm. Frey, J. H. Rankin and J. L. Warren, Directors, present, the above resolution was introduced and adopted, all Directors voting in favor. [Signed] Wm. Frey, President; James H. Rankin, Secretary; J. L. Warren, Director. [THE GRAND JUNCTION DRAINAGE DISTRICT SEAL].

No. 289774
FILED
Oct. 24, 1934
4:11 P. M.

[19]
36.

THE GRAND JUNCTION DRAINAGE DISTRICT. ORDER. July 20, 1915, Order of Board of County Commissioners of Mesa County, Colorado, authorizing the formation of The Grand Valley, now Grand Junction Drainage District and establishing the boundaries thereof. Property described in the caption to this continuation lying within said boundaries. Certificate of true copy attached Oct. 23, 1934, by E. W. Jordan, Clerk and Recorder of Mesa County, Colorado, by Fred A. Peck, Deputy. [MESA COUNTY SEAL].

37.

Jennie C. Proper,
to
G. W. Jones and
Fannie E. Jones.

WARRANTY DEED. \$1.00 and other good
and valuable considerations. #150084
Dated March 4, 1919. Book 233
Filed March 5, 1919, Page 410
at 2:00 o'clock P. M.

Conveys: Beginning 623.62 feet
West of the Center of Section 23, Twp. 1S. R. 1W. U. M. thence
North 391.5 feet, thence East 150 feet, thence South 391.8 feet,
thence West 150 feet to the place of beginning. Subject to a right
of way over a strip 40 feet wide along the South side for a roadway
in Mesa County, Colorado. (I R S \$.50)

Ack. March 4, 1919 by Jennie C. Proper, before Victor C. Garms,
Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires April 2, 1921.

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38:

G. W. Jones and
Fannie E. Jones
to
Willard A. Brown.

WARRANTY DEED. \$1.00 and other good
and valuable considerations. #161375
Dated April 30, 1920. Book 242
Filed May 15, 1920, Page 218
at 1:00 o'clock P. M.

Conveys: Beginning 623.62 feet
West of the center of Sec. 23, Twp. 1S. R. 1W. Ute Meridian, thence
North 391.5 feet, thence East 150 feet, thence South 391.8 feet,
thence West 150 feet to the place of beginning, subject to a right
of way over a strip 40 feet wide along the South side for a roadway
in Mesa County, Colorado. (IRS 50¢). Except 1920 taxes and there-
after.

Ack. April 30, 1920 by G. W. Jones and Fannie E. Jones before Harri-
ette J. Tobyne, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires March 3, 1923.

MARGINAL HOMESTEAD ENTERED May 15, 1920 at 4:40 o'clock P. M. by
Clara A. Brown, wife of Willard A. Brown. Signed in Presence of
Ella M. Gallupe, Deputy County Clerk. (#161385)

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39.

Willard A. Brown
to
Bertha Hart.

WARRANTY DEED. \$1.00 and love and
affection. #208391
Dated March 9, 1925. Book 279
Filed March 9, 1925, Page 530
at 4:30 o'clock P. M.

Conveys: Beginning 623.62 feet West of the center of Sec. 23, Twp.
1S. R. 1W. Ute Meridian, thence North 391.5 Feet, thence East 150
feet, thence South 391.8 feet, thence West 150 feet to the place of
beginning, in Mesa County, Colorado. Subject to a right of way for
road over the South 40 feet of said premises.

Ack. March 9, 1925 by Willard A. Brown before J. Ernest Leaverton,
Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Dec. 29, 1925.

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40.

Willard A. Brown and
Clara A. Brown, Hus-
band and wife.
to
United Investment Company,
a Corporation of Mesa
County, Colorado.

QUIT CLAIM DEED. \$1.00 and other
valuable consideration. #336751
Dated May 7, 1938. Book 345
Filed May 7, 1938, Page 330
at 11:45 o'clock A. M.

Quit Claims: Beginning 623.62 feet
West of the center of Sec. 23, Twp.
1S. R. 1W. Ute Meridian, thence
North 391.5 feet, thence East 150 feet, thence South 391.8 feet,
thence West 150 feet to the place of beginning, subject to a right
of way for a strip 40 feet wide along the South side of said real
estate above described, for a roadway, in Mesa County, Colorado.
(Correction Deed)

Ack. May 7, 1938 by Willard A. Brown and Clara A. Brown, husband
and wife, before Kana E. Gorham, Notary Public, Mesa County, Colo.
(N. P. Seal) Commission expires July 16, 1938.

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41.

Bertha Marshall, formerly
Bertha Hart.
to
United Investment Company,
a Corporation of Mesa
County, Colorado.

WARRANTY DEED. \$1.00 and other val-
uable considerations. #336752
Dated May 2, 1938. Book 370
Filed May 7, 1938, Page 448
at 11:56 o'clock A. M.

Conveys: Beginning 623.62 feet
West of the center of Sec. 23,
Twp. 1S. R. 1W. Ute Meridian, then-
ce North 391.5 feet, thence East 150 feet, thence South 391.8 feet,
thence West 150 feet to the place of beginning, in Mesa County, Colo-
rado. Subject to a right of way of a strip 40 feet wide along the
South side of said real estate above described, for a roadway.

(\$1.00 I. R. S.)
Ack. May 2, 1938 by Bertha Marshall, formerly Bertha Hart before R.
E. Steen, Notary Public, King County, Washington.
(N. P. Seal) Commission expires April 14, 1941.

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42.

United Investment Company.

ARTICLES OF INCORPORATION.
Dated August 31, 1927. #230529
Filed September 16, 1927, Filed.
at 11:05 o'clock A. M.

- Incorporators: E. D. Blodgett, Fred Mantey, William Murr.
1. Name: United Investment Company.
 2. Objects: To purchase, own, improve, sell, lease and deal in real property and personal property, to loan, and borrow money, (and other objects).
 3. Existence: 20 years.
 4. Capital Stock: \$90,000.00; 900 shares \$100.00 each.
 5. Directors: Three: (same as incorporators for first year)
 6. Principal Office: Grand Junction, Mesa County, Colorado and principal business in said County.
 7. Board shall have power to make by-laws.
 8. Cumulative voting shall be allowed.
 9. Stock in said Company shall be non-assessable.

Ack. August 31, 1927 by above incorporators before Ethel Handley,
Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires January 31, 1931.

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43.

United Investment Company,
A. C. Milne, Vice President,
Attest: W. D. Ela, Secretary,
(Corporate Seal); F. C. Martin,
Cecilia Evers, Mary Evers, Mary
Haggerty, Nellie Haggerty Shriver.

QUIT CLAIM DEED. \$1.00 #389484
Dated September 17, 1941. Book 395
Filed September 18, 1941, Page 402
at 3:48 o'clock P. M.

to
City of Grand Junction,
A municipal Corporation.
Quit Claims: Beginning at a point
623.62 feet West and 40 feet North
of the center of Sec. 23, Twp. 1S.
R. 1W. Ute Meridian, in the city
of Grand Junction, Colo-
rado; thence North 351.5 feet on
a line parallel to the East line
of Fifth Street, thence East 16 feet, thence South 351.5 feet to
the North line of Struthers Avenue, thence West 16 feet to the place
of beginning, to be used for street and alley purposes. (Granting
clause recites "United Investment Company, F. C. Martin, Cecilia
Evers and Mary Evers, Nellie Shriver, formerly Nellie Haggerty, and
Mary Haggerty").

Ack. September 18, 1941 by F. C. Martin, Cecilia Evers, Mary Evers,
Mary Haggerty and Nellie Haggerty Shriver, before Helen C. Tomlinson
Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Nov 28, 1942.

Ack. September 18, 1941 by A. C. Milne and W. D. Ela, respectively
as Vice President and Secretary, of United Investment Company, a
Colorado Corporation, before J. Ernest Leverton, Notary Public,
Mesa County, Colorado. (Consideration less than \$100.00).
(N. P. Seal) Commission expires January 3, 1942.

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44.

United Investment Company,
a corporation, by A. C.
Milne, Vice President,
Attest: W. D. Ela, Sec-
retary. (Corporate Seal)

to
J. C. Burns

WARRANTY DEED. \$10.00 and other
valuable consideration. #419662
Dated May 5, 1944. Book 429
Filed May 6, 1944, Page 106
at 9:51 o'clock A. M.

Conveys: Beginning 623.62 feet
West of the center of Sec. 23,
Twp. 13. R. 1W. U. M. thence North
391.5 feet, thence East 150 feet

thence South 391.8 feet, thence West 150 feet to the place of begin-
ning; together with all ditch rights belonging thereto; Subject to
a right of way for a strip 40 feet wide along the South side of said
real estate above described for a road way; Excepting from the above
tract hereby conveyed, a certain tract along the West side thereof,
the deed therefor being recorded in Book 395 at page 402 of the re-
cords of Mesa County, Colorado, in which the City of Grand Junction
is the grantee. Subject to special assessments for the year 1944
and thereafter. (I R S \$1.10).

Ack. May 6, 1944 by A. C. Milne, as Vice President and W. D. Ela as
Secretary of United Investment Company, a corporation before Ethel
McKissen, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires May 26, 1947.

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45.

J. C. Burns
to
William R. McKelvie.

WARRANTY DEED, \$1.00 and other good
and valuable consideration. #423121
Dated August 30, 1944. Book 428
Filed August 31, 1944, Page 366
at 12:03 o'clock P. M.

Conveys: Beginning 623.62 feet West of the center of Sec. 23, Twp.
13. R. 1W. U. M. Thence North 391.5 feet, thence East 150 feet,
thence South 391.8 feet, thence West 150 feet to the place of beg-
inning; together with all ditch rights belonging thereto: Subject
to a right of way for a strip 40 feet wide along the South side of
said real estate above described for a roadway; Excepting from the
above tract hereby conveyed, a certain tract along the West side
thereof the deed therefor being recorded in book 395 at page 402 of
the record of Mesa County, Colorado, in which the City of Grand
Junction is the Grantee. Subject to the 1944 taxes due and payable
in 1945 and all subsequent taxes and assessments. (IRS \$5.50).

Ack. August 30, 1944 before Maxine E. Brown, Notary Public, Mesa
County, Colorado. (N.P.Seal)

Commission expires June 12, 1945.

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46.

William R. McKelvie
to
David McAllister.

WARRANTY DEED. \$1.00 and other good
and valuable condiserations. #424948
Dated November 6, 1944. Book 428
Filed November 9, 1944, Page 521
at 10:17 O'clock A. M.

Conveys: Beginning 473.62 feet West of the center of Sec. 23, Twp.
13. R. 1W. U. M. thence West 75 feet, thence North 195.75 feet,
thence East 75 feet; thence South 195.8 feet more or less to the
place of beginning, in Mesa County, Colorado. Subject to the taxes
of 1945 and thereafter. (\$I. R. S. \$3.30)

Ack. November 6, 1944 before Orlo D. Williams, Notary Public, Mesa
County, Colorado. (N.P.Seal)

Commission expires January 20, 1948.

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47.

David McAllister
to
Public Trustee, Mesa
County, Colorado, for
use of William. R. McKelvie.

TRUST DEED. \$3100.00 #424949
Dated November 6, 1944, Book 429
Filed November 9, 1944, Page 4
at 10:18 o'clock A. M.

Conveys: Beginning 473.62 feet W
of the center of Sec. 23, Twp. 1S.
R. 1W. U. M. thence West 75 feet,
thence North 195.75 feet; thence East 75 feet; thence South 195.8
feet more or less to the place of beginning, in Mesa County, Colorado,
IN TRUST to secure his one note bearing even date herewith for the
principal sum of \$3100.00 payable to William R. McKelvie, Grand
Junction, Colorado, on or before November 1, 1952 after date, with
interest from date until maturity at the rate of 6% per annum, int-
erest payable monthly.

Ack. November 6, 1944, before Orlo D. Williams, Notary Public, Mesa
County, Colorado, (N.P. Seal) Commission expires January 20, 1948.

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STATE OF COLORADO.)
(ss.
COUNTY OF M E S A.)

MESA COUNTY-INDEPENDENT ABSTRACT CO. hereby certified that the fore-
going consisting of Forty-seven (47) entries, numbered One (1) to
Forty-seven (47) 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, up to November 13, 1944 at 8:00 9'clock A. M.
affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado.

November 13, 1944 at 8:00 o'clock A. M.

MESA COUNTY-INDEPENDENT ABSTRACT CO.

By R. B. Williams sp. Manager.

No. C-18549

Continuation of

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

to

All that part of the following described tract of land, to-wit: Beginning 473.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West, Ute Meridian, (in Mesa County, Colorado; Thence West 75 feet; thence North 195.75 feet; thence East 75 feet; thence South 195.8 feet more or less to the place of beginning, lying within the boundaries of Lot Seven (7) in Block Two (2) of South Fifth Street Subdivision, in the City of Grand Junction, Mesa County, Colorado.

From November 13, 1944 at 8:00 o'clock A. M.

-o---00---o-

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

48.

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 hereinafter 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

No. 48 continued

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 $\frac{5}{12}$ ', E 111.5', S 104 $\frac{5}{12}$ ', 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 $\frac{5}{12}$ ', E 111.5', S 75 $\frac{5}{12}$ ', W. to beg.	Lot 2, Block 2, South Fifth Street Subdivision.
Clara Brown W. L. Felmlee Balle Felmlee	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. Sect 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. 48 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 Jct. 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 Campuell, Sarafina Audino, Louis E. Lato, also known as Louis E. Latto, 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. Felmlae, Belle Felmlae, 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. Frita, City Manager, United States of America By John W. Spencer, Regional Forester, United States Forest Service, Lena Summers.

continued on next sheet

No. 48 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 respectively 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)

-o---00---o-

For Plat showing the location of the South Fifth Street Subdivision 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, See entry No. 49 on inside of yellow cover sheet at the end of this Abstract.

-o---00---o-

50. 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, consti-

tute 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---00---o-

51.

David McAllister
to
William R. McKelvie and
Katherine McKelvie
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 #556865
valuable considerations Book 563
Dated March 20, 1952 Page 134
Filed March 20, 1952
At 4:01 o'clock P. M.

Conveys: Lot 7 in Block 2 of South
Fifth Street Subdivision, Mesa County,
Colorado. EXCEPT subject to taxes for the
year 1952, payable in 1953, and all sub-
sequent taxes, and assessments. (IRS
\$4.95) /s/ David McAllister.

Ack. March 20, 1952 by David McAllister before Cecil S. Haynie, Notary Public,
Mesa County, Colorado.
(N. P. Seal)

Commission expires July 14, 1953.

-o---00---o-

52.

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

RELEASE DEED \$2.00 #556877
Dated March 20, 1952 Book 563
Filed March 21, 1952 Page 147
At 9:10 o'clock A. M.

Releases: Beginning 473.62 feet W of the
center of Sec. 23, Twp. 1S. R. 1W. U. M.,

thence W 75 feet, thence N 195.75; thence E 75 feet; thence S 195.8 feet more
or less to the place of beginning, in Mesa County, Colorado. From Deed of Trust
executed by David McAllister dated November 6, 1944, recorded November 9, 1944
in book 429 on page 4 to secure to William R. McKelvie the payment of the indebt-
edness. INDEBTEDNESS PAID. /s/ Burrell C. Reynolds, As the Public Trustee in
said County of Mesa.

Ack. March 20, 1952 by Burrell C. Reynolds, Public Trustee before Lena A. Williams,
Notary Public, Mesa County, Colorado.
(N. P. Seal)

Commission expires September 27, 1953.

-o---00---o-

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing
consisting of Five (5) Entries numbered from 48 to 52, both inclusive, constitu-
tes 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 November 13, 1944 at 8:00 o'clock A. M., up to March 21, 1952 at
9:11 o'clock A. M., affecting the title to the property described in the caption
hereof.

Dated at Grand Junction, Colorado.

March 21, 1952 at 9:11 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY

By Richard B. Williams
Manager.

-o---00---o-

A F F I D A V I T

BOOK 919 PAGE 646

STATE OF COLORADO)
) ss.
 COUNTY OF M E S A)

Tom E. Elder, a resident of Mesa County, Colorado, of lawful age, being first duly sworn upon his oath, deposes and says:

That he was acquainted with William R. McKelvie; that the said William R. McKelvie of his acquaintance, is the same and identical person as William Robb McKelvie mentioned in the Death Certificate attached hereto, the said William R. McKelvie, also known as William Robb McKelvie, having departed this life on March 17, 1967.

Affiant further states that the said William R. McKelvie, also known as William Robb McKelvie, was at the time of his death, the owner in joint tenancy with Katherine McKelvie of the following described properties, situate in Mesa County, Colorado, to-wit:

Beginning at a point 5 feet North of the SW Corner of Lot 15 in Block 12 of Orchard Mesa Heights, thence East 125 feet, thence North 45 feet, thence West 62½ feet, thence North 10 feet, thence West 62½ feet, thence South 55 feet to the point of beginning, Mesa County, Colorado.

Lots 4 and 5 in Block 108 in the City of Grand Junction, Mesa County, Colorado.

Lot 7 in Block 2 of South Fifth Street Addition to the City of Grand Junction, Mesa County, Colorado.

Lots 1 to 4, inclusive, in Block 8 and Lots 6 to 19, inclusive in Block 9 of Orchard Mesa Heights, Mesa County, Colorado.

Lots 5, 6, 7 and 8 in Block 2 of Artesia Heights, Mesa County, Colorado.

Beginning at the NE Corner of SW¼ SW¼ NW¼ of Section 25, Township 1 South, Range 1 West of the Ute Meridian, thence South 237 feet to the North right of way boundary of U. S. Highway No. 50, thence Northwesterly along the said right of way a distance of 90 feet for a point of beginning; thence Northwesterly along the North right of way of said Highway a distance of 90 feet, thence Northeasterly to a point on the North line of the said SW¼ SW¼ NW¼, that is 105 feet West of the Northeast Corner of said SW¼ SW¼ NW¼, thence East along said North line of the said SW¼ SW¼ NW¼, 50 feet, thence Southerly to the point of beginning, Mesa County, Colorado.

53 157805
 # 949733
 Page 646
 Book 919
 Time 10:18

FEB 20 1968

Undivided one-half interest in and to: Lots 16, 17, 18 and the E $\frac{1}{2}$ of Lots 19 and 20, all in Block 116 in the City of, Grand Junction, Mesa County, Colorado.

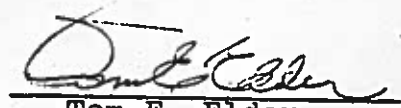
Lot 6 in Block 1 of Orchard Terrace Subdivision, Mesa County, Colorado.

No. 53
Cont.

Lots 1, 2, 3 and 4 in Block 2 of Artesia Heights, and all that part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 1 South, Range 1 West of the Ute Meridian, lying North of the U. S. Highway No. 50, EXCEPTING a tract of land described as follows: Beginning at the Northeast corner of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, thence South 237 feet to the North right of way boundary of U. S. Highway No. 50, thence Northwesterly along said right of way a distance of 180 feet, thence Northeasterly to a point on the North line of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, that is 105 feet West of the point of beginning, thence East 105 feet to the point of beginning, Mesa County, Colorado.

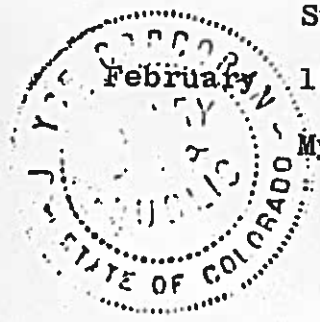
Beginning at the Northwest Corner of the East 6 acres of the West 25.5 acres of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, Township 1 South, Range 1 West of the Ute Meridian, thence East 198 feet, thence South 130 feet, thence West 198 feet, thence North 130 feet to the point of beginning, Mesa County, Colorado

Affiant further states that he has no record or other interest of any nature in the real estate hereinabove described.


Tom E. Elder

Subscribed and sworn to before me this 19th day of February 1968.

My commission expires:
12/30/1969




Notary Public

State of Colorado Recorded at 10:18 o'clock A.M. Feb 20 1968
County of Mesa ss. Reception No. 949734 *Fannie M. Dunbar* Recorder

FORM 17

STATE OF COLORADO
DEPARTMENT OF LAW

BOOK 919 PAGE 648

INHERITANCE TAX DIVISION

RELEASE OF INHERITANCE TAX LIEN

Estate of William R. McKelvie

Date of Death March 17, 1967

Gross Estate \$ 87,980.58

It appearing to the attorney general that it is not necessary to preserve the lien granted by the Colorado inheritance tax law against the hereinafter described real estate, in which the above named decedent had an interest, by virtue of the authority vested in me under the provisions of Sec. 138-4-61, CRS., 1953, I do hereby forever release and discharge the inheritance tax lien against the following described real estate, to-wit:

Beginning at a point 5 feet North of the SW corner of Lot 15 in Block 12 of Orchard Mesa Heights, thence East 125 feet, thence North 45 feet, thence West 62½ feet, thence North 10 feet, thence West 62½ feet, thence South 55 feet to the point of beginning, Mesa County, Colorado.

Held in joint tenancy with Katherine McKelvie.

Lots 4 and 5 in Block 108 in the City of Grand Junction, Mesa County, Colorado.

Held in joint tenancy with Katherine McKelvie.

Lot 7 in Block 2 of South Fifth Street Addition to the City of Grand Junction, Mesa County, Colorado.

Held in joint tenancy with Katherine McKelvie.

Dated at Denver, Colorado,

DUKE W. DUNBAR,
Attorney General of Colorado.

February 14, 1968

By *Neil Tasher*

NEIL TASHER,
Assistant Attorney General.

Note—This release must be recorded in the office of the clerk and recorder of the county in which the property is situate.

157806
54 # 949734 Page 648 Book 919 Time 10:18 FEB 20 1968

STATE OF COLORADO COUNTY OF MESA

RECORDED AT 10:18 O'CLOCK A.M.

FEB 20 1968

BOOK 919 PAGE 651

RECEPTION NO. 909737 ANNIE M. DUNSTON, REGISTRAR State of Colorado

State File No. _____

Registrar's No. 125 Dist. 150

CERTIFICATE OF DEATH

1. PLACE OF DEATH a. COUNTY Mesa		2. USUAL RESIDENCE (If deceased lived in institution, residence before admission) a. STATE Colorado b. COUNTY Mesa			
b. CITY, TOWN, OR LOCATION Grand Junction		c. LENGTH OF STAY IN 1b 27 years		c. CITY, TOWN, OR LOCATION Grand Junction	
d. NAME OF HOSPITAL OR INSTITUTION (If not in hospital, give street address) 447 Santa Clara Avenue		d. STREET ADDRESS 447 Santa Clara Avenue			
e. IS PLACE OF DEATH INSIDE CITY LIMITS? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		e. IS RESIDENCE INSIDE CITY LIMITS? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		f. IS RESIDENCE ON A FARM? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
3. NAME OF DECEASED Type or Print First Middle Last WILLIAM ROBB McKELVIE			4. DATE OF DEATH Month Day Year March 17, 1967.		
5. SEX male	6. COLOR OR RACE white	7. MARRIED <input checked="" type="checkbox"/> NEVER MARRIED <input type="checkbox"/> WIDOWED <input type="checkbox"/> DIVORCED <input type="checkbox"/>	8. DATE OF BIRTH June 2, 1883.	9. AGE (In years last birthday) 85 Months Days Hours Min	
10a. USUAL OCCUPATION (Give kind of work done during most of working life) Physician & Revisor.		10b. KIND OF BUSINESS OR INDUSTRY Ranching & Realty		11. BIRTHPLACE (State or foreign country) Humboldt, Illinois	
12. FATHER'S NAME James McKelevie		14. MOTHER'S MAIDEN NAME Annie McMichael		12. CITIZEN OF WHAT COUNTRY? U. S. A.	
15. WAS DECEASED EVER IN U. S. ARMED FORCES? (If yes, no or unknown, if yes, give unit or dates of service) No.		16. SOCIAL SECURITY NO. 522-40-5799		17. INFORMANT Mrs. Katherine McKelevie, Grand Junction, Col	
18. CAUSE OF DEATH (Enter only one cause per line for (a), (b), and (c)) PART I. DEATH WAS CAUSED BY IMMEDIATE CAUSE (a) Suicide by hanging.					INTERVAL BETWEEN ONSET AND DEATH
PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL DISEASE CONDITION GIVEN IN PART I (a)					19. WAS AUTOPSY PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
20a. ACCIDENT <input type="checkbox"/> SUICIDE <input checked="" type="checkbox"/> HOMICIDE <input type="checkbox"/>		20b. DESCRIBE HOW INJURY OCCURRED (Enter nature of injury in Part I or Part II of Item 18)			
20c. TIME OF INJURY Month, Day, Year 4 PM 3-17-67					
21a. INJURY OCCURRED WHILE AT WORK <input type="checkbox"/> NOT WHILE WORKING <input checked="" type="checkbox"/>		21b. PLACE OF INJURY (e.g. in or out of home, farm, factory, street, office, hotel, etc.) home.		21c. CITY, TOWN OR LOCATION Grand Junction	
21d. COUNTY Mesa		21e. STATE Colorado			
22a. SIGNATURE (Degree or title) Cecil R. Reinstein, M.D.		22b. ADDRESS 1111 1/2 E. Grand		22c. DATE SIGNED 2-18-68	
23a. NAME OF CEMETERY OR CREMATORY Masonic Cemetery		23b. DATE March 21, 1967		23c. LOCATION (City, town, or village) Grand Junction, Colorado.	
24. FUNERAL DIRECTOR Mortuary, Grand Junction, Colo.		25. DATE REC'D. BY LOCAL REG. March 20, 1967.		26. REGISTRAR'S SIGNATURE Annie M. Dunston	

STATE OF COLORADO
CITY OF GRAND JUNCTION
COUNTY OF MESA

I, Cecil R. Reinstein, M.D., Local Registrar of Vital Statistics for the City of Grand Junction and the County of Mesa, Colorado, do hereby certify that the above is a true, full, and correct copy of the certificate in my custody, and now on file in my office.

WITNESS my hand and seal at Grand Junction, in said State, this 18th day of July, A.D., 1967.

Cecil R. Reinstein, M.D.

Local Registrar of Vital Statistics

157809
55
949737
Page 651
Book 919
Time 10:18
FEB 20 1968

BOOK 944 PAGE 821
in the year of our Lord

THIS DEED, Made this 15th day of January

one thousand nine hundred and Fifty nine between

----- William R. McKelvie and Katherine McKelvie -----

of the County of Mesa and State of Colorado, of the first part, and
Frank H. Dunn and Wyse Perry.

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
Ten Dollars and other Valuable considerations ----- DOLLARS,

to the said part ies of the first part in hand paid by the said part ies of the second part, the
receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed,

and by these presents do es grant, bargain, sell, convey and confirm, unto the said part ies of the
second part ies 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:

----- Lot Seven (7) in Block Two (2) of South Fifth Street
Subdivision to the City of Grand Junction, Mesa County
Colorado.

State Documentary Fee
Date MAR 26 1970
\$. 42

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and
all the estate, right, title, interest, claim and demand whatsoever of the said part ies 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 part ies of the second part, their heirs and assigns forever. And the said part ies
of the first part, for their selves their heirs, executors, and administrators, do es covenant,
grant, bargain and agree to and with the said part ies of the second part, their heirs and assigns,
that at the time of the encasing and delivery of these presents being 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 as 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. Subject to the
taxes for 1959 and thereafter.

and the above bargained premises in the quiet and peaceable possession of the said part ies of the
second part, their heirs and assigns, against all and every person or persons lawfully claiming or to
claim the whole or any part thereof, the said part ies of the first part shall and will WARRANT AND
FOREVER DEFEND.

IN WITNESS WHEREOF, The said part ies of the first part ha ve hereunto set their

177647

56

Time 1:20 Book 944 Page 821 #985628

MAR 26 1970

STATE OF COLORADO,
County of Mesa ss.

I, William A Jones

a Notary Public in and for

said Mesa County, in the State aforesaid, do hereby certify that William R. McKelvie and Katherine McKelvie

who are personally known to me to be the

No. 56
Cont.

person s whose name 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 and deed for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of January, A. D. 19 59 .



, A. D. 19

William A Jones
Notary Public.

985523

WARRANTY DEED

TO

STATE OF COLORADO, **MESA** ss.
County of

I hereby certify that this instrument was filed for record in my office this day of

MAR 26 1970, A. D. 19

at 1:26 o'clock P. M., and duly recorded

in Book 944, Page 821

Annice M. Dunston
Recorder.

By Deputy.

Fees, \$ 200.35 4/2

Frank Dunn
1040 So-5th

Transamerica Title Insurance Co

A duly licensed and bonded abstractor, operating under certificate of authority granted by the State of Colorado, and whose bond is in force at the date of this certificate

Hereby Certifies

That the foregoing - 4 - entries numbered 53 to 56 constitute a true and correct abstract of all instruments on file or of record in the office of the County Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described real estate located in said Mesa County, Colorado:

From March 21, 1952 at 9:11 o'clock A. M.

All that part of the following described tract of land, to-wit: Beginning 473.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian; thence West 75 feet; thence North 195.75 feet; thence East 75 feet; thence South 195.8 feet, more or less, to the place of beginning, lying within the boundaries of Lot Seven (7) in Block Two (2) of South Fifth Street Subdivision, in the City of Grand Junction, Mesa County, Colorado.

Dated this 18th day of September, A.D., 1970, at 8 o'clock A.M.

Transamerica Title Insurance Co

By *Richard B. Williams*
Authorized Signature *RB*

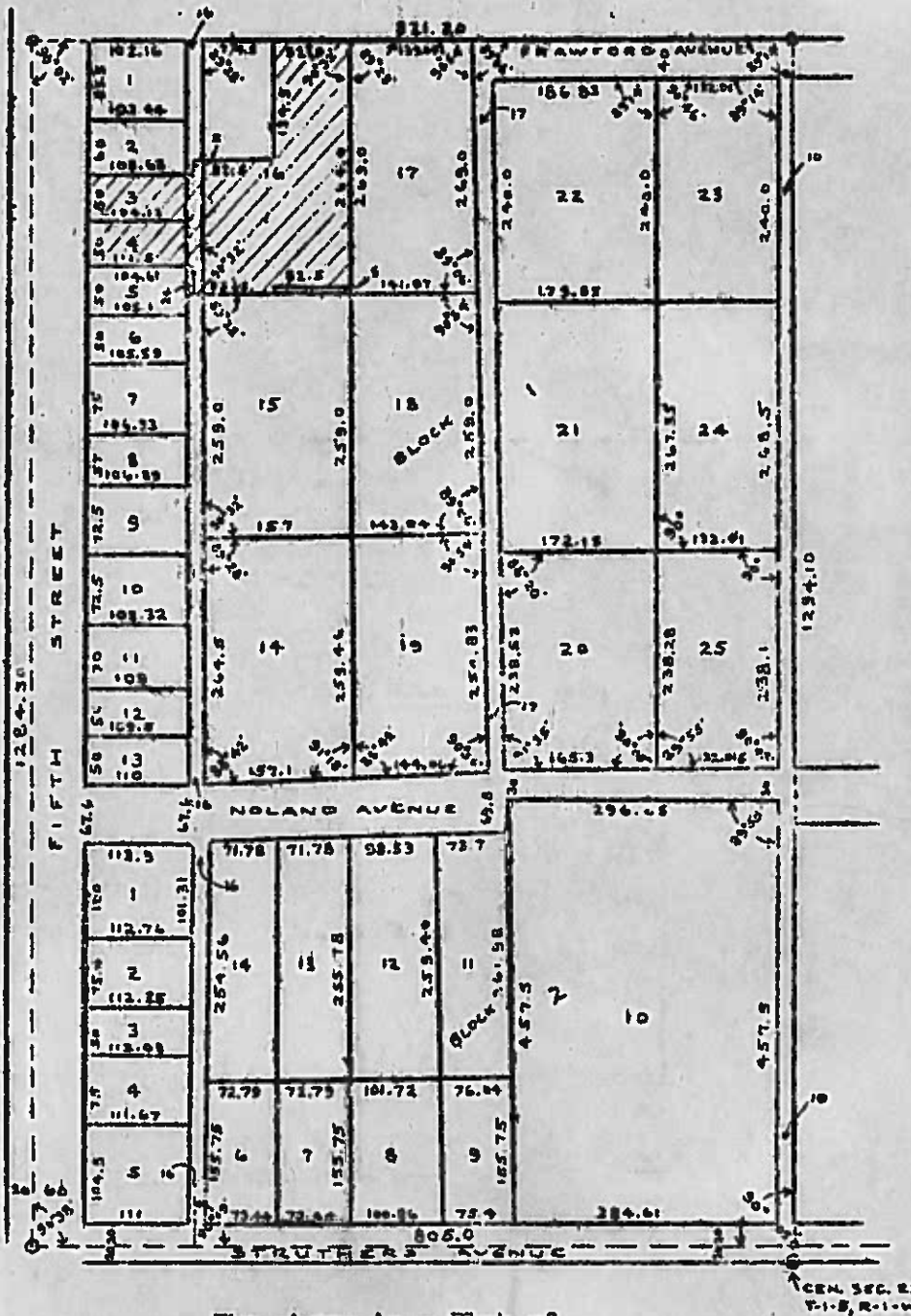


Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No. 75740

NO. 49.



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