

No. 95375

Abstract of Title To

Lot 23 in Nelm's Subdivision in the City
of Grand Junction, Colorado.

Issued by our office

Transamerica Title Insurance Company



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1317 Spruce Street
Boulder, Colorado 80302
(303) 443-7160

Eagle
Vail Professional Building
P. O. Box 1700
Vail, Colorado 81567
(303) 476-5922

El Paso
418 South Weber Street
Colorado Springs, Colorado 80903
(303) 634-3731

Jefferson
1675 Carr Street
Lakewood, Colorado 80215
(303) 234-1675

Larimer
151 West Mountain Avenue, P. O. Box 1100
Fort Collins, Colorado 80521
(303) 493-6464

Mesa
531 Road Avenue
Grand Junction, Colorado 81501
(303) 234-8234

Pitkin
600 East Main Street
P. O. Box 2230
Aspen, Colorado 81611
(303) 925-1766

Pueblo
627 North Main Street
Pueblo, Colorado 81003
(303) 543-0451

Routt - Jackson
507 Lincoln Street, P.O. Box 280
Steamboat Springs, Colorado 80477
(303) 879-1611

Weld
918 Tenth Street
Greeley, Colorado 80631
(303) 352-2283

AGENTS THROUGHOUT COLORADO

The WAGON WHEEL SURVEY



IN THE early 1860's, lands in Denver and the surrounding area were being claimed and divided among hundreds of pioneer settlers and gold seekers who were flooding into the Pike's Peak gold region. Many of these early Colorado settlers were not particular about how they measured and staked their new land claims, and often used what was commonly called a Wagon Wheel Survey. In order to measure their chosen property sites, a wagon was drawn up and a handkerchief, rag, or a piece of canvas was tied to a spoke of the wheel. Then the wagon was driven in the proper direction and the settler counted the number of times the cloth touched the ground

with each revolution of the wheel. When the distance along one boundary of the claim had been measured in this manner, the settler started toward another point... driving stakes as he went. This was continued until a squared-in area was marked. Quite often, the property lines widely deviated from a straight course... and such Wagon Wheel Surveys led many settlers into gun fights, lawsuits, and endless litigation over property boundaries and legal title to their claim. As a result, many Denver properties not only became actual battlefields but also focal points for costly legal frays which often ended in tragedy for the settler.

Fred J. Leonard, Receiver,
United States Land Office
Gunnison, Colorado

2.

to
W. J. Miller, Mayor of the Town
of Grand Junction, In Trust,
for the inhabitants thereof.

RECEIVER'S RECEIPT No. 132
Dated November 2, 1883
Filed November 5, 1883
at 9:00 o'clock A. M.

#1008
Book 10
Page 128

Received \$759.43, being in full for the SE $\frac{1}{4}$
Sec. 11, Twp. 1S, R. 1W. U.M., Colorado,
(and other land); being 607.55 acres at \$1.25
per acre. Subject to the right of way of
the Denver and Rio Grande Railroad and the
Denver, South Park and Pacific Railroad.

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United States
to

3.

William J. Miller, Mayor of
Grand Junction, Colorado, In
Trust for the several use and
benefit of the occupants of
the Townsite of Grand Junction.

PATENT No. 132
Dated June 13, 1893
Filed August 4, 1893
at 10:20 o'clock A. M.

#16960
Book 7
Page 517

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 at Gunnison, Colorado, whereby it
appears that full payment has been made by William J. Miller, Mayor as aforesaid,
in trust as aforesaid, according to the provisions of the Act of Congress of April
24, 1820 and acts supplemental thereto, for the SE $\frac{1}{4}$ Sec. 11, Twp. 1S. R. 1W. U.M.,
Colorado, (and other land), 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. and Denver, South Park and Pacific Railroad Companies.

(Signed)
(U. S. General Land
Office Seal)

By the President, Grover Cleveland
by M. McKean, Secretary, L. Q. C. Lamar,
Recorder of the General Land Office.

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Thomas B. Crawford, Commissioner,
W. H. Talbott, Mayor,
(Corporate Seal)

4.

to
George A. Crawford.

DEED \$312.00
Dated April 11, 1884
Filed April 12, 1884
at 2:00 o'clock P. M.

#1693
Book 7
Page 250

The Corporate authorities of the Town of
Grand Junction, party of first part, did on
November 2, 1883 enter at the proper Land
Office as a part of the Townsite of Grand Junction, the SE $\frac{1}{4}$ Sec. 11, Twp. 1S. R. 1W.
U.M., Mesa County, Colorado, (and other property). Subject to right of way of D.
& R. G. Ry. and D. S. P. & P. RR. in trust for the several use and benefit of the
occupants thereof, And, Whereas, W. J. Miller, Mayor of said Town on behalf of the
corporate authorities thereof did within 30 days after the entry aforesaid give
public notice of said entry by posting notices thereof in three public places with-
in said town and publishing notice in a newspaper published in said town once a
week for three successive weeks. Whereas 90 days since publication have expired
and whereas said corporate authorities did on October 30, 1882 appoint Thomas B.
Crawford a Commissioner to sell and convey any land or real estate thereafter to
be entered by said corporate authorities in trust for the several use and benefit
of the occupants thereof under the provisions of act of the General Assembly
approved March 1, 1861. Thomas B. Crawford has since qualified as Commissioner.
Conveys: SE $\frac{1}{4}$ Sec. 11, Twp. 1S, R. 1W. U.M.

Ack. April 11, 1884 by Thomas B. Crawford known to be Commissioner mentioned and
by W. H. Talbot known to be Mayor of Grand Junction before Henry R. Rhone, Notary
Public, Mesa County, Colorado. (Seal)

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5. Town of Grand Junction
to
Thomas B. Crawford, Commissioner

ORDINANCE
Filed May 7, 1884
at 4:10 o'clock P. M.

#1789
Book 10
Page 297

To appoint and authorize Thomas B. Crawford to act as a commissioner to sell and convey any lands or real estate within the corporate limits of the Town of Grand Junction which may hereafter be entered in any land office by the corporate authorities of said town. Be it ordained by the Board of Trustees of Town of Grand Junction:

Sec. 1. That Thomas B. Crawford 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 authorities of Town of Grand Junction in trust for several use and benefit of the occupants, upon such real estate under provision of Act of General Assembly of Colorado, Approved March 1, 1881, Approved October 20, 1882, Charles F. Shanks, Mayor, P. H. Westmoreland, Clerk and Recorder. Certificate May 7, 1884 by W. E. Shaffer, Recorder of Town of Grand Junction, that above and foregoing to be full, true and correct copy of ordinance appointing Thomas B. Crawford, Commissioner of deeds passed by Board of Trustees of said Town, October 30, 1882.

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6. George A. Crawford
to
Edward W. Rollins, Trustee,
Acting County Clerk, Mesa
County, Successor in Trust

TRUST DEED \$1.00
Dated August 25, 1886
Filed August 28, 1886
at 11:35 o'clock A. M.

#3929
Book 14
Page 403

Conveys:- SE $\frac{1}{4}$ Sec. 11, Twp. 1S. R. 1W. U.M. Mesa County, Colorado, less 6 acres described as follows: Beginning at a point 40 feet North of South Line of Sec. 11, Twp. 1S. R. 1W. U.M., said point of beginning being 80 feet North of NE corner Block 4, Grand Junction running North along West line of 9th Street extended 620 feet, West 400 feet to the East side of 8th Street extended; thence South to a point 80 feet North of NW corner Block 4 said town, thence East 400 feet to beginning. IN TRUST to secure note bearing even date herewith, payable to Thomas P. Dunbar, \$1500.00, May 1, 1891 after date with interest from date at 7% per annum, payable semi-annually.
Ack. August 28, 1886 before J. F. McFarland, Notary Public, Mesa County, Colorado.
(Seal)

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7. George A. Crawford
to
Edward W. Rollins, Trustee,
Acting County Clerk, Mesa
County, Successor in Trust

TRUST DEED \$1.00
Dated August 25, 1886
Filed August 28, 1886
at 11:45 o'clock A. M.

#3930
Book 14
Page 407

Conveys:- SE $\frac{1}{4}$ Sec. 11, Twp. 1S. R. 1W. U.M. Mesa County, Colorado, less 6 acres described as follows: Beginning at a point 40 feet North of the South line of Sec. 11, Twp. 1S, R. 1W. U.M. said point of beginning being 80 feet North of NE corner Block 4, Grand Junction; running North along West line of 9th Street extended 620 feet, West 400 feet to East side of 8th Street extended; thence South to a point 80 feet North of NW corner Block 4 of said Town; thence East 400 feet to beginning. IN TRUST to secure 10 notes of even date herewith for \$210.75 payable to Thomas P. Dunbar as follows: One for \$8.25 due November 1, 1886 and 9 others each for \$22.50 due respectively May 1, and November 1, 1887, 1888, 1889, 1890 and May 1, 1891.
Ack. August 28, 1886 before J. F. McFarland, Notary Public, Mesa County, Colorado.
(Seal)

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8. Edward W. Rollins, Trustee
to
George A. Crawford

RELEASE DEED \$1.00
Dated November 25, 1889
Filed December 4, 1889
at 1:30 o'clock P. M.

#8392
Book 4
Page 420

Releases:- SE $\frac{1}{4}$ Sec. 11, Twp. 1S. R. 1W. U.M. Mesa County, Colorado, less a certain parcel of land containing 6 acres described as follows: Beginning at a point 40 feet North of South line of Sec. 11, Twp. 1S. R. 1W. U.M., said point of beginning being 80 feet North of NE corner of Block 4, Grand Junction, as recorded in Book 1 of plats, page 1, Mesa County, thence North along the West line of 9th Street said town, if extended, 620 feet to a point, thence West 400 feet to East side of 8th Street of said town, if extended, thence South to a point 80 feet North of NW corner Block 4 said town, thence East 400 feet to place of beginning. From TWO DEEDS OF TRUST dated August 25, 1886 and recorded August 28, 1886 in Book 14 at Pages

No. 8 Continued.

403 and 407 of said Mesa County Records. Given to secure to Thomas P. Dunbar, payment of eleven notes. NOTES PAID. Request for release signed, The Rollins Investment Co., Present legal holders of said notes.

Ack. December 2, 1889 by Edward W. Rollins before Thomas H. Reynolds, Notary Public, Arapahoe County, Colorado.

(Seal)

Commission expires March 28, 1891

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9.

The Town of Grand Junction,
Plaintiff,
vs
George A. Crawford, Defendant

LIS PENDENS #7528
Filed June 12, 1889 Book 23
at 8:20 o'clock A. M. Page 484
State of Colorado, County of Mesa, SS
In District Court in and for said County
Notice is hereby given of Pendency of an

action in the District Court, Mesa County. The object and purpose of said action is to set aside a deed made April 11, 1884 by Thomas B. Crawford, Commissioner and H. W. Talbot, Mayor, before Henry R. Rhone, Notary Public, Mesa County, and recorded April 12, 1884. That the object in setting aside said deed is that said property described therein shall be appraised, advertised and sold for the uses and purposes and in the manner provided in Act of Congress and the proceeds applied to use and benefit of Town of Grand Junction. The lands to which title is sought to be affected by this action are SE $\frac{1}{4}$ Sec. 11, Twp. 1S, R. 1W. U.M.

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10.

No. 318, The Town of Grand Junction
vs
George A. Crawford

DISMISSAL OF SUIT #7709
Filed July 22, 1889 Book 23
At 4:40 o'clock P. M. Page 514
In District Court 7th Judicial District,
Colorado. John C. Bell, Judge. July 19, 1889

In this action on application by its attorneys it is ordered by the Court that this cause be and is hereby dismissed at costs of plaintiffs without prejudice. I hereby certify that the above is true copy of order of dismissal in above entitled action. Arthur P. Cook, Clerk. (Seal)

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11.

George A. Crawford
to
Boyd C. Packer

MORTGAGE DEED \$1.00 #8081
Dated October 21, 1889 Book 9
Filed October 22, 1889 Page 152
at 10:35 o'clock A. M.
Conveys:- SE $\frac{1}{4}$ Sec. 11, Twp. 1S. R. 1W. U.M.

except 6 acres more or less sold February 6, 1885, to Eliza M. Layton, lying between 8th and 9th avenues extended, the same being within the corporate limits of Grand Junction, to secure one note of even date \$7800.00.

Ack. October 22, 1889 before A. J. McCune, County Clerk, Mesa County, by Frank McClintock, Deputy. (No Seal)

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12.

Boyd C. Packer
to
George A. Crawford

RELEASE DEED \$1.00 #25181
Dated February 8, 1897 Book 60
Filed March 8, 1897 Page 1
at 4:00 o'clock P. M.
Releases:- SE $\frac{1}{4}$ Sec. 11, Twp. 1S. R. 1W. U.M.

Mesa County, Colorado, less 6 acres sold to Eliza M. Layton. From Mortgage dated October 21, 1889, recorded October 22, 1889 in Book 9 at page 152 of said Mesa County, Records. Given to secure to Boyd C. Packer, payment of note. George A. Crawford by C. B. Rich and M. L. Allison, Trustees, have paid note.

Ack. February 8, 1897 before Timothy S. Ramey, Notary Public, Mesa County, Colorado (Seal) Commission expires September 1, 1900.

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13. George A. Crawford, Deceased

LAST WILL AND TESTAMENT
Dated December 2, 1890
Filed April 22, 1891
at 10:40 o'clock A. M.

#11538
Book 27
Page 387

Hereby revoking all other wills made by me do make this my Last Will and Testament. I give and bequeath to my nephew Charles B. Rich and Monroe L. Allison both of Mesa County, Colorado, Trustees, and to the survivor of them and his or their successor or successors and assigns, all the property real, personal and mixed of which I may die possessed or to which I may be in any way entitled, of whatsoever the same may consist and wheresoever situate to have and to hold the same upon and for the following trusts and purposes, that is to say, upon Trust that upon my death my said trustees shall take immediate and full possession of all my said estate, collect all matters due the same, and manage, control and carry on the business in which I shall be engaged at the time of my death, for and during such period as they may see fit, except as hereinafter otherwise provided, and to improve, work, farm, lease, sell, mortgage, release, convey or otherwise dispose of any and all of my said property and upon such terms and conditions and at such times as to said trustee may seem well and expedient with full power and authority in such Trustee to pay all debts and settle all claims against my said estate and to execute all necessary and proper deeds and assurances, to release, convey and confirm the said property. Provided, however, that all my estate be sold, converted into money and the Estate settled within 10 years from date of my death, except as hereinafter provided. (Here follows disposition of personal property). And I hereby nominate and appoint the said Charles B. Rich and Monroe L. Allison, executors of my last will and ordain and request that they be allowed to act as such without bond. In testimony I have hereunto set my hand and seal this December 2, 1890.
George A. Crawford.

In the Matter of the Estate of
George A. Crawford, Deceased.

ORDER ADMITTING WILL TO PROBATE
State of Colorado, County of Mesa, SS
In the County Court of said County
In Probate January Term, 1891

This day comes Monroe Allison and makes due proof to the satisfaction of the Court of the death of said George A. Crawford, which Court orders of record, said Allison then presents an instrument purporting to be the last Will and testament of said George A. Crawford, deceased. Witnesses to signature of deceased to will appear who testify to execution of same. Also comes Charles B. Rich and Monroe L. Allison named in said will as Executors and subscribe to the oath required. The Court then ordered that said instrument be and hereby is declared to be proven as the last will and testament of George A. Crawford, deceased.

Signed: Wm. A. Marsh, Judge, County Court.

Certificate of true copies of Last Will and Testament of George A. Crawford, Deceased, and Order Admitting Will to Probate, attached April 21, 1891 by Wm. A. Marsh, Judge and acting Clerk of the County Court, Mesa County, Colorado.

(Seal)

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14. Capitol Hill Subdivision

DEDICATION
Dated October 15, 1898
Filed October 18, 1898
at 9:30 o'clock A. M.

#28174
Plat Book 2
Page 19

Know all Men by These Presents, That we, Charles B. Rich and Monroe L. Allison, Trustees of the Estate of Geo. A. Crawford, deceased, have laid out and platted the land described as follows: to-wit: The W $\frac{1}{2}$ SE $\frac{1}{4}$, the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the E $\frac{1}{2}$ NE $\frac{1}{4}$, Sec. 11, Twp. 1S. R. 1W. U.M., except a piece described as follows: Beginning at a point 80 feet N of the NE corner of Block 4, Town of Grand Junction, and running thence N 620 feet, thence West 400 feet, thence South 620 feet, thence East 400 feet to place of beginning, Also excepting the E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ said Sec. 11, under the name of Capitol Hill Subdivision, and we do hereby dedicate to the use of the Public forever, all streets and roads indicated on the above plat.

Witness our hands and seals this October 15, 1898.

Charles B. Rich, Trustee Monroe L. Allison, Trustee.

State of Colorado, County of Mesa, SS

I, J. H. Ramey, a Notary Public in and for said County and State aforesaid, do hereby certify that Charles B. Rich and Monroe L. Allison known to me to be the same persons who signed the above and foregoing plat and dedication appeared before me this day in person and acknowledged that they signed, sealed and delivered the same as their own free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and Notarial Seal, this October 15, 1898.

J. H. Ramey, Notary Public

Commission expires Feb. 25, 1899.

(Notarial Seal)

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15. Charles B. Rich, Trustee,
 Monroe L. Allison, Trustee,
 to
 James Guyer, Eugene Guyer
 and Charlotte Guyer George

DEED \$6200.00
 Dated October 15, 1898
 Filed October 18, 1898
 at 9:35 o'clock A. M.
 Charles B. Rich and Monroe L. Allison,
 Trustees named and constituted in and by
 last Will of George A. Crawford, deceased,

#28175
 Book 66
 Page 7

which Will was duly proved and allowed by Probate Court, of Mesa County, Feb. 5,
 1891 and Recorded in Book 27 page 387, do by virtue of powers given by said Will --
 - Convey: Lots 10 and 13 Capitol Hill Subdivision (and other property)
 Ack. October 15, 1898 by said Trustees of said Estate before J. H. Ramey, Notary
 Public, Mesa County, Colorado.
 (Seal)

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16. James Guyer, Eugene Guyer
 Charlotte Guyer George
 to
 Henry N. Patterson

WARRANTY DEED \$1000.00
 Dated December 1, 1900
 Filed December 11, 1900
 at 2:40 o'clock P. M.
 Conveys:- Lot 13 in Capitol Hill Subdivision
 Mesa County, Colorado.

#33121
 Book 71
 Page 571

Ack. December 1, 1900 by James Guyer and Eugene Guyer, before Chas. F. Ellis,
 Notary Public, Allegheny County, Penn. (Seal)
 Ack. December 8, 1900 by Charlotte Guyer George, before Hugh R. Hughes, Notary Public
 Arapahoe County, Colorado.
 (Seal)

Commission expires June 22, 1903.

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17. Henry N. Patterson
 to
 Public Trustee, Mesa County,
 Colorado, for use of W. E. Page

TRUST DEED \$1.00
 Dated April 1, 1916
 Filed April 1, 1916
 at 2:45 o'clock P. M.
 Conveys:- Beginning at the SW corner of Lot
 13 of Capitol Hill Subdivision, in Mesa
 County, Colorado, according to the recorded plat thereof, thence North 196½ feet
 along the West line of said Lot 13, thence East 545 feet, thence South 196½ feet
 to the South line of said Lot 13, thence West 545 feet along the South line of said
 Lot 13 to the place of beginning, being the W½ S½ Lot 13 of Capital Hill Subdivi-
 sion, and containing 2½ acres, more or less. Together with 4 shares of the Capital
 Stock of The Grand Valley Irrigation Company, in Mesa County, Colorado. IN TRUST
 to secure his note bearing even date herewith for the principal sum of \$1500.00
 payable three years after date with interest from date until due at 8% per annum
 payable semi-annually. Both principal and interest to draw interest after maturity
 at 12% per annum, payable monthly. Privilege is given of paying the principal be-
 fore maturity on any interest paying date by giving 3 months previous notice in
 writing.
 Ack. April 1, 1916 before J. Ernest Leaverton, Notary Public, Mesa County, Colorado
 (Seal) Commission expires Dec. 29, 1917.

#130929
 Book 206
 Page 240

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18. John G. McKinney, Public
 Trustee, Mesa County, Colorado
 to
 Henry N. Patterson

RELEASE DEED \$2.00
 Dated September 1, 1920
 Filed September 1, 1920
 at 3:15 o'clock P. M.
 Releases:- Beginning at the SW corner of Lot
 13 of Capitol Hill Subdivision in Mesa County,
 Colorado, according to the recorded plat thereof, thence North 196½ feet along the
 West line of said Lot 13, thence East 545 feet, thence South 196½ feet to the South
 line of said Lot 13, thence West 545 feet along the South line of said Lot 13 to
 the place of beginning, being the W½ S½ of Lot 13 of Capitol Hill Subdivision, and
 containing 2½ acres, more or less. Together with 4 shares of the Capital Stock of
 The Grand Valley Irrigation Company, in Mesa County, Colorado. From Deed of Trust
 dated April 1, 1916, recorded April 1, 1916 in Book 206 at page 240 given to secure
 to W. E. Page payment of his note. NOTE PAID.
 Ack. September 1, 1920 before Virginia O. Wallace, Notary Public, Mesa County, Colo.
 (N. P. Seal) Commission expires Feb. 5, 1921

#162861
 Book 236
 Page 287

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19. The Grand Valley Drainage District

CERTIFICATE OF ELECTION, Dec. 13, 1915 #128899
Filed Dec. 14, 1915
at 1:20 P.M.

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.

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20. The Grand Valley Drainage District

CERTIFICATE OF ELECTION #140900
Dated Nov. 23, 1917
Filed Nov. 24, 1917
at 8:45 A.M.

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 \$35,883, 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.

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21. The Grand Junction Drainage District

RESOLUTION OR ORDER #189257
Dated June 6, 1923
Filed No. 1538, June 6, 1923
at 11:35 A.M.

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).

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22. The Grand Junction Drainage District

O R D E R #289774
Dated July 20, 1915
Filed Oct. 24, 1934 at 4:11 P.M.

Order of Board of County Commissioners of Mesa County, Colorado, authorizing the formation of The Grand Valley, now The 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).

26. Ora Blanche Maxson,
Leo Eleanor Maxson,
Ava Anna Gale
to
Nealy L. Nelms

WARRANTY DEED \$1.00 #321195
Dated December 11, 1935 Book 364
Filed April 30, 1937 Page 129
at 11:25 o'clock A. M.

Conveys:- The S $\frac{1}{2}$ Lot 13, and the E $\frac{1}{2}$ N $\frac{1}{2}$ Lot 13 Capitol Hill Subdivision to the City of Grand Junction, Colorado, being in the SE $\frac{1}{4}$ Sec. 11, Twp. 1S, R. 1W. U.M., except the following described tract: Beginning at the SW corner of the above described Lot 13, thence North 176.5 feet, thence East 246.8 feet, thence South 176.5 feet, thence West 246.8 feet to point of beginning. Subject to taxes assessed for the year 1935 payable in 1936 which taxes party of the second part assumes and agrees to pay, and also all subsequent taxes. (IRS \$1.00)
Ack. December 16, 1935 by Ora Blanche Maxson, before R. L. Hope, Notary Public, Pinellas, Florida.

(N. P. Seal) Commission expires Feb. 4, 1939.
Ack. December 11, 1935 by Leo Eleanor Maxson and Ava Anna Gale, before Alvin E. Borschell, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Jan. 25, 1938

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

27. Leo Eleanor Maxson

AFFIDAVIT #338474
Filed June 20, 1938 Book 373
at 11:55 o'clock A. M. Page 88
State of Colorado, County of Mesa

Leo Eleanor Maxson, being duly sworn upon her oath deposes and says: That she is of the age of 59 years and has lived in Grand Junction, Mesa County, Colorado, since November 1903; that she is the identical Leo Eleanor Maxson named as a grantee in the warranty deed dated Aug. 31, 1920 recorded in Book 223, Page 343, of the Mesa County records, conveying to herself and Ora Blanche Maxson and Ava Anna Gale the following described property, to-wit: The S $\frac{1}{2}$ and E $\frac{1}{2}$ N $\frac{1}{2}$ of Lot 13 of Capitol Hill Subdivision more particularly described as follows, to-wit: Beginning at the SW corner of said Lot 13, thence North 196 $\frac{1}{2}$ feet, thence East 545 feet, thence North 196 $\frac{1}{2}$ feet, more or less, to the North line of said Lot 13, thence East 545 feet, more or less, to the NE corner of said Lot 13, thence South 393 feet to the SE corner of said Lot 13, thence West 1090 feet, more or less, to beginning. That she was personally acquainted with Rebecca A. Gore, the grantor in said deed and the said Rebecca A. Gore was the same and identical person as Rebecca Ann Gore whose certificate of death on Feb. 15, 1930, is shown at Book 351, page 429 of Mesa County records. Affiant further states that Ora Blanche Maxson, co-tenant with her in said warranty deed above referred to is the same and identical person as Blanche Maxson, who on Aug. 16, 1935, joined in the execution of a warranty deed to Ray A. Peterson for the following described property, to-wit: Beginning at the SW corner of Lot 13 Capitol Hill Subdivision, Mesa County, Colorado; thence North 176.5 feet, thence East 246.8 feet, thence South 176.5 feet, thence West 246.8 feet to beginning, containing one acre, more or less. The said tract lying in the SE $\frac{1}{4}$ Sec. 11, Twp. 1S. R. 1W. U.M., which deed is recorded in Book 349, page 382 of Mesa County records. Further affiant sayeth not.

Signed: Leo Eleanor Maxson,
Subscribed and sworn to June 15, 1938 before Irma Westgen, Notary Public, Mesa County, Colorado.

(N. P. Seal) Commission expires April 12, 1942.

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

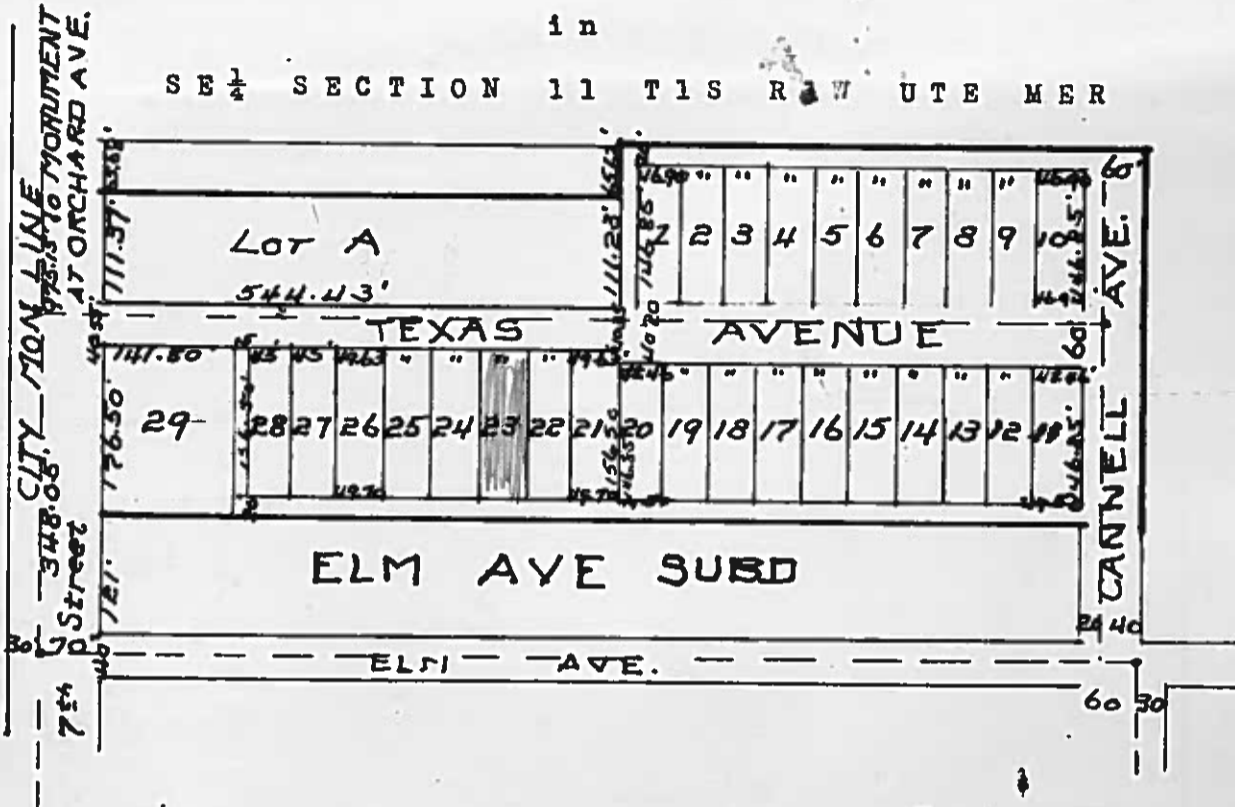
NELMS SUBDIVISION

#367856
 Book 6
 Page 9
 May 3, 1940
 4:20 P.M.

28.

part of
 LOT 13 CAPITOL HILL SUBDIVISION

in
 SE $\frac{1}{4}$ SECTION 11 T1S R1W UTE MER



KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Nealy L. Nelms, Ruth I. Treece and Paul G. Becker, being the owners of the following described land, to-wit: Lot 13 Capitol Hill Subdivision in the City of Grand Junction, Colorado, except the North One Third, of the North One Half, West One Half. Have laid out and platted Nelms Subdivision of said land and hereby dedicate the streets, avenues and alleys shown on this map to the use of the Public forever.

IN WITNESS WHEREOF, Nealy L. Nelms, Ruth I. Treece and Paul G. Becker have affixed their names.

(Signed) Nealy L. Nelms
 (Signed) Ruth I. Treece

STATE OF COLORADO)
 County of Mesa) S S

The foregoing instrument was acknowledged before me this 17th. day of April, 1940. My commission expires Nov. 2, 1942.

(Signed) Helen C. Tomlinson, Notary Public. (N.P. Seal)

(Signed) Paul G. Becker

STATE OF CALIFORNIA)
 County of Los Angeles) S S

The foregoing instrument was acknowledged before me this 29th. day of April, 1940. My commission expires September 1st., 1943.

(Signed) Lois Justine Jones, Notary Public
 (N.P. Seal) (Los Angeles, California)

I hereby certify that this is a true and correct plat of the above described land and the subdivision thereof.

(Signed) Roy L. George, Registered Surveyor. (Reg. Sur. Seal)

Recommended for approval, (Signed) Bruce Brownson. Approved by the Council of the City of Grand Junction, Colorado, this 17th. day of April, 1940. Attest (Signed) Helen Tomlinson, Clerk. (Signed) O. E. Boston, President of Council. (City of Grand Junction Seal)

29. Nealy L. Nelms
to
Max F. Kennedy and
Dorothy L. Kennedy,
not in tenancy in
common but in joint
tenancy, their assigns
and the heirs and assigns
of such survivor forever

WARRANTY DEED \$10.00 and other
valuable considerations .
Dated January 22, 1946
Filed March 18, 1946
at 2:11 o'clock P. M.
Conveys:- Lots 21, 22 and 23 in Nelms Sub-
division, as shown by the official plat
thereof, of record in the Office of the
Clerk and Recorder of Mesa County, Colorado.
(IRS \$1.10)

Ack. January 23, 1946 before Alvene W. Kemper, Notary Public, Mesa County, Colo-
rado. (N. P. Seal) Commission expires February 13, 1949.

#443061
Book 451
Page 321

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

814-46
RBLU
30.
O.K.
P.H.
OK
BH

30. Max F. Kennedy,
Dorothy L. Kennedy
to
Robert L. Truair

WARRANTY DEED \$10.00 and other
good and valuable considerations
Dated September 10, 1946
Filed September 10, 1946
At 1:35 o'clock P. M.
Conveys: Lot 23 in Nelms's Subdivision in the
City of Grand Junction; being a part of Lot 13 of Capitol Hill Subdivision in the
SE $\frac{1}{4}$ Sec. 11, Twp.1S. R.1W. U. M., Mesa County, Colorado, subject to general taxes
and special assessments due and payable in 1947, and thereafter, which the party
of the second part agrees to pay. (IRS \$7.70).

Ack. September 10, 1946 before Vienno V. Thompson, Notary Public, Mesa County,
Colorado. (N. P. Seal) Commission expires February 5, 1947.

#451268
Book 460
Page 106

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

31. Robert L. Truair
to
Public Trustee, Mesa County,
Colorado, for the use of Mesa
Federal Savings and Loan Associa-
tion of Grand Junction

TRUST DEED \$6550.00
Dated August 17, 1946
Filed September 10, 1946
At 1:36 o'clock P. M.
Conveys: Lot 23 in Nelms's Subdivision in
the City of Grand Junction; being a part of
Lot 13 of Capitol Hill Subdivision in the
SE $\frac{1}{4}$ Sec. 11, Twp.1S. R.1W. U. M., Mesa County
Colorado. IN TRUST to secure his note bearing even date herewith payable to Mesa
Federal Savings and Loan Association of Grand Junction for the sum of \$6,550.00
with interest from date on the unpaid balance at the rate of 4% per annum payable
monthly in advance. The said principal and interest shall be payable \$39.70 on
the first day of each month hereafter until paid and shall be applied, First, to
the payment of interest on the unpaid balance of the principal; Second, to the
payment at the option of the Association of taxes, assessments or insurance on
property covered by this Trust Deed and; Third, the remainder on principal. There
shall be a late charge equal to 4% of any installment more than 15 days delinquent.
(To create a reserve fund for taxes and insurance, party of the first part
agrees to pay concurrently with the above monthly payments the sum of \$10.00)

Ack. September 10, 1946 before Vienno V. Thompson, Notary Public, Mesa County,
Colorado. (N. P. Seal) Commission expires February 5, 1947.

#451269
Book 456
Page 285

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

32. Robert L. Truair
to
Robert L. Truair and E. Marceil
Truair, 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 \$1.00
Dated September 11, 1946
Filed September 11, 1946
At 3:00 o'clock P. M.
Conveys: Lot 23 in Nelms's Subdivision in
the City of Grand Junction; being a part of
Lot 13 of Capitol Hill Subdivision in the
SE $\frac{1}{4}$ of Sec. 11, Twp.1S. R.1W. U. M., Mesa
County, Colorado. Except Deed of Trust in the amount of \$6550.00 in favor of the
Mesa Federal Savings and Loan Association of Grand Junction, filed for record
September 10, 1946 in the office of the Clerk and Recorder of said Mesa County,
in Book 456 at Page 285 which said second parties agree to assume and pay.

Ack. September 11, 1946 before Richard B. Williams, Notary Public, Mesa County,
Colorado. (Seal) Commission expires June 19, 1948,

#451341
Book 461
Page 11

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STATE OF COLORADO)
) SS
COUNTY OF MESA)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Thirty-two (32) Entries numbered from 1 to 32 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 September 11, 1946 at 3:01 o'clock P. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

September 11, 1946 at 3:01 o'clock P. M.

THE MESA COUNTY ABSTRACT COMPANY

By R. B. Bellman Manager



OK
6-1-34
R. B. Bellman

THE
MESA COUNTY
ABSTRACT CO.
—
GRAND JUNCTION
COLORADO

ARCADIA BOND

No. C-24152

Continuation of

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

to

Lot Twenty-three (23) in Nelm's Subdivision in the City of Grand Junction, Mesa County, Colorado, being a part of Lot Thirteen (13) of Capitol Hill Subdivision in the Southeast Quarter of Section Eleven (11), Township One (1) South, Range One (1) West of the Ute Meridian, Mesa County, Colorado.

From September 11, 1946 at 3:01 o'clock P. M.

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33.

Robert L. Truair
and E. Marceil Truair
to
Public Trustee, Mesa County,
Colorado, for the use of Mesa
Federal Savings and Loan As-
sociation of Grand Junction

TRUST DEED \$6500.00 #602595
Dated June 2, 1954 Book 605
Filed June 3, 1954 Page 305

At 1:02 o'clock P. M.
Conveys: Lot 23, in Nelm's Subdivision
in the City of Grand Junction; being a
part of Lot 13 of Capitol Hill Subdivisi-
on in the SE 1/4 Sec 11, T. 1S, R. 1W. U.
M.; Mesa County, Colorado. IN TRUST to

secure their note bearing even date herewith for the principal sum of \$6,500.00 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 \$55.20, 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. 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, but 90 days advance interest shall be charged where the amount prepaid exceeds 20% of original principal amount of this note. To create a reserve fund for taxes and insurance, party of the first part agrees to pay concurrently with the above monthly payments the sum of \$21.80. 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/ Robert L. Truair, E. Marceil Truair.

Ack. June 2, 1954 by Robert L. Truair and E. Marceil Truair before Vienno V. Thompson, Notary Public, Mesa County, Colorado.

(N P. Sea 1)

Commission expires February 1, 1955.

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

34.

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

RELEASE DEED \$2.00 #602627
Dated June 3, 1954 Book 605
Filed June 3, 1954 Page 320

At 3:12 o'clock P. M.
Releases: All that property conveyed
in trust, in and by Document No. 451269,

the same being that certain Trust Deed executed by Robert L. Truair dated August 17, 1946, recorded September 10, 1946 in Book 456 on page 285 to secure to Mesa 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. June 3, 1954 by Burrell C. Reynolds, Public Trustee, before Lena A. Williams, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Sep. 23, 1957.

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

THE
MESA COUNTY
ABSTRACT CO.
GRAND JUNCTION
COLORADO

O.K. except
J.D. 33
P. 44

No 27504

Continuation of

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

to

Lot Twenty-three (23) in Nelms's Subdivision in the City of Grand Junction, Mesa County, Colorado, being a part of Lot Thirteen (13) of Capitol Hill Subdivision in the Southeast Quarter of Section Eleven (11), Township One (1) South, Range One (1) West of the Ute Meridian, Mesa County, Colorado.

From June 3, 1954 at 2:12 o'clock A.M.

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Robert L. Truair and E. Marceil Truair to G. Robert Guyton and Maebeth Guyton, 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 considerations Dated June 7, 1954 Filed April 7, 1955 At 10:40 o'clock A.M. CONVEYS: Lot 23 of Nelms Subdivision, together with automatic Washing Machine located in said premises; Mesa County, Colorado. Subject to the taxes for the year 1954, payable in 1955; subject to a Deed of Trust for the use of Mesa Federal Savings and Loan Association; (IRS \$9.35)

/s/ Robert L. Truair and E. Marceil Truair Ack. June 7, 1954 by Robert L. Truair and E. Marceil Truair, before Norman B Hotchkiss, Notary Public, Mesa County, Colorado (N.P. Seal) Commission expires September 30, 1954

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

G. Robert Guyton and Maebeth Guyton to Henry M. Fech and Frankie D. Fech, 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 considerations Dated April 1, 1955 Filed April 7, 1955 At 10:41 o'clock A.M. CONVEYS: Lot 23 of Nelms Subdivision in the City of Grand Junction, Mesa County Colorado. Subject to taxes and assessments for the year 1955 and thereafter (IRS \$10.45)

/s/ G. Robert Guyton and Maebeth Guyton Ack. April 6, 1955 by G. Robert Guyton and Maebeth Guyton, before Vienno V. Thompson, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires February 1, 1959

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

Henry M. Fech and Frankie D. Fech to Public Trustee, Mesa County, Colorado, for the use of the Mesa Federal Savings and Loan Association of Grand Junction Colorado

TRUST DEED \$6,500.00 Dated March 29, 1955 Filed April 7, 1955 At 10:42 o'clock A.M. #630452 Page 639 Book 271

CONVEYS: Lot 23 in Nelms's Subdivision City of Grand Junction; being a part of lot 13 of Capitol Hill Subdivision in the SE 1/4 Sec. 11, T.1S.R.1W.U.M., Mesa County Colorado. IN TRUST TO SECURE their note bearing even date herewith for the principal sum of \$6,500.00 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 \$55.25, on the first day of each month hereafter until paid and shall

continued on next page

35

36

37

No 37 Continued:

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. 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, but 90 days advance interest shall be charged where the amount prepaid exceeds 20% of original principal amount of this note. TO CREATE A RESERVE FUND for taxes and insurance parties of the first part also further agree to pay concurrently with the above monthly payments the sum of \$21.60. It is hereby stipulated and agreed that said property shall not be sold or contracted to be sold without the written consent of Association. Upon 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/ Henry M. Fech and Frankie D. Fech

Ack. April 6, 1955 by Henry M. Fech and Frankie D. Fech, before Vienno V. Thompson, Notary Public, Mesa County, Colorado

(N.P. Seal)

Commission expires February 1, 1959

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

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

RELEASE DEED \$2.00
Dated April 7, 1955 a
Filed April 8, 1955
At 11:31 o'clock A.M.

#630753
Book 639
Page 526

38

RELEASES: All that property conveyed
in trust in and by Document No 602595

the same being that certain deed of Trust executed by Robert L. Truair and E. Marcell Truair, dated June 2, 1954 and recorded June 2, 1954 in book 605 at page 305 to secure to Mesa Federal Savings and Loan Association of Grand Junction the payment of the indebtedness. INDEBTEDNESS PAID.

/s/ Birrell C. Reynolds, As the Public Trustee, in said County of Mesa

Ack. April 7, 1955 by Burrell C. Reynolds, Public Trustee, before Lena A. Williams, Notary Public, Mesa County, Colorado

(N.P. Seal)

Commission expires September 23, 1957

-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 Four (4) entries numbered from 35 to 38 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 June 2, 1954 at 3:12 o'clock P.M. up to April 8, 1955 at 11:32 o'clock A.M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

April 8, 1955 at 11:32 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY

BY Richard B. Williams
Manager

State of Colorado Recorded at 3:22 o'clock P.M. AUG 14 1964
 County of Mesa | St. Reception No. 872201 Annis M. D... 872 Clerk and Recorder

RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Knows All Men by These Presents, That, Whereas,

Henry M. Fech and Frankie D. Fech

of the County of Mesa, in the State of Colorado, by their certain DEED OF TRUST dated the 29th day of March, A. D. 1955, and duly recorded in the office of the County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 7th day of April, A. D. 1955, in book 639 of said County records, on page 271, conveyed to the Public Trustee in said County of Mesa, certain real estate in said Deed of Trust described in trust to secure to the order of

Mesa Federal Savings and Loan Association of Grand Junction

AND, WHEREAS, Said indebtedness has been paid and the purposes of said trust have been fully satisfied;

NOW, THEREFORE, At the request of the legal holder of the indebtedness secured by said Deed of Trust, and in consideration of the premises, and in further consideration of the sum of Two Dollars to me in hand paid, the receipt whereof is hereby acknowledged, I, as the Public Trustee in said County of Mesa, do hereby remise, release and quit-claim unto the present owner or owners of said real estate and unto the heirs, successors and assigns of said owner or owners forever, all the right, title and interest which I have in and to the said real estate, as such Public Trustee, in said Deed of Trust mentioned; and more particularly described as follows, to-wit:

All that property conveyed in trust, in and by Document No. 630452 as recorded in the office of the County Clerk and Recorder of said Mesa County, Colorado, in Book and at Page aforesaid.

situate, lying and being in the County of Mesa and State of Colorado.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the privileges and appurtenances thereunto belonging forever. And further, that the said Trust Deed is, by these presents, to be considered as fully and absolutely released, cancelled and forever discharged.

WITNESS my hand and seal, this 14th day of August, A. D. 1964.

Donald W. Kanaly
 As the Public Trustee in said County of Mesa.

STATE OF COLORADO, }
 County of Mesa, }

The foregoing instrument was acknowledged before me this 14th day of August, 1964

by Donald W. Kanaly as the Public Trustee in said County of Mesa, Colorado.
 Witness my hand and Official Seal.
 SEP 6 1965



Anna R. Williams
 Notary Public

The Public Trustee in said County of Mesa:

Please execute this release, the indebtedness secured by the above mentioned Deed of Trust having been fully paid

The legal holder of the indebtedness secured by said Deed of Trust

By

1212113
 Time 1:23 Book A72 Page 91A #872201
 AUG 14 1964

State of Colorado
County of Mesa

Recorded at 1155 Larimer St. W. FEB 24 1967

Reception No. 931926

BOOK 975

423

Comis M. Dunstons

HENRY M. FECH and FRANKIE D. FECH

whose address is Grand Junction
County of Mesa, and State of
Colorado

for the consideration of - - Ten
Dollars and other valuable consideration - -
in hand paid, hereby sell(x) and convey(s) to

FRANKIE D. FECH

whose address is Grand Junction
County of Mesa, and State of Colorado

the following real property in the
County of Mesa, and State of Colorado, to wit:

Lot Twenty-Three (23) of Nelsa Subdivision in
the City of Grand Junction;

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for the
year 1967, payable in 1968.

Signed this 23rd day of February, 1967

X Henry M. Fech
X Frankie D. Fech

STATE OF COLORADO,
County of MESA

The foregoing instrument was acknowledged before me this 23rd
day of February, 1967, by Henry M. Fech and Frankie D. Fech.

My commission expires 1/1/68
Witness my hand and official seal.



Henry Fech

Notary Acknowledgment - If by natural persons or persons here insert name or names. If by person acting in representative or
official capacity of an attorney-in-fact then insert name of person as executor, attorney-in-fact or other capacity or describe
title. If by officer of corporation, then insert name of each officer or officers, as the president or other officers of such cor-
poration, naming it.

1465043

Time 11:51 Book 905 Page 423 # 931926

REV. 11.10

FEB 24 1967

ABSTRACT CERTIFICATE

TRANSAMERICA TITLE INSURANCE COMPANY, 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 -2- entries numbered 39 to 40 constitute a true and correct abstract of all instruments on file or of record in the office of the Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described land subsequent to
June 3, 1954, at 3:12 o'clock P.M.

Description:

Lot Twenty-three (23) in Nelm's Subdivision in the City of Grand Junction, Mesa County, Colorado, being a part of Lot Thirteen (13) of Capitol Hill Subdivision in the Southeast Quarter of Section Eleven (11), Township One (1) South, Range One (1) West of the Ute Meridian, Mesa County, Colorado.

Date: November 7, 1977 at 8:00 A.M.

ORDER NUMBER 95375

Transamerica Title Insurance Company

By Karen Anderson
Authorized Signature



State of Colorado Recorded at
County of Mesa Reception No.

335 P
o'clock M.
1146871

NOV 18 1977
Earl Sawyer

BOOK 1127 PAGE 592
Recorder.

FRANKIE D. FECH, now known as FRANKIE
D. GINN and ROBERT F. GINN

whose address is Grand Junction
County of Mesa, State of

Colorado, for the consideration of
Ten Dollars and other valuable consideration
XOXENK in hand paid, hereby sell(s) and convey(s) to

State Documentary Fee
Date NOV 18 1977
290

FRANK M. DUNN and HOLLIS H. DUNN,

whose legal address is 2680 Capra Way
Grand Junction, County of
Mesa, and State of Colorado the following real property in the
County of Mesa, and State of Colorado, to wit:

Lot Twenty-Three (23) of Helms Subdivision in the
City of Grand Junction

also known as street and number

with all its appurtenances, and warrant(s) the title to the same, subject to 1977 general
taxes, payable in 1978, easements, restrictions and reservations
in use or of record.

Signed this day of, 19

Frankie D. Fech
Frankie D. Fech, now known as
Frankie D. Ginn
Robert F. Ginn

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this
of 1977, by Frankie D. Fech, now known as
Frankie D. Ginn.
My commission expires 11/24/78
and official seal.



Frankie D. Ginn
Notary Public

ABSTRACT CERTIFICATE

TRANSAMERICA TITLE INSURANCE COMPANY, 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 -1- entries numbered 41 to ---- constitute a true and correct abstract of all instruments on file or of record in the office of the Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described land subsequent to

Description: **November 7, 1977, at 8:00 o'clock A.M.**

Lot Twenty-three (23) in Nelm's Subdivision in the City of Grand Junction, Mesa County, Colorado, being a part of Lot Thirteen (13) of Capitol Hill Subdivision in the Southeast Quarter of Section Eleven (11), Township One (1) South, Range One (1) West of the Ute Meridian, Mesa County, Colorado.

Date: **November 21, 1977** at 8:00 A.M.

ORDER NUMBER **2-95375**

Transamerica Title Insurance Company

By _____
Authorized Signature

