

## Transamerica Title Insurance Co

### DIVISIONS

**Midwest Division**  
1720 California Street  
Denver, Colorado 80202  
(303) 534-9066

**California Division**  
1330 Broadway  
Oakland, California 94612  
(415) 835-4070

**Northwest Division**  
315 S.W. Fourth Avenue  
Portland, Oregon 97204  
(503) 222-9931

**Southwest Division**  
114 West Adams Street  
Phoenix, Arizona 85003  
(602) 262-0511

Owner 75745

Address

## Abstract of Title to

Lot 1 in Block 2 of South Fifth Street  
Subdivision in the City of Grand Junction,  
Mesa County, Colorado.

## Transamerica Title Insurance Co



A Service of  
Transamerica Corporation

## Transamerica Title Insurance Co

**EXECUTIVE OFFICE**  
1720 CALIFORNIA STREET, DENVER  
534-9066

**Adams County**  
1720 California Street, Denver  
534-9066

**Arapahoe County**  
2000 West Littleton Blvd., Littleton  
794-4255

**Boulder County**  
1317 Spruce Street, Boulder  
443-7160

**Denver County**  
1720 California Street, Denver  
534-9066

**Douglas County**  
2000 West Littleton Blvd., Littleton  
794-4255

**Jefferson County**  
7580 West Colfax Avenue, Lakewood  
237-1381

**Mesa County**  
531 Road Avenue, Grand Junction  
242-8234



(1682)

19858

660



# THE MESA COUNTY

## ABSTRACT COMPANY.

GRAND JUNCTION, COLO.

ESTABLISHED 1885.

INCORPORATED 1893.

The only Abstracters of Title in Mesa County, Colorado.

### ABSTRACT OF TITLE

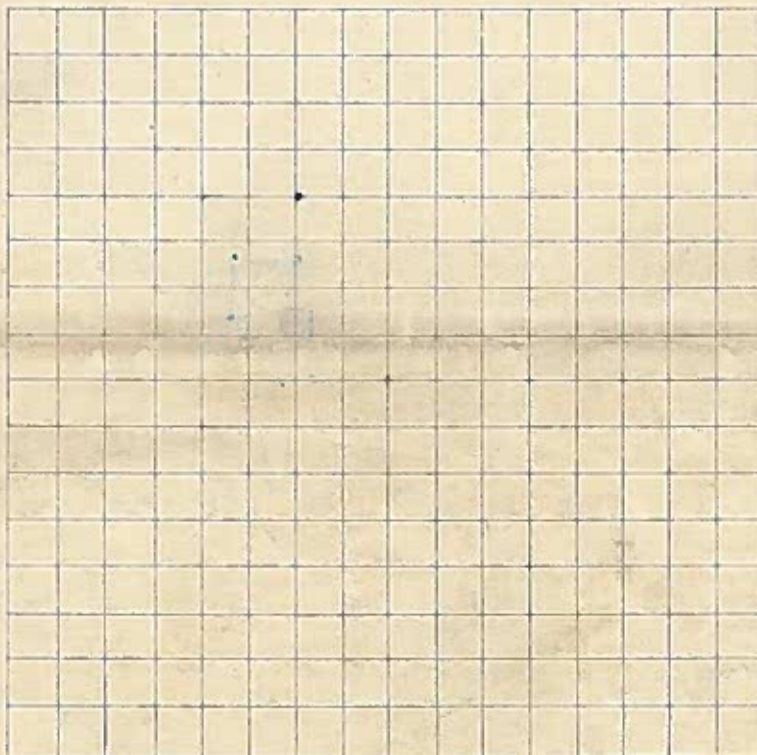
TO

*Tr 7-216*

Beginning at a point 744.62 feet west and 344.5/12 feet north of the center Stake of Section 23 Twp 1 South of Range 1 West of the Ute Mer; on the east line of 5th Street of the City of Grand Junction; thence east 111 1/2 feet; thence north 100 feet; thence west 111 1/2 feet; thence south 100 feet to the place of beginning.

SITUATE IN

### MESA COUNTY, STATE OF COLORADO.





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

William Green and  
Anna Green  
to  
Mrs Mary Haggerty

QUIT CLAIM DEED. Dec 28th, 1892 \$ 25.  
Conveys: 2 acres more or less described  
as follows: Beg at a point 40 rods  
west from the SE corner of the NW  $\frac{1}{4}$   
of Sec 23 Twp 1S of R 1W of the Ute M  
thence north 427 feet; thence west 204 feet; thence south 427 ft;  
thence east 427 feet to the place of beginning. Acknowledged Dec  
28th, 1882 before W J Miller Notary Public, Gunnison County Colo.  
(seal)

Book 1  
Page 273  
Mch 31, 1884  
9.30 A.M.

J A Layton  
to  
The Grand Junction Town and  
Improvement Company

WARRANTY DEED. Mch 29th, 1884. \$ 600.  
Conveys: Beg at a point 458.62 feet ~~xxx~~  
west of the center stake of Sec 23  
Twp 1S of R 1W of the Ute Meridian,  
thence west along the  $\frac{1}{2}$  line 165 ft;  
thence north 783 feet; thence east 165 feet; thence south 783 feet;  
& 625/1000 to the place of beginning. Acknowledged Mch 29th, 1884  
before Thomas B Crawford Notary Public, Mesa County Colorado ( seal

Book 3  
Page 45  
Dec 21, 1883  
3.30 P.M.

The Grand Junction Town Co  
by George A Crawford Pres-  
ident (seal)  
to  
J A Layton.

QUIT CLAIM DEED. Oct 11th, 1883. \$ 600  
Conveys: beg at a point 165 yds west  
of the SE corner of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$   
of Sec 23 Twp 1S of R 1W of the Ute M  
thence west 55 yds; thence north 264  
yds; thence east 55 yds; thence south  
264 yds to the place of beginning. Acknowledged Oct 10th 1883  
before James W Bucklin Notary Public, Mesa County Colorado (seal)

Book 7  
Page 241  
Mch 13, 1884  
5. P.M.

Thomas B Crawford  
Commissioner  
W J Miller  
Mayor  
to  
Mary Haggerty.

DEED. Mch 13th, 1884 \$ 17.79 Between  
the Corporate authorities of the Town  
of Grand Junction party of the first  
part, and Mary Haggerty party of the  
second part. Conveys: Beg at the SE  
corner of the N N Smith tract 464. 125/  
1000 feet due south from the center of  
the north boundary line of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Sec 23 Twp 1S of  
R 1W of the Ute Meridian; thence west 385.8 ft; thence south 420 ft;  
thence east 384 feet; thence north 420 feet to the place of beg.  
Also beginning at a point 623. 62 feet west of the center stake  
of Sec 23 Twp 1S of R 1W of the Ute Meridian, thence north 424.  
875/1000 feet; thence west 204 feet; thence south 424 1/10 feet;  
thence east 204 feet to the place of beginning. Acknowledged Mch  
13th 1884 by Thomas B Crawford Commissioner and W J Miller Mayor  
of Grand Junction before Henry R Rhone Notary Public, Mesa County  
Colorado ( seal).

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

United States Receiver  
to  
W J Miller Mayor of Town  
of Grand Junction.

RECEIVERS RECEIPT, No. 132 Nov 2nd  
1883 \$ 759.43 Being in full for the  
S  $\frac{1}{2}$  of NW  $\frac{1}{4}$  of Sec 23 Twp 1S of R 1W  
of the Ute Meridian ( and other land )  
(signed) Fred J Leonard Receiver  
Gunnison Colorado.

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

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

TRUST DEED. Mch 15th, 1884. \$ 1.00  
Given to secure her note of even date  
herewith for the sum of \$ 200.00 with  
interest at 2 % per month. Conveys  
Beg at the SE corner of the N N Smith  
tract 464. 125/1000 feet due south  
from the center of the north boundary line of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$   
of Sec 23 Twp 1S of R 1W of the Ute Meridian, thence west 385.8 ft;  
thence south 420 feet; thence east 385.8 feet; thence north 420  
feet to the place of beginning. Also beg at a point 623.62 feet  
west of the center stake of the Sec 23 Twp 1S of R 1W of the Ute  
Meridian, thence north 424.7/8 feet; thence west 204 feet; thence  
South 424.1/10 feet; thence east 204 feet to beg. Acknowledged Mch 15th  
1884 before J A Layton County Clerk, Mesa County Colorado (seal)



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

Contains Block

Book 10  
Page 297  
May 7, 1884  
4:30 p. m.  
(6/2)

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

Charles F. Shanks,

Approved, October 30, 1882.

Mayor.

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

(Seal)

Book 11  
Page 214  
August 21, 1885  
9:30 a. m.

The Grand Junction Town and Improvement Company. || Amended Certificate of the Grand Junction Town Company. Organized October 10, 1881.

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

Book 21  
Page 375  
February 1, 1887  
2 p. m.

The Grand Junction Town Company. ||

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

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



Book 4  
Page 72  
June 27, 1885  
10.30 A.M.

(7)

Henry F Barnard.  
to  
Mrs Mary Haggerty

RELEASE DEED. June 23rd, 1885. \$ 1.00  
Releasing trust deed dated Mch 15th  
1884, recorded Mch 15th, 1884 in Book  
3 at page 322 to secure to Wm T Perkins  
payment of note, note paid. Conveys: Beg at the SE corner of the  
N N Smith tract 466, 125/1000 feet due south of the center of  
north boundary line of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Sec 23 Twp 1S of R 1W  
of the Ute Meridian; thence west 385.8/10 feet; thence south 420  
feet; thence east 385.8/10 feet; thence north 420 feet to the  
place of beginning. Also beginning at a point 623.62 ft west of  
the center stake of Sec 23 Twp 1S of R 1W of the Ute Meridian,  
thence north 424.875/1000 feet; thence west 204 feet; thence  
south 424.1/10 feet; thence east 204 feet to the place of beg.  
Acknowledged June 23rd, 1885 before Frank D Andrew C.M.P. of Wayne  
County Mich, (seal) Clerks certificate attached.

Book 14  
Page 177  
June 16, 1885  
4.40 P.M.

(8)

Mary Haggerty  
to  
J O Bradish  
for the use of  
A B Clark.

TRUST DEED. June 16th, 1885. \$ 1.00  
Given to secure her note of even date  
herewith for the sum of \$ 275. payable  
3 years after date with interest there-  
on. Conveys: Beg at the SE corner of  
N N Smith tract 466, 125/1000 feet due  
south of the center of the north boundary line of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$   
of Sec 23 Twp 1S of R 1W of the Ute Meridian; thence west 385.8/10  
feet; thence south 420 feet; thence east 385.8/10 feet; thence  
north 420 feet to beginning. Also beg at a point 623.62 feet west  
of the center stake of Sec 23 Twp 1S of R 1W of the Ute Meridian,  
thence north  $\frac{1}{2}$  424,875/1000 feet; thence west 204 feet; thence south  
424.1/10 feet; thence east 204 feet to beg. ( and other land )  
Acknowledged June 16th, 1885 before J A Layton County Clerk Mesa  
County Colorado (seal) by Geo M Huskins deputy.

Book 4  
Page 108  
Mch 15, 1886  
3.35 P.M.

(9)

J O Bradish  
to  
Mary Haggerty

RELEASE DEED. Mch 15th, 1886 \$ 1.00  
Releasing trust deed dated June 16th  
1885, recorded June 16th, 1885 in Book  
14 at page 177 to secure to A B Clark  
payment of note, note paid. Conveys: Beg at a point on the north  
boundary line of said tract, where the same is intersected by  
the west line of 5th Street Grand Junction extended, said point  
being 1794 ft and 11 inches due south of the SE corner of Block  
162 Grand Junction; thence south on the extension of the west  
line of 5th Street 844 feet and 5 inches to a point on the south  
boundary line of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Sec 23 Twp 1S of R 1W of the  
Ute Meridia, thence due east on said south boundary line to the  
east line of the Haggerty tract; thence due north 844 feet and  
5 inches to the north boundary line of said Haggerty land; thence  
due west to the place of beginning. being all of that tract con-  
veyed by deed of trust lying east of the west boundary line of  
said 5th Street, as to the above described tract. Acknowledged Mch  
15th, 1886 before James W Bucklin Notary Public, Mesa County Colo.  
(seal).

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

10

The United States  
to  
W J Miller Mayor of Grand  
Junction.

PATENT. No. 132 Ute Series. June 13th  
1893. Conveys: the S  $\frac{1}{2}$  of NW  $\frac{1}{4}$  of Sec  
23 Twp 1S of R 1W of the Ute Meridian,  
(and other land) Subject to any vested  
and accrued water rights.



Book 66  
Page 395  
Aug 5, 1902  
11.15 A.M.

(11)

Morris Haggerty Guardian  
of the person and estate of  
Morris Haggerty Jr. and  
Frank Haggerty Minor heirs  
of Mary Haggerty deceased

to  
Albert Springer

GUARDIANS DEED. May 11th, 1901 \$ 100.  
Whereas on Dec 15th, 1897 the District  
Court of Mesa County Colorado made  
order of sale authorizing party of the  
first part to sell real estate of the  
above named minors, described in the  
order of sale, and being an undivided  
 $\frac{1}{2}$  interest in the real estate in the

order described, and by virtue of said order the party of the first part did on May 1st, 1901 at private sale offer for sale in separate parcels, and subject to confirmation by the Court, said real estate or any part thereof, and at said date second party became the purchaser of that portion hereinafter described, the same being a part of the real estate in the order of sale described, for \$ 100. being the best bid therefore, and County Court of Mesa County Colo to which this cause was transferred, upon report of the first party did May 11th, 1901 make order confirming sale, and directing conveyance to be made, and executed to second party of the interest of the said Minor in the real estate hereinafter described. Therefore in pursuance of the order of the District Court and in consideration of \$ 100.00 Conveys: an undivided  $\frac{1}{2}$  interest in the following tract: Beginning at a point 744.62 feet west and 344.5/12 feet north of the center stake of Sec 23 Twp 1S of R 1W of the Ute Meridian on the east line of 5th Street City of Grand Junction; thence north along the east line of 5th Street 100 feet; thence east 111 1/2 feet; thence south 100 feet thence west 111  $\frac{1}{2}$  feet to beginning. Acknowledged Aug 24th, 1901 before Ulysses G Ramey Notary Public, Mesa County Colorado ( seal ) Comm expires Feby 28th 1903.

Book 78  
Page 166  
Aug 5, 1902  
11.20 A.M.

(12)

Morris Haggerty  
to  
Albert Springer

WARRANTY DEED. May 11th, 1901 \$ 100.  
Conveys: an undivided  $\frac{1}{2}$  interest in  
Beg at a point 744.62 feet west and  
344. 5/12 feet north of the center

stake of Sec 23 Twp 1S of R 1W of the Ute Meridian, on the east line of 5th Street Grand Junction, thence north 100 feet; thence east 111  $\frac{1}{2}$  feet; thence south 100 feet; thence west 111  $\frac{1}{2}$  feet to the place of beginning. Acknowledged Aug 24th, 1901 before Ulysses G Ramey Notary Public, Mesa County Colorado ( seal ) Comm expires Feby 28th, 1903.

Book 78  
Page 167  
Aug 5, 1902  
11.22 A.M.

(13)

Albert Springer  
to  
John Edwards

WARRANTY DEED. Aug 22nd, 1901 \$ 360.00  
Conveys: beginning at a point 744.62  
feet west and 344.5/12 north of the  
center stake of Sec 23 Twp 1S of R 1W

of the Ute Meridian, on the east line of 5th Street of the City of Grand Junction; thence north 100 feet; thence east 111  $\frac{1}{2}$  feet; thence south 100 feet; thence west 111  $\frac{1}{2}$  feet to the place of beg. Acknowledged Aug 22nd, 1901 before S J DeLan Notary Public, Mesa County Colorado ( seal ) Comm expires Nov 21st, 1904.



Book 76  
Page 222  
Jan 16, 1904  
2.35 P.M.

(114)

John Edwards, and  
Elizabeth J Edwards (wife)  
to  
The Public Trustee  
for the use of  
The Mesa County Building  
and Loan Association.

100 feet : thence west  $111 \frac{1}{2}$  feet to the place of beg. Given to secure their note of even date herewith payable on or before 8 years after date for the sum of \$ 600.00 with interest thereon from date until paid at 1% per month, payable monthly in advance on the 3rd monday of each month. Acknowledged Dec 29th, 1903 before William A Marsh Notary Public, Mesa County Colorado ( seal ) Comm expires Jany 9th, 1905.

TRUST DEED, Dec 21st, 1903. \$1.00  
Conveys: beg at a point 744.62 feet west and  $344.5/12$  feet north of the center ~~sixth~~ stake of Sec 23 Twp 1S of R 1W of the Ute Meridian, on the east line of 5th Street of the City of Grand Junction; thence north 100 ft thence east  $111 \frac{1}{2}$  feet: thence south

The Mesa County Abstract Company hereby certifies that

*fourteen (14)* entries, numbered *1 to 14 inclusive*

is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk an

County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the caption,

or any part thereof, or the title thereto.

Dated at Grand Junction, Colorado, this *16th* day of

*Jany* 1904, at *2:40* o'clock *P.* M.

THE MESA COUNTY ABSTRACT CO.

By *Henry Nichols* MANAGER



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

Beginning at a point 744.62 feet West and 344.5/12 feet North of the center stake of Section 23, in Township 1 South, Range 1 West of the Ute P.M. on the East line of Fifth Street of the City of Grand Junction, thence East 111 1/2 feet, thence North 100 feet, thence West 111 1/2 feet, thence South 100 feet to the place of beginning, in Mesa County, Colorado.

From date January 16, 1904 at 2.40 PM.

15

J. O. Bradish, Trustee,  
-to-  
Mary Haggarty.

) Release Deed,  
Dated June 18, 1888,  
) Filed Aug. 25, 1903, 3 A.M.  
Con. \$1.00

Releases: Beginning at the SE Corner of N.N. Smith's Tract, 466. & 125/1000 feet due South from the center of the North boundary line of the SE 1/4 of NW 1/4 of Sec. 23, Twp. 1 S. R. 1 W. U.M., thence running West 385.3/10 feet, thence South 420 feet, thence East 385.5/10 feet, thence North 420 feet to the place of beginning. Also, beginning at a point 623.62 feet West of the center stake of Sec. 23, Twp. 1 S. R. 1 W. U.M. thence running North 424.875/1000 feet, thence West 204 feet, thence South 424.1/10 feet, thence East along the quarter Section line 204 feet to the place of beginning, containing 1.99/100 acres. (and other property) In Mesa County, Colorado. From trust Deed dated June 16, 1885, recorded June 16, 1885 in Book 14 at page 177 given to secure to A. B. Clark the payment of one note. Note paid.

(signed) J. O. Bradish -----  
Ack. June 13, 1888 by J. O. Bradish, --- before W. A. Marsh, a Notary Public of Mesa County, Colorado. ( N.P. Seal ) My Comm. expires Nov. 21, 1891. Book 122, Page 152.

16

Morris Haggarty, Jr., heir at  
law of May Haggarty, deceased, )  
-to-  
Morris Haggarty. )

) Warranty Deed,  
Dated Nov. 17, 1902,  
Filed Mar. 1, 1906, 3.40PM.  
) Con. \$1.00

Conveys: An undivided one-fourth interest in: Beginning at a point 466.125/1000 feet South from the center of the North boundary line of the SE 1/4 of NW 1/4 said Sec. 23, thence West 385.8/10 feet, thence South 420 feet, thence East 385.8/10 feet, thence North 420 feet to place of beginning. Also beginning at a point 623 and 62/100 feet West and 484 1/2 feet North of the center stake of said Sec. 23, thence East 111 1/2 -- more or less, thence North 220 1/2 feet, more or less, thence West 204 feet, thence South 424.1/10 feet, thence East 92 1/2 feet, thence North 494 1/2 feet, thence West to the place of beginning. In Mesa County, Colorado. (and other property)

(Signed) Maurice J. Haggarty Jr.  
Ack. May 29, 1903 by Morris Haggarty before R. T. Harris, a Notary Public of Weber County, Utah. ( N.P. Seal ) My Comm. expires Feb. 26, 1905. Book 109, Page 495.

52  
27 9



.....  
Frank Haggerty, heir at law  
of May Haggerty, deceased,

17

) Warranty Deed,  
Dated Feb. 26, 1906,  
Filed Mar. 1, 1906, 3.50 PM.  
) Con. \$1.00

-to-  
Morris Haggerty.

Conveys: An Undivided one-fourth part of : Beginning at a point <sup>SE 1/4 NW 1/4</sup>  
466.125/1000 feet South from the center of the North boundary line  
of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence West 385.8/10 feet,  
thence South 420 feet, thence East 385.8/10 feet, thence North  
420 feet to the place of beginning. Also, beginning at a point  
623.62/100 feet West and 494.1/10 feet North of the center stake of  
said Sec. 23, thence East 111.1/10 feet more or less, thence North  
220.1/10 feet more or less, thence West 204 feet, thence South 424.1/10  
feet, thence East 92.1/10 feet, thence North 494.1/10 feet to the place of  
beginning. ( and other property ) In Mesa County, Colorado.

Ack. Feb. 26, 1906 before Straud M. Logan, a Notary Public of  
Mesa County, Colorado. ( N.P. Seal ) My Comm. expires May 15, 1906.  
Book 109, Page 497.  
.....

Frank Haggerty, heir at law of  
Mary Haggerty, deceased,

18

) Warranty Deed,  
Dated Feb. 26, 1906,  
Filed Nov. 16, 1908, 3 PM.  
) Con. \$1.00

-to-  
Morris Haggerty.

Conveys: An undivided one-fourth part of : Beginning at a point  
466.125/1000 feet South from the center of the North boundary  
line of the SE 1/4 of NW 1/4 of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence  
West 385.8/10 feet, thence South 420 feet, thence East 385.8/10  
feet, thence North 420 feet to place of beginning. Also, begin-  
ning at a point 623.62/100 feet West and 494.1/10 feet North of the  
center stake of said Sec. 23, thence East 111.1/10 feet, more or less,  
thence North 220.1/10 feet, more or less, thence West 204 feet, thence  
South 424.1/10 feet, thence East 92.1/10 feet, thence North 494.1/10 feet  
to the place of beginning ( and other property ) In Mesa County,  
Colorado.

( This deed is re-recorded to correct error made in recording same  
when first recorded. )

( signed ) Frank Haggerty.

Ack. Feb. 26, 1906 by Frank Haggerty, before Straud M. Logan,  
a Notary Public of Mesa County, Colorado. ( N.P. Seal ) My Comm.  
expires Feb. 15, 1906.

Book 137, Page 182.  
.....



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

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

STATE OF COLORADO.)

SS. IN THE COUNTY COURT IN PROBATE, THE

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

ORDER AND DECREE.

NOW ON THIS 16TH DAY OF NOVEMBER, A.D. 1908 THE MATTER OF THE FINAL REPORT OF THE ADMINISTRATOR HEREIN AND THE FINAL SETTLEMENT OF SAID ESTATE AND THE DETERMINATION OF THE HEIRSHIP OF THE SAID ESTATE COMING ON TO BE HEARD AND IT APPEARING TO THE COURT THAT MARY HAGGERTY DIED AT GRAND JUNCTION, COLORADO, ON OR ABOUT THE 17TH DAY OF MARCH A.D. 1887 AND THAT SHE DIED LEAVING NO LAST WILL AND TESTAMENT AND THAT THEREAFTER LETTERS OF ADMINISTRATION WERE DULY ISSUED TO MORRIS HAGGERTY ON THE 26 DAY OF FEBRUARY, 1891; THAT THEREAFTER NOTICE OF ADJUSTMENT DAY WAS DULY PUBLISHED ACCORDING TO LAW AND AN ADJUSTMENT DAY HAD IN SAID ESTATE; THAT THEREAFTER AND ON, TO WIT, THE 13TH DAY OF OCTOBER, 1908 THE SAID MORRIS HAGGERTY PRESENTED HIS PETITION FOR FINAL SETTLEMENT AND AS ONE OF THE HEIRS AT LAW OF THE SAID MARY HAGGERTY, DECEASED, PRESENTED HIS PETITION TO DETERMINE THE HEIRSHIP IN THE SAID ESTATE, IN WHICH IT IS SET FORTH THAT THE SAID MARY HAGGERTY DIED LEAVING AS HER SOLE AND ONLY HEIRS AT LAW THE SAID MORRIS HAGGERTY, WHO WAS HER HUSBAND DURING HER LIFE-TIME; ALSO A SON MORRIS HAGGERTY JR., ALSO KNOWN AS MAURICE J. HAGGERTY JR.,; AND ALSO A SON, FRANK HAGGERTY, SAID MAURICE J. HAGGERTY JR., BEING NOW OF THE AGE OF TWENTY SIX YEARS AND FRANK HAGGERTY BEING OF THE AGE OF TWENTY-FOUR YEARS; AND IT FURTHER APPEARING TO THE COURT THAT ALL OF SAID HEIRS AT LAW HAVE BEEN DULY SERVED WITH NOTICE TO DETERMINE HEIRSHIP, AS REQUIRED BY LAW AND NOTICE OF THE FINAL SETTLEMENT OF THE SAID ESTATE, AND IT FURTHER APPEARING TO THE COURT THAT SAID NOTICE OF FINAL SETTLEMENT AND TO DETERMINE HEIRSHIP HAS BEEN DULY PUBLISHED AS REQUIRED BY LAW AND TO NECESSARY PROOF OF PUBLICATION ON FILE IN THIS OFFICE, AND THE COURT HAVING, ON THIS 16TH DAY OF NOVEMBER, 1908, HEARD THE TESTIMONY IN OPEN COURT IN REGARD TO THE MATTER OF HEIRSHIP OF SAID ESTATE AND OTHER MATTERS INCIDENT THERETO, AND THE COURT BEING WELL ADVISED IN THE PREMISES, DO TH FIND AS FOLLOWS, TO-WIT:

THAT THE SAID MARY HAGGERTY, DIED ON OR ABOUT THE 17TH DAY OF MARCH, A.D. 1887 IN GRAND JUNCTION, COLORADO, LEAVING NO LAST WILL AND TESTAMENT; THAT HER SOLE AND ONLY HEIRS AT LAW WERE THE FOLLOWING: MORRIS HAGGERTY, HUSBAND, MORRIS HAGGERTY, JR., ALSO KNOWN AS MAURICE J. HAGGERTY, JR., A SON, WHO IS NOW OF THE AGE OF TWENTY-SIX YEARS, AND FRANK HAGGERTY, A SON, NOW OF THE AGE OF TWENTY FOUR YEARS. THE COURT DO TH FURTHER FIND THAT ALL CLAIMS AND DEBTS FILED AGAINST SAID ESTATE AND THE COSTS OF THE ADMINISTRATION HEREIN HAVE BEEN PAID AND SATISFIED IN FULL. AND THE COURT DO TH ORDER THAT THE FINAL REPORT OF THE ADMINISTRATOR HEREIN BE APPROVED; THAT THE SAID ADMINISTRATOR BE DISCHARGED FROM ANY FURTHER DUTIES AS ADMINISTRATOR OF THE SAID ESTATE AND THAT THE SAID ADMINISTRATOR AND THE SURETIES ON HIS BOND BE DISCHARGED THEREFROM. AND THE COURT DO TH DECREE THAT THE SAID MARY HAGGERTY DIED LEAVING AS HER SOLE AND ONLY HEIRS AT LAW, MORRIS HAGGERTY, HER HUSBAND, MORRIS HAGGERTY, JR., ALSO KNOWN AS MAURICE J. HAGGERTY, JR., A SON AND FRANK HAGGERTY, A SON.  
DONE IN OPEN COURT THIS 16TH DAY OF NOVEMBER, A.D. 1908.  
BY THE COURT. WALTER S. SULLIVAN, JUDGE.

(OVER)



STATE OF COLORADO, )  
COUNTY OF MESA. ) SS

I, THEO. W. PRIMROSE, CLERK OF THE COUNTY COURT OF THE COUNTY OF MESA AND STATE OF COLORADO, DO HEREBY CERTIFY THE ABOVE AND FOREGOING TO BE A FULL, TRUE AND CORRECT COPY OF THE DECREE OF FINAL SETTLEMENT IN THE ESTATE OF MARY HAGGERTY, DECEASED AS THE SAME APPEARS OF RECORD IN MY OFFICE. **WITNESS MY HAND AND SEAL THIS 16TH DAY OF NOVEMBER, A.D. 1908. (Co. CRT. SEAL)** THEO. W. PRIMROSE, CLERK. By CORA MAY LEWIS, Deputy Clerk and Recorder of Mesa County, Colorado, in Book 119 Page 254

Benton Canon, Public Trustee, of Mesa County, Colorado, -to- John Edwards and Elizabeth Edwards. Release Deed, Dated July 8, 1912, Filed July 8, 1912, 4.30 PM. Con. \$2.00

Releases: All that area of land, beginning at a point 744.62 feet West and 344.5/12 feet North of the center stake of Sec. 23, Twp. 1 S. R. 1 W. U.M. on the East line of 5th Street in the City of Grand Junction, thence North 100 feet, thence East 111 1/2 feet, more or less, thence South 100 feet, thence West 111 1/2 feet, more or less, to the place of beginning. In Mesa County, Colorado. From Trust deed dated Dec. 21, 1903, recorded Jan. 15, 1904 in Book 76 at Page 222, given to secure to The Mesa County Building and Loan Association payment of their note. Note Paid. Ack. July 8, 1912 before John G. McKinney, a Notary Public of Mesa County, Colorado. ( N.P. Seal) My Comm. expires April 3, 1914. Book 173, page 123.

State of Colorado, )  
County of Mesa. ) ss. In the District Court.  
Maurice J. Haggerty, Plaintiff )  
-vs- ) Notice. Lis Pendens.  
Morris Haggerty and Mary H. Haggerty. Defendants. )

Notice is hereby given that an action has been commenced and is pending in the above named court upon a complaint of the above named plaintiff against the above named defendants. That the object of said action is to have declared void a certain deed from the plaintiff to the defendant, Morris Haggerty, recorded in the Office of the County Clerk and Recorder of Mesa County, Colorado on March 1, 1906 in Book 109 Page 495. And that the plaintiff be found and declared the owner in fee simple of an undivided one-fourth interest in and to the following real estate, to-wit: ( here follows a description of land which does not affect the land described in the caption of this continuation). And also that an accounting be taken of the rents, issues and profits derived by the defendant Morris Haggerty on the said real estate since March 17, 1887 and also of the receipts derived by the said defendant from the sale of certain other real estate and also for the costs of the said action.

Bucklin & Tupper, Plaintiffs Attys.  
Dated at Grand Junction, Colo. Sept. 6, 1911. Book 153, Page 414.



.....

The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of Seven Entries, numbered from 15 to 21 inclusive) is a full and complete abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption of this continuation, subsequent to January 16, 1904 at 2.40 PM.

Dated at Grand Junction, Colorado, November 16, 1914 at 8 A.M.

THE COLORADO ABSTRACT AND TITLE COMPANY

Per

*Ernest Leaverton*

President.

















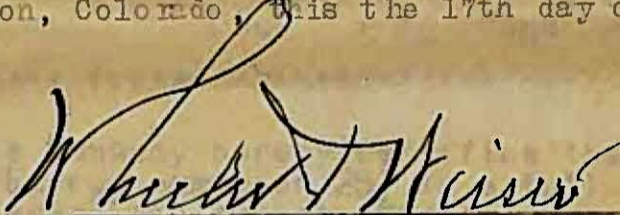
A T T O R N E Y S C E R T I F I C A T E

We do certify that we have this day examined from the foregoing official Abstracts of Title of the Mesa County Abstract Company, and the Colorado Abstract & Title Company, consisting of twenty-four (24) entries as extended to the 16th day of February, 1915, the title to the following described tract of land, to-wit:

Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Section 23, Township 1 South of Range 1 West Ute Meridian on the East line of Fifth Street, Grand Junction, Colorado; thence North 100 feet; thence East 111 1/2 feet; thence South 100 feet; thence West 111 1/2 feet to the place of beginning, situate in the City of Grand Junction, County of Mesa and State of Colorado.

And that from examination of said official Abstracts of Title, we find the title to said property vested in fee simple in R. J. Meyer, free and clear of any liens or encumbrances whatsoever as shown by the said Abstracts of Title, except the reservations for rights of way across said land as reserved in the Patent to the same as shown at Caption ten of said Abstract.

Dated at Grand Junction, Colorado, this the 17th day of February, 1915.

  
Attorneys at Law

This Certificate is made for the use and benefit of Frank R. Hall.



ABSTRACT OF TITLE  
TO

Beginning at a point 744.62 feet West and 344.5/12 feet North of the center stake of Section 23, in Township 23, Township 1 South, Range 1 West of the Ute P.M., on the East line of 5th Street of the City of Grand Junction, thence North 100 feet, thence East 111 1/2 feet, thence South 100 feet, thence West 111 1/2 feet to the place of beginning, in Mesa County, Colorado.

From date February 16, 1915 at 3.30 P.M.

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25

R. J. Meyer, ) Trust Deed,  
-to- ) Dated April 1, 1915,  
The Public Trustee of Mesa ) Filed April 2, 1915, 10.40AM  
County, Colorado, for the use of ) Con. \$1.00  
M.M. Cottingham. )

Conveys: Beginning at a point 744.62 feet West and 344.5/12 feet North of the center of Sec. 23, Twp. 1 S. R. 1 W. U.M. on the East line of Fifth Street, Grand Junction, Colorado, thence North 100 feet, thence East 111 1/2 feet, thence South 100 feet, thence West 111 1/2 feet to place of beginning. In Mesa County, Colorado. To secure one note bearing even date herewith payable April 1, 1917 for the Principal sum of \$500.00 with interest from date until maturity at 8% per annum payable semi-annually, in accordance with 4 interest notes attached to Principal note, each for the sum of \$20.00 on the first days of October and April of each year, all of even date herewith. Both Principal and interest to bear interest at the rate of 12% per annum after maturity.

Ack. April 1, 1915 before Victor C. Garms, a Notary Public of Mesa County, Colorado. ( N.P. Seal ) Comm. expires April 2, 1917.  
Book 206 Page 25

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The Colorado Abstract and Title Company hereby certifies that the foregoing ( consisting of One Entry, numbered 25 ) is a full and complete abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption of this continuation, subsequent to February 16, 1915 at 3.30 P.M.

Dated at Grand Junction, Colorado, April 2, 1915 at 10.41 A.M.

THE COLORADO ABSTRACT AND TITLE COMPANY

*Ernest Heaverton*  
President.











TO

BEGINNING AT A POINT 744.62 FEET WEST AND 344.5/12 FEET NORTH OF THE CENTER STAKE OF SEC. 23, TWP. 1 S. R. 1 W. UTE P.M., ON THE EAST LINE OF FIFTH STREET OF THE CITY OF GRAND JUNCTION, THENCE EAST 111 1/2 FEET, THENCE NORTH 100 FEET, THENCE WEST 111 1/2 FEET, THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, IN MESA COUNTY, COLORADO.  
FROM DATE NOVEMBER 21, 1917 AT 8 A.M.

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(31)  
CHARLES A. SMITH, ) WARRANTY DEED (UTAH FORM)  
- TO - ) DATED MAY 15 1918  
MRS. MOLLIE BAILEY ) FILED APRIL 19, 1920, 4 PM  
\$10.00

CONVEY AND WARRANT: BEGINNING AT A POINT 744.62 FEET WEST AND 344.5/12 FEET NORTH OF THE CENTER OF SEC. 23, TWP. 1 S. R. 1 W. U.M. ON THE EAST LINE OF 5TH ST. IN THE CITY OF GRAND JUNCTION, COLORADO, THENCE NORTH 100 FEET, THENCE EAST 111 1/2 FEET, THENCE SOUTH 100 FEET, THENCE WEST 111 1/2 FEET TO THE PLACE OF BEGINNING, IN MESA COUNTY, COLORADO. SUBJECT TO ONE CERTAIN TRUST DEED DRAWN IN FAVOR OF THE MESA COUNTY BUILDING AND LOAN ASSOCIATION; AND ALL TAXES OF EVERY KIND AND NATURE, 50 CENT I. R. STAMP. ACK. MAY 15, 1918 BY CHARLES A. SMITH, BEFORE ANGUS MC KELLAR JR., A NOTARY PUBLIC OF SALT LAKE COUNTY, UTAH. (N.P. SEAL) COMM. EXPIRES MAY 22, 1918.

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(32)  
TREASURER OF MESA COUNTY, ) TAX SALE, NO. 25629.  
- TO - ) DATED DEC. 12, 1924.  
CITY OF GRAND JUNCTION, ) \$5.35  
SOLD: COMMENCING 744.62 FEET WEST AND 344.5 FEET NORTH OF CENTER OF SEC. 23, TWP. 1 S. R. 1 W., N. 100 FEET, E. 111 1/2 FEET, S. 100 FEET, W. 111 1/2 FEET - REDEEMED JUNE 22, 1925 FOR FEES ONLY: CERTIFICATE ASSIGNED FOR CANCELLATION BY ORDER OF CITY COUNCIL OF GRAND JUNCTION, COLO. REDEEMED BY A. S. MCKINNEY, COUNTY TREASURER.  
BOOK X, PAGE 90.

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(33)  
A. SCOTT MCKINNEY, PUBLIC TRUSTEE OF MESA COUNTY, COLO., ) RELEASE DEED.  
- TO - ) DATED JULY 3, 1926.  
CHAS. A. SMITH, ) FILED JULY 3, 1926, 8 AM.  
\$2.00  
RELEASES: BEGINNING AT A POINT 744.62 FEET WEST AND 344.5/12 FEET NORTH OF THE CENTER OF SEC. 23, TWP. 1 S. R. 1 W. U.M., ON THE EAST LINE OF 5TH ST. IN THE CITY OF GRAND JUNCTION, COLORADO, THENCE NORTH 100 FEET, THENCE EAST 111 1/2 FEET, THENCE SOUTH 100 FEET, THENCE WEST 111 1/2 FEET TO THE PLACE OF BEGINNING, IN MESA COUNTY, COLORADO. FROM TRUST DEED DATED NOV. 19, 1917, RECORDED NOV. 20, 1917 IN BOOK 178 AT PAGE 92 GIVEN TO SECURE TO THE MESA COUNTY BUILDING AND LOAN ASSOCIATION PAYMENT OF HIS NOTE. NOTE PAID. ACK. JULY 3, 1926 BY A. SCOTT MCKINNEY, PUBLIC TRUSTEE OF MESA COUNTY, COLORADO, BEFORE VIRGINIA WALLACE MCKINNEY, A NOTARY PUBLIC OF MESA COUNTY, COLO. (N.P. SEAL) COMM. EXPIRES AUG. 27, 1929.  
BOOK 290, PAGE 464.

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MOLLIE BALE,  
- TO -  
J. A. HARRISON AND LAURA  
WILKS.

(34)

WARRANTY DEED. 226184  
DATED APRIL 19, 1926  
FILED MAR. 7, 1927, 11.30 AM  
\$1.00 AND OTHER GOOD AND  
VALUABLE CONSIDERATIONS.

CONVEYS: BEGINNING AT A POINT 744.62 FEET WEST AND 344.5/12 FEET NORTH OF THE CENTER OF SECTION 23, TWP. 1 S. R. 1 W. U.M. ON THE EAST LINE OF FIFTH STREET IN THE CITY OF GRAND JUNCTION, COLORADO, THENCE NORTH 100 FEET, THENCE EAST 111.5 FEET, THENCE SOUTH 100 FEET, THENCE WEST 111.5 FEET TO THE PLACE OF BEGINNING, IN MESA COUNTY, COLORADO.

THE TAXES ON SAID PROPERTY FOR THE YEAR 1926 ARE TO BE PAID BY SECOND PARTIES.  
ACK. APRIL 19, 1926 BY MOLLIE BALE, BEFORE CHARLES B. RICH, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL)  
COMM. EXPIRES JAN. 13, 1929. BOOK 289, PAGE 535

LAURA WILKS,  
- TO -  
J. A. HARRISON.

(35)

WARRANTY DEED. 227486  
DATED APRIL 23, 1927  
FILED APRIL 29, 1927, 9.40 AM  
\$1.00 AND OTHER GOOD AND  
VALUABLE CONSIDERATIONS.

CONVEYS: AN UNDIVIDED ONE-HALF INTEREST IN AND TO BEGINNING AT A POINT 744.62 FEET WEST AND 344.5/12 FEET NORTH OF THE CENTER OF SEC. 23, TWP. 1 S. R. 1 W. U.M. ON THE EAST LINE OF 5TH ST. IN THE CITY OF GRAND JUNCTION, IN MESA COUNTY, COLORADO, THENCE NORTH 100 FEET, THENCE EAST 111.5 FEET, THENCE SOUTH 100 FEET, THENCE WEST 111.5 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO THE TAXES ASSESSED AGAINST SAID PROPERTY FOR THE YEAR 1926 WHICH THE GRANTEE ASSUMES AND AGREES TO PAY  
ACK. APRIL 23, 1927 BY LAURA WILKS, BEFORE CHARLES B. RICH, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL)  
COMM. EXPIRES JAN. 13, 1929. BOOK 303, PAGE 7

J. A. HARRISON,  
- TO -

(36)

TRUST DEED. 229023  
DATED APRIL 1, 1927  
FILED JUNE 29, 1927, 11.50 AM  
CONSIDERATION OF THE PREMISES

THE PUBLIC TRUSTEE OF MESA COUNTY, COLORADO, FOR USE OF THE INDEPENDENT LUMBER COMPANY.

CONVEYS: BEGINNING AT A POINT 744.62 FEET WEST AND 344.5/12 FEET NORTH OF THE CENTER OF SEC. 23, TWP. 1 S. R. 1 W. U.M. ON THE EAST LINE OF FIFTH STREET IN THE CITY OF GRAND JUNCTION, THENCE NORTH 100 FEET, THENCE EAST 111.5 FEET, THENCE SOUTH 100 FEET, THENCE WEST 111.5 FEET TO THE PLACE OF BEGINNING, IN MESA COUNTY, COLORADO. GIVEN TO SECURE 35 NOTES BEARING EVEN DATE HERewith FOR THE AGGREGATE PRINCIPAL SUM OF \$2262.00 SAID NOTES BEING AS FOLLOWS: ONE NOTE FOR \$562.00 DUE OCT. 1, 1927, AND 34 NOTES FOR \$50. EACH, ONE DUE JULY 1, 1927 AND ONE NOTE DUE THE FIRST OF EACH MONTH THEREAFTER, WITH INTEREST AT 8% PER ANNUM, PAYABLE AT MATURITY.

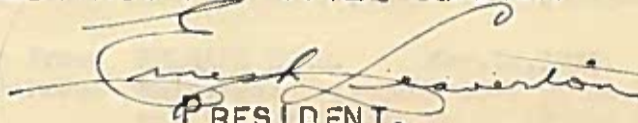
ACK. JUNE 24, 1927 BY J. A. HARRISON, BEFORE ALEXANDER BOWIE, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL)  
COMM. EXPIRES DEC. 1, 1928. BOOK 305, PAGE 4

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THE COLORADO ABSTRACT AND TITLE COMPANY HEREBY CERTIFIES  
THAT THE FOREGOING ( CONSISTING OF SIX ENTRIES, NUMBERED  
FROM 31 TO 36 INCLUSIVE ) IS A FULL AND COMPLETE ABSTRACT  
OF EACH AND EVERY INSTRUMENT OF RECORD OR ON FILE IN THE  
OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY,  
COLORADO, IN ANY MANNER AFFECTING OR RELATING TO THE PREMISES  
DESCRIBED IN THE CAPTION OF THIS CONTINUATION, SUBSEQUENT TO  
NOVEMBER 21, 1917 AT 8 A.M.  
DATED AT GRAND JUNCTION, COLORADO, JUNE 29, 1927 AT 11.51 AM.

THE COLORADO ABSTRACT AND TITLE COMPANY

  
PRESIDENT.



CONTINUATION OF ABSTRACT OF TITLE To Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Sec. 23, Twp. 1-S, R 1-W, Ute Meridian, Mesa County, Colorado; on the East line of Fifth Street in the City of Grand Junction; thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet to beginning; subsequent to June 29, 1927, at 11:51 A.M.

-0-

#231732 A.Scott McKinney, Public Trustee of Mesa County, Colorado, To J. A. Harrison, RELEASE DEED. Nov.14,1927. \$2.00  
 Book 301 Releases:-Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Sec. 23, Twp. 1-S, R 1-W, Ute Meridian, Mesa County, Colorado, on the East line of Fifth Street in the City of Grand Junction; thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet to beginning. FROM DEED OF TRUST dated Apr.1,1927, recorded June 29,1927, in Book 305 at page 4 of said Mesa County records. Given to secure The Independent Lumber Company payment of 35 notes. NOTES PAID. Acknowledged Nov.14,1927, before Virginia Wallace Mc Kimey, Notary Public of Mesa County, Colorado. (N. P. Seal)  
 Nov.14,1927 10:00 A.M. Commission expires Aug.27,1929.  
 (37)

#231693 J. A. Harrison, WARRANTY DEED. June 22,1927. \$1.00  
 Book 303 To T. J. Cheney, Mary Cheney. Conveys:-Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Sec. 23, Twp. 1-S, R 1-W, Ute Meridian, Mesa County, Colorado, on the East line of Fifth Street in the City of Grand Junction; thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet to beginning. Subject to all general taxes and all installments of special taxes falling due in the year 1928 and thereafter, and subject to a trust deed for the use of The Independent Lumber Company, securing a principal indebtedness of \$2262, \$1700. of which grantees assume and agree to pay, and the grantor agrees to pay the remaining \$562. thereof. Acknowledged June 22, 1927, before Frank R. Hall, Notary Public of Mesa County, Colorado. (N.P.Seal)  
 Nov.12,1927 2:45 P.M. Commission expires Sept.17,1930.  
 (38)

#231694 Mary Cheney, T. J. Cheney, TRUST DEED. Nov.7,1927. \$1200.  
 Book 305 To Public Trustee, Mesa County, Colorado, for the use of The Independent Lumber Co- Conveys:-Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Sec. 23, Twp. 1-S, R 1-W, Ute Meridian, Mesa County, Colorado, on the East line of Fifth Street in the City of Grand Junction; thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet to beginning. IN TRUST to secure their note bearing even date herewith payable to the order of The Independent Lumber Company one year after date for the sum of \$1200. with interest at 8% per annum payable semi-annually. Acknowledged Nov.10,1927, before Charles M. Holmes, Notary Public of Mesa County, Colorado. (N. P. Seal)  
 Nov.12,1927 2:46 P.M. Commission expires June 20,1931.  
 (39)

#243493 W.S.Meek, Public Trustee of Mesa County, Colorado, To T. J. Cheney, Mary Cheney, RELEASE DEED. Mar.26,1929. \$2.00  
 Book 317 Releases:-Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Sec. 23, Twp. 1-S, R 1-W, Ute Meridian, Mesa County, Colorado, on the East line of Fifth Street in the City of Grand Junction; thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet to beginning. FROM DEED OF TRUST dated Nov.7,1927, recorded Nov.12,1927, in Book 305 at page 45 of said Mesa County records. Given to secure The Independent Lumber Company payment of their note, NOTE PAID. Acknowledged Mar.26,1929, before Virginia Wallace Mc Kinney, Notary Public of Mesa County, Colorado. (N. P. Seal)  
 Mar.26,1929 11:45 A.M. Commission expires Aug.27,1929.  
 (40)

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#31200  
Book 24  
Page 104

Treasurer of Mesa County  
To  
City of Grand Junction

TAX SALE. Dec.13,1928. \$91.10  
Sold:-Beginning on the E line of 5th. St. 344.5  
feet N of S line SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 23, 1-S, 1-W, th-  
N 100 ft., E 111.5 ft., S 100 ft., W 111.5 ft.  
to beginning.

(41)

REDEEMED Jan.14,1929, by T. J. Cheney.

#260846  
Book 329  
Page 2  
Apr.23,1931  
12:15 P.M.

T.J.Cheney, Mary Cheney,  
To  
Public Trustee, Mesa County,  
Colorado, for the use of  
Janet B. Engert.

TRUST DEED. Apr.22,1931. \$300.  
Conveys:-Beginning at a point 744.62 feet West  
and 344 5/12 feet North of the center of Sec.  
23, Twp. 1-S, R 1-W, Ute Meridian, Mesa County,  
Colorado, on the East line of Fifth Street in  
the City of Grand Junction; thence North 100

(42)

From  
original

feet, thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet  
to beginning. IN TRUST to secure one note bearing even date herewith payable  
to the order of Janet B. Engert three years after date for the sum of \$300.,  
with interest at 10% per annum payable semi-annually. (Granting clause re-  
cites, "T. J. Cheney and Mary Cheney, husband and wife). Acknowledged Apr.  
23,1931, before Robert L. Magill, Notary Public of Mesa County, Colorado.  
(N. P. Seal) Commission expires Oct.30,1934. (Receiver clause.Attorney fees)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consist-  
ing of Six (6) entries numbered from 37 to 42, inclusive, is a full and complete abstract of  
each and every instrument of record or on file in the office of the Clerk and Recorder of Mesa  
County, Colorado, in any manner affecting or relating to the premises described in the caption  
to this continuation or any part thereof or the title thereto subsequent to June 29th., 1927,  
at 11:51 o'clock A. M.

Dated at Grand Junction, Mesa County, Colorado, this April 24th., A. D. 1931,  
at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY

  
Manager.





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

to

Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Sec. 23, Twp. 1 S. R. 1 W., Ute Meridian, Mesa County, Colorado, on the East line of Fifth Street in the City of Grand Junction; thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet to beginning.

From date April 24, 1931 at 8:00 A. M.

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(43)

Mary Cheney and	)	TRUST DEED
James C. Cheney	)	Dated September 16, 1932
To	)	Filed September 20, 1932, 3:60 P. M.
Public Trustee, Mesa County,	)	Consideration \$1.00
Colorado, for the use of J.	)	
F. Callahan	)	

Conveys: Beginning at a point 744.62 feet West and 344.5/12 feet North of the center of Sec. 23, Twp. 1 S. R. 1 W., U. M. on the East line of Fifth Street in the city of Grand Junction, thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet to beginning. In Mesa County, Colorado. Given to secure their note bearing even date herewith for the sum of \$175.00, payable on or before one year after date hereof, with interest at 8% per annum, principal and interest payable \$10.00 per month or more.

Except Trust Deed for \$300.00, Recorded in Book 329 at page 2 of said Mesa County Records.

Acknowledged September 20, 1932 by Mary Cheney and James C. Cheney before Joseph Quim, Clerk of the District Court, of Mesa County, Colorado. (District Court Seal) Book 298, page 235

-----oo-----

(44)

J. C. Cheney	)	WARRANTY DEED
To	)	Dated September 30, 1932
Mary Cheney	)	Filed September 30, 1932
	)	Consideration \$1.00 and other valuable considerations.

Conveys: All my right, title and interest in and to the following: Beginning at a point 744.62 feet West and 344.5/12 feet North of the center of Sec. 23, T. 1 S. R. 1 W., U. M. on the East line of Fifth Street in the City of Grand Junction, thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet to the place of beginning. In Mesa County, Colorado.

Acknowledged September 30, 1932 by J. C. Cheney before Denzel L. Yarnell, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 19, 1936. Book 332, page 385

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(45)

Treasurer of Mesa County	)	TAX SALE # 43011.
To	)	Dated December 20, 1933
City of Grand Junction	)	Amount \$8.10

Sold: A tract beginning at a point 744.62 feet West and 344.5/12 feet North of center of Sec. 23, T. 1 S. R. 1 W., North 100 feet, East 111.5 feet, South 100 feet, West 111.5 feet to beginning.

Redeemed April 6, 1935 by Janet B. Engert. 1933, 1934 Amount \$17.55 Paid  
Tax Sale Book 29, page 214.

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(46)

Treasurer of Mesa County	)	TAX SALE # 43275
To	)	Dated December 20, 1933
City of Grand Junction	)	Amount \$74.02

Sold: Beginning on East line 5th Street and 344.5 feet North of South line (Over)



SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 23, T. 1 S. R. 1 W., thence North 100 feet, East 111.5 feet, South 100 feet, West 111.5 feet.

Redeemed April 6, 1935 by Janet B. Engert. 1933, 1934 Amount \$161.35. *Paid*  
Tax Sale Book 29, page 230

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(47)

Janet B. Engert )  
To )  
Public Trustee in Mesa )  
County, Colorado. )

NOTICE OF ELECTION AND DEMAND FOR SALE  
Dated February 25, 1935  
Filed March 1, 1935, 8:40 A. M.

Whereas on Apr. 22, 1931, T. J. Cheney and Mary Cheney of Mesa County, Colorado did make execute and deliver to the Public Trustee in Mesa County, Colorado their certain Deed of Trust which was duly recorded on Apr. 23, 1931 in Book 329 at page 2 of the records in the office of the Clerk and Recorder of said Mesa County to secure to Janet B. Engert the payment of the sum of \$300.00 upon the terms and conditions in said Deed of Trust contained; said Deed of Trust covering the following described real estate in Mesa County, Colorado, to-wit: Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian, Mesa County, Colorado on the East line of 5th Street in the City of Grand Junction; thence North 100 feet; thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet to beginning.

Whereas default has been made by the said T. J. Cheney and Mary Cheney and all persons claiming by, through or under them in the payment of principal, interest, and taxes secured thereby, and the covenants in said Deed of Trust have been violated:

And whereas the undersigned is now the owner and holder of the indebtedness secured by said Deed of Trust.

I elect to declare that the covenants in said Deed have been and are violated, and, to advertise the property therein described for sale, and do hereby demand that as Public Trustee in Mesa County named in said Deed of Trust, you do forthwith proceed as provided by law and according to the terms thereof to give notice of, advertise for sale and sell all the premises and property in and by said Deed of Trust described and conveyed for the purpose of paying the indebtedness thereby secured and all costs and expenses of making such sale.

Book 351, page 215

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(48)

W. S. Meek, Public Trustee )  
in Mesa County, Colorado )  
(County Treasurer's Seal) )  
To )  
Janet B. Engert )

PUBLIC TRUSTEE'S CERTIFICATE OF PURCHASE  
Dated April 1, 1935  
Filed April 5, 1935, 9:34 A. M.  
\$430.90

I, W. S. Meek, Public Trustee of Mesa County, Colorado, do hereby certify that under and by virtue of the power and authority in me vested by a certain Deed of Trust dated Apr. 22, 1931, made, executed and delivered to the Public Trustee in Mesa County, aforesaid by T. J. Cheney and Mary Cheney, husband and wife and duly recorded in Book 329 page 2 of the records in the office of the Recorder of Deeds of said Mesa County, and which said Deed of Trust was given to secure to S. G. Bradley the payment of the sum of \$300.00 besides interest thereon, according to the terms and conditions and with the covenants and agreements in said Deed of Trust contained, upon notice of election and demand for sale in writing, filed with me as such Public Trustee, and recorded in Book 351 at page 215 in the office of the said Recorder, I did on Apr. 1, 1935 at the hour of 10 o'clock in the forenoon of said day, after having first published a notice of sale and mailed a printed copy thereof to the grantor in said Deed of Trust and to such person or persons appearing to have acquired a subsequent record interest in such real estate, as provided by law and pursuant to the terms and conditions of said Deed of Trust, expose to public sale the following described property situate, lying and being in said County, to-wit: Beginning at a point 744.62 feet West and 344.5/12 feet North of the center of Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian on the East line of Fifth Street in the City of Grand Junction; thence North 100 feet; thence East 111.5 feet, thence South 100 feet; thence West 111.5 feet to the point of beginning; and that at said sale Janet B. Engert bid the sum of \$430.90 for said above described property, which being the highest and best bid received therefor, the said property was struck off to the said Janet B. Engert and that unless the same be sooner redeemed the said Janet B. Engert will be entitled to a deed therefor upon the expiration of the period or periods of redemption allowed by law to the owner or owners, and to all subsequent lienors and persons entitled to redeem.

Book 351, page 265.

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W. S. Meek, Public Trustee in  
Mesa County, Colorado  
(County Treasurer's Seal)  
To  
Janet B. Engert

PUBLIC TRUSTEE'S DEED  
Dated October 1, 1935  
Filed October 1, 1935, 2:45 P. M.  
\$1.00 and further sum of \$430.90

Whereas T. J. Cheney and Mary Cheney, husband and wife of Mesa County, Colorado, did by their certain trust deed, dated April 22, 1931, which said deed was recorded in the office of the County Clerk and Recorder of Mesa County, Colorado, on Apr. 23, 1931 in book 329 page 2 convey to the Public Trustee in Mesa County, Colorado, all the premises hereinafter described, to secure the payment of one certain note in said deed particularly mentioned and upon certain conditions in said deed particularly declared. Whereas default having been made in the payment of the interest due on said principal note since Oct. 22, 1934, also failed to pay the taxes and special assessments against said property, and notice of election and demand for sale in writing having been duly filed with the Public Trustee, the said premises were on Mar. 1, 1935, by the Public Trustee, duly advertised for sale at public auction on April 1, 1935, at the front door of the County Court House in the City of Grand Junction in the County of Mesa and State of Colorado, in the manner provided by said trust deed, which notice of sale was published previously in The Weekly Sentinel, the first publication being made on Mar. 1, 1935 for the period of five consecutive insertions and a printed copy of said notice of sale was duly mailed by the Public Trustee to the grantor in said Deed of Trust and subsequent encumbrances as provided by law.

And said premises were upon the day and year, and at the place mentioned aforesaid, in pursuance of said notice of sale, sold at public auction and at the said sale Janet B. Engert was the highest and best bidder and bid for the tract hereinafter described the sum of \$430.90, and a certificate of purchase was made and given therefor.

Now Therefore convey to the said party of the second part the following described tracts, pieces or parcels of land, situate in Mesa County, Colorado, to-wit:

Beginning at a point 744.62 feet West and 344.5/12 feet North of the center of Sec. 23, Twp. 1S. R. 1W., Ute Meridian on the East line of 5th Street in the City of Grand Junction; thence North 100 feet; thence East 111 1/2 feet; thence South 100 feet; thence West 111 1/2 feet to the point of beginning in Mesa County, Colorado. (50/ IRS)

Acknowledged October 1, 1935 by W. S. Meek as Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Mar. 29, 1938.

Book 308 page 152

-----oo-----

Janet B. Engert, owner,  
Landlord  
To  
Mr. and Mrs. F. H. Todhunter

DEMAND FOR PAYMENT OF RENT OR POSSESSION  
Dated November 2, 1936  
Filed November 2, 1936, 2:36 P. M.  
State of Colorado, County of Mesa, ss

You are hereby notified that the undersigned owner as landlord of the hereinafter described premises demand that you shall within 3 days after the date of service hereof, either pay to the undersigned the sum of \$10.00 being the amount now due by you for rent for said premises which you occupy as tenants and which are known as No. 6 Apartment in No. 1118 South Fifth Street in Grand Junction in Mesa County, Colorado being also known as Lot numbered M & B in Sec. 23 Twp. 1S. R. 1E. U. P. M., Mesa County, Colorado or deliver to the undersigned the possession of said premises.

State of Colorado, County of Mesa, ss.

Certificate of Janet B. Engert, Owner, that I served the within notice this Nov. 2, 1936 by leaving a true copy hereof with the within named Mr. and Mrs. F. H. Todhunter at Apt. #6 in #1118 South Fifth Street in the County of Mesa, Colorado in Grand Junction.

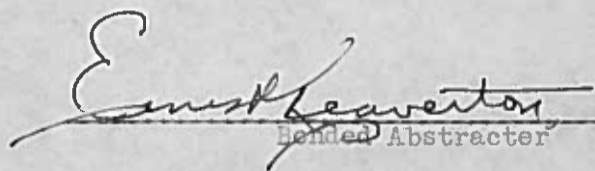
Filed ~~314094~~

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I, Ernest Leaverton, a bonded abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Eight Entries, numbered from 43 to 50, inclusive) is a full and complete Abstract of each and every instrument of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the title to the real property described in the caption of this continuation, subsequent to April 24, 1931 at 8:00 o'clock A. M.

Dated at Grand Junction, Colorado, August 20, 1937 at 8:00 A. M.

  
Bonded Abstractor



No. C-2003

Continuation of

ABSTRACT OF TITLE

to

Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, Mesa County, Colorado, on the East line of Fifth Street in the City of Grand Junction; thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West 111.5 feet to beginning.

From August 20, 1937 at 8:00 o'clock A.M.

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51.

Treasurer of Mesa County  
to  
Janet B. Engert

TAX SALE \$62.40 #47120  
Dated December 12, 1938 Book 33 Page 7

Sale of:-  
Beg. at a pt. 744.62 ft W and 344.6 ft N of  
Int. of E line 5th St. and center line of

Sec. 23, Twp. 1S. R. 1W. N 100 ft. E 111.2 ft. S 100 ft W 111.2 ft to beg.

*Redeemed Oct 28, 1947 By Glenn Berry*

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

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

QUITCLAIM DEED \$1.00 #389484  
Dated September 17, 1941 Book 395  
Filed September 18, 1941 Page 402

At 3:48 o'clock P. M.  
Quitclaims:-Beginning at a point 633.12 feet  
West and 40 feet North of the center of Sec.  
23, Twp. 1S, R. 1W, Ute Meridian in the City  
of Grand Junction, Colorado; 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 point of beginning, to be used for street and  
alley purposes. (Granting clause recites "United Investment Company, F. C. Martin,  
Cecelia Evers and Mary Evers, Nellie Shriver formerly Nellie Haggerty, and  
Mary Haggerty"). (Consideration less than \$100.00)

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

Ack. Sept. 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 Leaverton, Notary Public, Mesa County, Colorado.

(N. P. Seal) Commission expires January 3, 1942

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

Lettie B. McCormick, formerly  
Lettie B. Holmgrain, as Conser-  
vator of the Estate of Janet B.  
Engert, Mental Incompetent

CONSERVATOR'S DEED \$1600.00 #420303  
Dated May 18, 1944 Book 420  
Filed May 25, 1944 Page 90  
At 4:15 o'clock P. M.

53.

J. C. Burns

Whereas in the County Court of the County of  
Mesa in the State of Colorado on May 16, 1944,  
in the matter of the estate of Janet B. Engert,  
Mental Incompetent an order authorizing and

directing sale of the Real Estate hereinafter described was made and entered of  
record. Whereas the said party of the first part did, on May 16, 1944, sell at pri-  
vate sale, for the total sum of \$1600.00 to the party of the second part, the here-  
inafter described real estate pursuant to and in full compliance with said order of  
the Court. Whereas on May 18, 1944, the said party of the first part, as Conservator

No. 53 continued on next page

*This is all  
not agree  
with Deed  
52. about covering  
Part 7 Bldg 2  
Deed Curmick  
Same Rec. #*





No. 53 continued

of said estate as aforesaid submitted to the said Court a report of such sale so made as aforesaid;

And thereafter an order confirming the said sale of real estate was made and entered of record in the matter of said estate, which order is as follows, to-wit:

In the Matter of the Estate of **JANET B. ENGERT, MENTAL INCOMPETENT**      **ORDER CONFIRMING SALE OF REAL ESTATE**  
State of Colorado, County of Mesa, ss  
In the County Court No. 3970

Now on this day comes Lettie B. McCormick, formerly Lettie B. Holmgrain, Conservator of said estate, in person, and by Cecil S. Haynie her attorney and Janet B. Engert, Mental Incompetent by John C. Banks her guardian ad litem and this matter having been heretofore continued to this day, comes on to be heard upon the report of sale of real estate, made under and by virtue of the decree of this Court.

And it appearing to the satisfaction of the Court that in making said sale, the said Lettie B. McCormick, formerly Lettie B. Holmgrain as Conservator has in all respects fully complied with the law in such case made and provided, and with the decree of this Court.

It is therefore ordered, adjudged and decreed, that the sale made by the said Lettie B. McCormick formerly Lettie B. Holmgrain, as such Conservator to J.C. Burns of the following described lot or parcel of land, situate in Mesa County, Colorado, to-wit:

Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Section 23, Twp. 1S. R. 1W. Ute Meridian, thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West to the Point of beginning, for the sum of \$1600.00 said sum being more than the appraise value of

said described real estate, said sum is not disproportionate to the value of said real estate, a greater sum not being obtainable, be and the same is hereby approved and confirmed.

It is further ordered that the said Lettie B. McCormick, formerly Lettie B. Holmgrain, as Conservator of said estate, make, execute, acknowledge and deliver unto the said J. C. Burns a good and sufficient deed of conveyance, conveying to said purchaser, all the right, title, interest and estate in and to the said premises and property so sold, which the said Janet B. Engert, Mental Incompetent had herein, with the same effect as if made by said Janet B. Engert, Mental Incompetent, while under no legal disability.

And it is further ordered that said report so made as aforesaid be and it is hereby approved and that the same be and it is hereby ordered recorded.

Done in open Court this May 18, 1944. By the Court: Adair J. Hotchkiss, County Judge

Now Therefore sell and convey unto the said party of the second part his heirs and assigns, all the right, title and interest which the said Janet B. Engert had at the time she was mentally competent in and to the following described lot or parcel of land, situate in Mesa County, Colorado, to-wit:

Beginning at a point 744.62 feet West and 344 5/12 feet North of the center of Sec. 23, Twp. 1S. R. 1W. Ute Meridian, thence North 100 feet, thence East 111.5 feet, thence South 100 feet, thence West to the point of beginning. (\$2.20 IRS)

Signed: Lettie B. McCormick formerly Lettie B. Holmgrain, as the Conservator of the Estate of Janet B. Engert, Mental Incompetent.

Ack. May 18, 1944 by Lettie B. McCormick, formerly Lettie B. Holmgrain as Conservator of the Estate of Janet B. Engert, Mental Incompetent, before Helen J. Laurent, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires March 25, 1947

Certificate of date May 18, 1944 by Gladys Moss, Clerk of the County Court of Mesa County, Colorado, (Mesa County, Colorado, County Court Seal), that an order authorizing and directing the sale of the Real Estate was made and entered of record and that the order confirming Sale of Real Estate as recited in the within and foregoing Deed, is a full, true and complete copy of same as it remains of record and on file in my office.

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



54.

J. C. Burns  
to  
Glenn W. Berry

WARRANTY DEED \$1.00 and other #421009  
good and valuable consideration Book 428  
Dated June 1, 1944 Page 205  
Filed June 16, 1944  
at 2:55 o'clock P. M.

Conveys:- Beginning at a point 744.62 feet W and 344 5/12 feet N of the center of Sec. 23, Twp. 1S. R. 1W. U. M.; thence N 100 feet; thence E 111.5 feet thence S 100 feet; thence W 111.5 feet to the point of beginning, in Mesa County, Colorado. Subject to the taxes of 1944 and thereafter. (I. R. S. \$1.65)  
Ack. June 1, 1944 before Orlo D. Williams, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires January 20, 1948

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55.

Glenn W. Berry  
to  
Public Trustee for the use  
of J. C. Burns,

TRUST DEED \$1.00 #421010  
Dated June 1, 1944 Book 420  
Filed June 16, 1944 Page 156  
at 2:56 o'clock P. M.

Conveys:- Beginning at a point 744.62 feet W and 344 5/12 feet N of the center of Sec. 23, Twp. 1S. R. 1W. U. M.; thence N 100 feet; thence E 111.5 feet, thence S 100 feet; thence W 111.5 feet to the point of beginning, in Mesa County, Colorado. IN TRUST to secure his note bearing even date herewith for the principal sum of \$1400.00 payable to J. C. Burns, Grand Junction, Colorado, on or before 5 years after date, with interest from date until maturity at the rate of 6% per annum, interest payable monthly according to the terms of 1 note of even date herewith.  
Ack. June 16, 1944 before Orlo D. Williams, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires January 20, 1948.

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

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

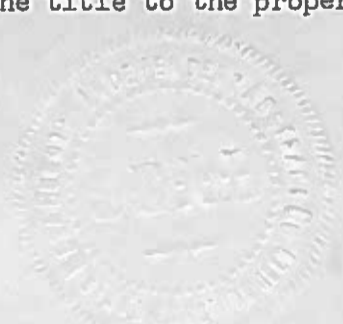
MESA COUNTY-INDEPENDENT ABSTRACT CO. hereby certifies that the foregoing, consisting of Five (5) Entries numbered 51, 52, 53, 54, and 55, constitutes a true and correct Abstract of Title showing all instruments which appear of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado from August 20, 1937 at 8:00 o'clock A. M. up to June 17, 1944 at 8:00 o'clock A. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado  
June 17, 1944 at 8:00 o'clock A. M.

MESA COUNTY-INDEPENDENT ABSTRACT CO.

By R. B. Williams Manager

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



MESA COUNTY  
INDEPENDENT  
ABSTRACT CO.  
GRAND JUNCTION  
COLORADO

ARCADIA BOND



ABSTRACT OF TITLE

TO

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

From date June 17, 1944 at 8:00 A.M.

Treasurer of Mesa County } (56)  
to }  
Geo. Nellis }

Tax Sale No. 51968  
Dated November 26, 1945  
\$60.05

Sold:-Beginning at a point 744.62 feet West and 344.6 feet North of center  
Sec. 23, Twp. 1 S. R. 1 W. North 100 feet, East 111.2 feet, South 100 feet, West  
to beginning.

Redeemed November 20, 1947 by Glenn Berry.

Tax Sale Book 37 Page 102

Burrell C. Reynolds, Public Trustee } (57)  
of Mesa County, Colorado. }  
to }  
Glenn W. Berry }

Release Deed  
Dated August 22, 1947  
Filed August 22, 1947 at 3:55 P.M.  
\$2.00

Releases:-Beginning at a point 744.62 feet West and 344. 5/12 feet North of the  
Center of Sec. 23, Twp. 1 S. R. 1 W. U.M., thence North 100 feet, thence East 111.5  
feet, thence South 100 feet, thence West 111.5 feet to the place of beginning, in  
Mesa County, Colorado.

From Trust Deed dated June 1, 1944 recorded June 16, 1944 in Book 420 at Page 156  
given to secure to J. C. Burns, payment of his note. Note Paid.

Ack. August 22, 1947 by Burrell C. Reynolds, Public Trustee of Mesa County, Colo-  
rado, before Virginia O. Wallace, Notary Public of Mesa County, Colorado. (N.P. Seal)  
Commission expires March 12, 1950.

Book 478 Page 62



South Fifth Street  
Subdivision

## DEDICATION

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

#454880

Book 7

Page 19

Know All Men By These Presents: That

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

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

continued on next sheet



No. 58 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. Felmler Belle Felmler	Beg. 473.62' W. of cen. Sec. 23, T-1-S, R-1-W, N 391.5', E 103', S 391.8', E 103' to beg.	Lot 8 & S 196.07' of 12, Block 2, South Fifth Street Subdiv.
Henry A. Summers Lena Summers	Beg. 370.62' W of cen. Sec. 23, T-1-S, R-1-W, N 391.8', E 77', S 391.8', W. to beg.	Lot 9 & S. 196.07' of 11, Block 1, South Fifth Street Subdivision
Ben Kast Jim Kast	Beg. 540.62' W. & 195.75' N of cen. Sec. 23, T-1-S, R-1-W, N 195.75', E 67', S 196', W. to beg.	S 195.75' of Lot 13, Block 2, South Fifth Street Subdiv.
David McAllister	Beg. 473.62' W. of cen. Sec. 23, T-1-S, R-1-W, W 75', N. 195.75', E 75', S to beg.	Lot 7, Block 2, South Fifth Street Subdivision

continued on next sheet



No. 58 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 VanGundy, E. H. Van Gundy, Veta Van Gundy, Lula May Van Gundy, Albino Venegas, George W. Coates, Jr. Ruth E. Coates, Leccel F. Smith, Willie B. Smith, Bettie Campuall, 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. Felmler, Belle Felmler, Goodwill Industries of Mesa County, Colo. By William A. Bowden, Supt. First Presbyterian Church By J. D. Severson, Chairman of Board of Trustees Attest R. E. Tope, Secretary of Board of Trustees, Ralph Palermo, Ben Kast, Jim Kast, David McAllister, Elmer L. Jones, Carrie B. Jones, Glenn Berry, City of Grand Junction, Colo By Herbert D. Frita, City Manager, United States of America By John W. Spencer, Regional Forester, United States Forest Service, Lena Summers.

continued on next sheet



No. 58 continued

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

Commission expires November 28, 1946.

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

Commission expires July 27, 1949

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

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

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59

For Plat of South Fifth Street Subdivision see Entry No. 59 inside yellow cover sheet at the end of this Abstract.



No. C-12425

Continuation of

ABSTRACT OF TITLE

to

Lot One (1) in Block Two (2) of South Fifth Street Subdivision in the City of Grand Junction, Mesa County, Colorado.

From November 22, 1947 at 8:00 o'clock A. M.

60. Walter Mort  
to  
Tillie L. Harvey

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

constitute, and appoint Tillie L. Harvey, of New Castle, Garfield County, Colorado, my true and lawful attorney in fact, for me and in my name, place and stead to execute and sign the plat known as South Fifth Street Subdivision in the City of Grand Junction, Mesa County, Colorado, and to accept the boundary lines shown thereon, and do any and all other acts necessary in the premises, with as full and complete power as I would have myself; hereby ratifying and confirming all such acts which may be done by the said Tillie L. Harvey as my attorney in fact. Subscribed and sworn to November 1, 1946 before Helen C. Tomlinson, Notary Public, (N. P. Seal) Commission expires November 28, 1946

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

61. Glenn Berry, party of  
the first part  
and  
Held & McCoy Machinery Co.,  
a Colorado Corporation,  
party of the second part

AGREEMENT OF SALE AND PURCHASE #475715  
Dated November 19, 1947 Book 475  
Filed December 30, 1947 Page 153  
At 9:14 o'clock A. M.  
\$14,000.00

That in consideration of the payments hereinafter set forth to be made by the second party to the first party, the first party has sold to second party and second party has this day purchased from first party the following described real estate in Grand Junction, Colorado, to-wit:  
Parcel No. 1. The South 195.75 feet of Lot 14, Block 2 of South 5th Street Subdivision in the City of Grand Junction, comprising an area about 72 feet by 195.75 feet.

Parcel No. 2. Lot 1, Block 2, South 5th Street Subdivision to the City of Grand Junction, comprising an area of about 100 feet by 111 feet.

Parcel No. 3. Lot 13, Block 1, South 5th Street Subdivision to the City of Grand Junction, comprising an area of about 50 feet by 111 feet, together with all buildings and improvements erected and standing thereon, and

Party of the second part agrees to pay as a consideration of said purchase, the sum of \$14,000.00 in the manner following; \$4,000.00 upon the execution of this agreement, the receipt whereof is acknowledged by the party of the first part, and \$10,000.00 when Warranty Deed is tendered and second party's Attorney has examined abstracts to be furnished by the first party certified to date, and from said examinations has found the title to said property and all thereof to be marketable. IT IS UNDERSTOOD AND AGREED That the said property shall be free and clear of encumbrance save and except the taxes for the year 1948 payable in 1949 and thereafter, and except for the special assessments payable in 1948 and thereafter. IT IS FURTHER AGREED That possession of said property shall be delivered to the party of the second part not later than March 1st, 1948 and that at the option of the first party he may deliver possession of said premises at any time prior to March 1st, 1948, at which time second party agrees to accept possession. IT IS FURTHER UNDERSTOOD AND AGREED That with all reasonable diligence first party will deliver to second party's examiner abstracts of title to said property

No. 62 continued on next sheet.



No. 61 continued.

certified to date and that if, from the examination thereof, it shall be found that said property, or any part thereof, does not bear a marketable title, first party shall promptly take steps as may be necessary to make said title marketable and it can be made marketable, payment shall be made according to the terms of this contract. If, for any reason, said title cannot be made marketable to any portion of said property by March 1st, 1948, then the second party shall have the option to proceed with the purchase and accept a title when secured or to cancel this sale contract, in which event first party agrees to refund to second party all sums paid by second party. IT IS FURTHER AGREED Between the parties that this contract does not contemplate the present purchase of the machinery in the buildings on said premises and with reference to fixtures, the wooden benches in said building are considered a part of the buildings as are the light fixtures therein and the switches in the buildings except the magnetic switches belonging to the individual machines reserved by the party of the first part. It is further understood that the material rocks are not a part of the building. At the time of taking possession of said premises, the party of the second part agrees to pay the first party in addition to the purchase price above set forth, the inventory value at the wholesale price f.o.b. Grand Junction of all new steel on hand at the time of taking possession, including short lengths down to two feet, and all bolts and washers, and second party agrees also to purchase two farm station tanks and one nine cubic foot Soroll cement mixer at the wholesale price f.o.b. Grand Junction, as shown by first party's books, payment for said materials purchased to be made in cash at the time of taking possession. Party of the first part shall retain all unexpired insurance credits existing at the date of delivery and possession. This contract is binding upon the parties, their heirs, successors and assigns. IN WITNESS WHEREOF They have hereunto set their hands and seals on the day and year first above written, and second party has executed this agreement by A. D. Held as President of said Corporation, being duly authorized so to do. (Signed) Glenn Berry, party of the first part. Held & McCoy Machinery Co., By A. J. Held, President, Party of the second part. Dated December 27, 1947 For value received I hereby assign unto the United States Bank of Grand Junction as collateral security for \$10,750.00 owing by me to said Bank, all my right, title and interest in the within contract of sale and purchase, and authorize and direct Held and McCoy Machinery Co. to pay all sums payable under said contract to the United States Bank of Grand Junction. The United States Bank of Grand Junction is authorized to pay from monies received, any and all amounts necessary to clear title to the property described in said contract. (Signed) Glenn Berry. The foregoing instrument was acknowledged before me this 29th day of December, 1947, Bess A. Dove, Notary Public, of Mesa County, Colorado. (N. P. Seal) Commission expires May 14, 1951.

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62

Glen Berry, who is one and the same as Glenn W. Berry  
to  
Held & McCoy Machinery  
Company, a Colorado Corporation

WARRANTY DEED \$1.00 and #478965  
other valuable considerations Book 482  
Dated March 2, 1948 Page 484  
Filed March 2, 1948  
At 12:41 o'clock P. M.

Conveys:- Parcel No. 1. The 8 195.75 feet of Lot 14, Block 2 of South 5th Street Subdivision in the City of Grand Junction, comprising an area about 72 feet by 195.75 feet. Parcel No. 2. Lot 1, Block 2, South 5th Street Subdivision to the City of Grand Junction, comprising an area of about 100 feet by 111 feet. Parcel No. 3. Lot 13, Block 1, South 5th Street Subdivision to the City of Grand Junction, comprising an area of about 50 feet by 111 feet, together with all buildings and improvements erected and standing thereon, Mesa County, Colorado, free and clear except for taxes of 1948 payable in 1949 and thereafter and special assessments for 1948. /s/ Glenn Berry. (IRS \$15.40)

Ack. March 2, 1948 by Glenn Berry, who is one and the same as Glenn W. Berry before Marjorie L. Van Brunt, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires June 5, 1951.

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The F. W. McCoy Co.

CERTIFICATE OF INCORPORATION #509731  
Dated February 15, 1938 Filed #3757  
Filed November 17, 1949  
At 11:15 o'clock A. M.

- I. Name: -----The F. W. McCoy Co.
  - II. Objects: -----To acquire by purchase or otherwise and own, hold, lease, rent, care for, sell, mortgage or otherwise dispose of any and all real estate or articles of personal property ----(and other objects)
  - III. Capital Stock:-----50,000 shares of no par value, 75% of the sale price of said stock from time to time shall be considered as capital, and said stock shall be non-assessable.
  - IV. Existence: -----Perpetual.
  - V. Affairs and management of said company shall be under control of board of directors composed of 3 members.
  - VI. Cumulative voting of the stock of this corporation shall not be permitted.
  - VII. Operations of said company shall be carried on in all counties of the State of Colorado and this corporation may be authorized to do business in other states---Principal business office located in City and County of Denver, State of Colorado.
  - VIII. Directors shall have power to make by-laws ---.
- /s/ Rodney J. Bardwell, Rodney J. Bardwell Jr., F. W. McCoy.  
Ack. February 15, 1938 by F. W. McCoy, Rodney J. Bardwell and Rodney J. Bardwell Jr.  
before Nell Russell, Notary Public, City and County of Denver, Colorado.  
(N. P. Seal) Commission expires March 5, 1938.

Held & McCoy Machinery Co.

CERTIFICATE OF INCORPORATION  
Dated March 27, 1947

- 1. Name: -----Held & McCoy Machinery Co.
  - 2. Objects: -----To buy, sell, lease, let and sublet, hold, deal in and deal with real property wherever situated and all character of interests, rights and estates in or to real property. --to construct or remove improvements on real property---to own real and personal property, both within and outside of the State of Colorado---(and other objects)
  - 3. Existence;-----Perpetual.
  - 4. Corporation shall have authority to issue a total of 2500 shares of stock which shall all be of the same class and shall have a par value of \$100.00 each. All shares of stock shall be full paid stock and not liable to any call or assessment thereon.
  - 5. Directors: -----There shall be 3 in number.
  - 6. Principal office: -----In the City and County of Denver, State of Colorado.
  - 7. Both stockholders' and directors' meetings may be held beyond the limits of the State of Colorado. Cumulative voting shall be allowed in the election of directors.
  - 8. Stock ledger and books shall be kept within the State of Colorado.
  - 9. Directors shall have power to make by-laws.---
- /s/ A. J. Held, F. W. McCoy and L. R. Rein.  
Ack. March 27, 1947 by A. J. Held, F. W. McCoy and L. R. Rein before Richard Tull,  
Notary Public, City and County of Denver, Colorado.  
(N. P. Seal) Commission expires Feb. 1, 1949  
No. 64 continued on next sheet.



No. 63 continued.

The F. W. McCoy Co., a Colorado corporation and Held & McCoy Machinery Co., a Colorado corporation

AGREEMENT FOR CONSOLIDATION AND CERTIFICATE OF INCORPORATION OF McCOY COMPANY

Dated August 30, 1949

WITNESSETH: That Whereas, the above named corporations have identical stockholders and directors, and both of

said companies at the present time are dealers in heavy construction machinery and equipment, and desire to consolidate-----and Whereas, the within agreement has been unanimously approved by the board of directors of both corporations and by said boards of directors has been submitted to the stockholders of the respective corporations at a special meeting ---stockholders having unanimously approved this plan of consolidation after a full and complete explanation of the same; Now, Therefore, it is hereby understood and agreed by and between said two corporations, their respective directors and stockholders, as follows: A new corporation shall be formed by the consolidation of these 2 corporations, said new corporation to be formed by October 1, 1948 under the laws of the State of Colorado, to effect this consolidation. The principal place of business of this new corporation, to be known as McCoy Company, shall be in Denver, Colorado, and said new corporation shall have an authorized capital of 750,000 shares of \$1.00 par value common stock; that each of the above corporations shall transfer to McCoy Company its assets,-----.

- I. Name: ----- McCoy Company
- II. Objects: ----- To acquire by purchase or otherwise and own, hold, lease, rent, care for, sell, mortgage or otherwise dispose of any and all real estate ---to loan or borrow money upon real estate --- (and other objects)
- III. Capital Stock: -----750,000 shares of stock having a par value of \$1.00 --.
- IV. Existence: -----Perpetual.
- V. Affairs and management of our said company shall be under the control of a board of directors---
- VI. Cumulative voting of the stock of this corporation shall not be permitted.
- VII. Operations shall be carried on in all counties of the State of Colorado and this corporation may be authorized to do business in other states---Principal office shall be located in the City and County of Denver, State of Colorado----
- VIII. Board of Directors may at any time propose a compromise or arrangement with the creditors of this corporation, or any class of creditors,--
- IX. Board of Directors of this corporation, --may sell, lease, exchange and convey all of the property and assets of this corporation ---.
- X. Directors may have power to make by-laws,---

/s/ F. W. McCoy, Dorothy R. McCoy, Rodney J. Bardwell, Jr.  
 Ack. August 30, 1949 by F. W. McCoy, Dorothy R. McCoy and Rodney J. Bardwell, Jr. before Elsie Dauth, Notary Public, City and County of Denver, Colorado.  
 (N. P. Seal) Commission expires April 5, 1952.  
 /s/ F. W. McCoy, Dorothy R. McCoy, Rodney J. Bardwell, Jr. Directors of The F. W. McCoy Co. /s/ F. W. McCoy, Dorothy R. McCoy, Rodney J. Bardwell, Jr. Directors of Held & McCoy Machinery Co. The F. W. McCoy Co. By F. W. McCoy, President Attest: Rodney J. Bardwell, Jr. Secretary (Corporate Seal)  
 Held & McCoy Machinery Co. By F. W. McCoy, President; Attest: Rodney J. Bardwell, Jr. Secretary (Corporate Seal)

Certificate of Rodney J. Bardwell, Jr. that he is Secretary of The F. W. McCoy Co. and that the above agreement signed by the Directors of The F. W. McCoy Co. was submitted to a special meeting of stockholders called--for the purpose of passing on said Agreement for Consolidation---said Agreement was submitted and unanimously approved---/s/ Rodney J. Bardwell, Jr. Secretary (Corporate Seal).  
 Certificate of Rodney J. Bardwell that he is Secretary of Held & McCoy Machinery Co. and that the above Agreement for consolidation signed by the Directors of Held & McCoy Machinery Co. was submitted to a special meeting of stockholders--- and unanimously approved---/s/ Rodney J. Bardwell, Jr. Secretary (Corporate Seal)  
 Agreement for Consolidation ack. August 30, 1949 by F. W. McCoy, President of The F. W. McCoy Co. and Held & McCoy Machinery Co., both Colorado Corporations,

No. 64 continued on next sheet.





No. 63 continued.

and said F. W. McCoy further acknowledges that the above Agreement for Consolidation is the respective act, deed and agreement of The F. W. McCoy Co. and of Held & McCoy Machinery Co. before Elsie Dauth, Notary Public, City and County of Denver, Colorado. (N. P. Seal) Commission expires April 5, 1952.

CERTIFICATE OF AMENDMENT TO THE CERTIFICATE OF INCORPORATION OF McCoy Company

Know All Men By These Presents; That we, F. W. McCoy, president, and Rodney J. Bardwell, Jr. Secretary, respectively, of McCoy Company, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado--do make the following statement: That the board of directors of McCoy Company, did, at special meeting October 8, 1948, at 10 o'clock A. M. resolve to submit to stockholders at a special meeting a certain proposed amendment to Article III of Certificate of Incorporation.---at special meeting stockholders voted all capital stock issued and outstanding of said corporation that capital stock of said company shall consist of 1 Million shares of stock having a par value of \$1.00 and said stock shall be non-assessable.-- /s/ F. W. McCoy, President; Attest: Rodney J. Bardwell, Jr. Secretary (Corporate Seal).

Certificate of F. W. McCoy, President, and Rodney J. Bardwell, Jr. secretary of McCoy Company that they are president and secretary of the said McCoy Company, and that the facts set forth in said certificate are true, and that they as such president and secretary respectively of said corporation, made, signed and executed the said certificate for the uses and purposes therein set forth.

/s/ F. W. McCoy, President; Rodney J. Bardwell, Jr., Secretary.

Subscribed and sworn to October 9, 1948 before Elsie Dauth, Notary Public, City and County of Denver, Colorado.

(N. P. Seal)

Commission expires April 5, 1952

Certificate of true copy of documents filed in this office by McCoy Company attached November 9, 1949 by Geo. J. Baker, Secretary of State By James R. Mosier, Deputy, State of Colorado, United States of America. (State of Colorado Seal)

/o----oo----o-

Held & McCoy Machinery Co., a corporation duly organized and existing under and by virtue of the laws of the State of Colorado

to

McCoy Company, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado

WARRANTY DEED \$10.00 and other #494500 good and valuable considerations Book 498 Dated October 1, 1948 Page 73

Filed January 10, 1949

At 9:35 o'clock A. M.

Conveys:- Parcel No. 1. The S 195.75 feet of Lot 14, Block 2 of South 5th Street Subdivision in the City of Grand Junction, comprising an area about 72 feet by 195.75 feet.

Parcel No. 2. Lot 1, Block 2, South 5th Street Subdivision to the City of Grand Junction, comprising an area of

about 100 feet by 111 feet. Parcel No. 3. Lot 13, Block 1, South 5th Street Sub-division to the City of Grand Junction, comprising an area of about 50 feet by 111 feet, together with all buildings and improvements erected and standing thereon, Mesa County, Colorado. This deed, executed and delivered simultaneously with the incorporation of McCoy Company, is given to confirm unto the said McCoy Company, all right, title and interest of the grantor in and to the above described real property, together with the improvements situated thereon, and according to the provisions of a certain Agreement For Consolidation and Certificate of Incorporation of McCoy Company, dated August 30, 1948, executed pursuant to the provisions of Sections 57 (1) to (7) Chapter 41, 1935 C.S.A., as amended by the Session Laws of 1943, and filed this 1st day of October, A.D. 1948, in the Office of the Secretary of the State of Colorado. Except the lien of general taxes for the year 1948 due and payable January 1, 1949, and installments of any special improvement taxes payable subsequent to the date hereof. (IRS)

/s/ Held & McCoy Machinery Co. By F. W. McCoy, President; Attest: Rodney J. Bardwell, Jr., Secretary (Corporate Seal)

Ack. October 1, 1948 by F. W. McCoy as President and Rodney J. Bardwell, Jr. as Secretary of Held & McCoy Machinery Co., a corporation before Andrew Ras, Notary Public, City and County of Denver, Colorado.

(N. P. Seal)

Commission expires Sept. 25, 1951.

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THE MESA COUNTY ABSTRACT CO. GRAND JUNCTION COLORADO

7650 + 2021



65.

McCoy Company, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado to

Wyse Perry and Lucille Perry, 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 and other valuable considerations Dated February 16, 1950 Filed February 23, 1950 At 4:35 o'clock P. M.

#515218 Book 519 Page 279

Conveys: Parcel No. 1. The S 195.75 feet of Lot 14, Block 2 of South 5th Street Subdivision in the City of Grand Junction, comprising an area about 72 feet by 195.75 feet. Parcel No. 2. Lot 1, Block 2, South 5th Street Subdivision to the City of Grand Junction, comprising an area of about 100 feet by 111 feet. Parcel No. 3. Lot 13, Block 1,

South 5th Street Subdivision to the City of Grand Junction, comprising an area of about 50 feet by 111 feet, together with all buildings and improvements erected and standing thereon, Mesa County, Colorado, except taxes for the year 1950, payable in 1951 and subsequent taxes; subject also to the existing lease covering Parcel No. 3 above described. (IRS \$15.40) /s/ McCoy Company, By E. P. Homen, President; Attest: Rodney J. Bardwell, Jr., Secretary (Corporate Seal) Ack. February 20, 1950 by E. P. Homen as President and Rodney J. Bardwell, Jr., as Secretary of McCoy Company, a corporation before Andrew Rae, Notary Public, City & County of Denver, Colorado.

(N. P. Seal)

Commission expires Sept. 25, 1951.

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Six (6) Entries, numbered from 61 to 66, 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 November 22, 1947 at 8:00 o'clock A. M., up to February 23, 1950 at 4:36 o'clock P. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado  
February 23, 1950 at 4:36 o'clock P.M.

THE MESA COUNTY ABSTRACT COMPANY

By *Richard B. Williams*  
President.



Recorder's fees:

KNOW ALL MEN BY THESE PRESENTS: That

WYSE PERRY and LUCILLE PERRY

of the County of Mesa, and State of Colorado, for the consideration of ten dollars and other valuable considerations- - - - -

in hand paid, hereby sell and convey to

FRANK M. DUNN

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

The South 195.75 feet of Lot 14 in Block 2; Lot 1 in Block 2; and Lot 13 in Block 1; all in South 5th Street Subdivision in the City of Grand Junction, together with all improvements erected and standing thereon.

(IRS \$44.00)

with all its appurtenances, and warrant the title to the same, subject to

Signed and delivered this 15th day of January, A. D. 19 56.

in the presence of

Wyse Perry (SEAL)
Lucille Perry (SEAL)

STATE OF COLORADO
County of Mesa

ss.

The foregoing instrument was acknowledged before me this 25th day of January, 1956, by Wyse Perry and Lucille Perry.

25th day of January

and official seal.

July 20, 1956

Anthony W. Williams
Notary Public.

39810
66
674-522
11.05 AM

JAN 25 1956



BOOK OF TRUST

THIS INDENTURE, Made this 15th day of January, 1956

between FRANK M. DUNN

whose address is Grand Junction, Colorado hereinafter referred to collectively as "First Party," and the Public Trustee of Mesa County, State of Colorado, party of the second part, WITNESSETH:

THAT WHEREAS, The said First Party has executed one promissory note (hereinafter designated "note") bearing even date herewith for the total principal sum of Thirty Thousand and No/100- Dollars, payable to the order of WYSE PERRY and LUCILLE PERRY, as joint tenants and not as tenants in common,

whose address is Grand Junction, Colorado, in payments as hereinafter set forth

after date thereof, with interest thereon from the date thereof at the rate of six per cent per annum payable monthly on the unpaid balance, which shall be in addition to the monthly payments on principal.

The principal amount shall be paid as follows: \$250.00 on January 15th, 1957 and \$250.00 each month thereafter until paid. Additional payments on the principal may be made at any time.

(The Legal Holder of note being hereinafter referred to as "Beneficiary)."

AND WHEREAS, The said party of the first part is desirous of securing the payment of the principal and interest of said promissory note.

NOW, THEREFORE, The said party of the first part, in consideration of the premises, and for the purpose aforesaid, does hereby grant, bargain, sell and convey unto the said party of the second part, in trust forever, the following described property situate in the County of Mesa and State of Colorado, to-wit:

The South 195.75 feet of Lot 14, Block 2; Lot 1 in Block 2; Lot 13 in Block 1; all in South 5th Street Subdivision in the City of Grand Junction, together with all improvements erected and standing thereon.

IN WITNESS WHEREOF The said party of the first part has hereunto set their hand and seal this 15th day of January 1956

FRANK M. DUNN (Seal)

WYSE PERRY (Seal)
LUCILLE PERRY (Seal)
FRANK M. DUNN (Seal)

STATE OF COLORADO, }
County of Mesa, }

before me this 25th day of January 1956

F. M. Dunn.



Notary Public

July 22, 1956 Anthony W. Williams Notary Public

39827

67

654016
674-523
11.06.84A

JAN 23 1956



68707

RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Know All Men by These Presents, That, Whereas,

Frank M. Dunn

of the County of Mesa, in the State of Colorado, by his certain DEED OF TRUST dated the 15th day of January, A. D. 19 56, and duly recorded in the office of the County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 25th day of January, A. D. 19 56, in book 674 of said County records, on page 523, 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 Wyse Perry and Lucille Perry, as joint tenants and not as tenants in common,

the payment of the indebtedness mentioned therein.

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. 659016 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 31st day of October, A. D. 19 58.

*Burrell C. Reynolds* (Seal)  
As the Public Trustee in said County of Mesa.

STATE OF COLORADO, ) ss,  
County of Mesa, )

The foregoing instrument was acknowledged before me this 31st day of October, 19 58.

by Burrell C. Reynolds as the Public Trustee in said County of Mesa, Colorado.  
Witness my hand and Official Seal.

My Commission expires SEP 6 1961

*Lena A. 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 .....

730376  
743-449  
10:45 A.M.  
68  
NOV 1 - 1958



Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M., \_\_\_\_\_

Reception No. \_\_\_\_\_ Recorder. \_\_\_\_\_

Recorder's Stamp

**KNOW ALL MEN BY THESE PRESENTS: That**

**FRANK M. DUNN**

of the \_\_\_\_\_ County of **Mesa**, \_\_\_\_\_ and State of Colorado,  
for the consideration of **One Dollar and other valuable**

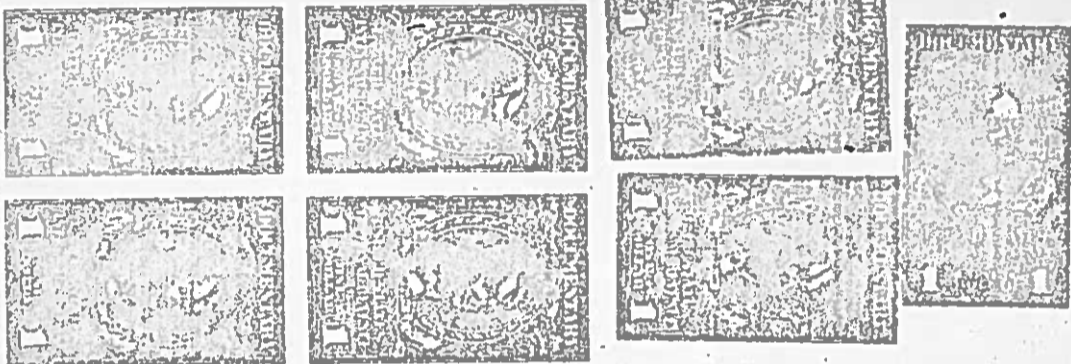
Considerations . . . . .

in hand paid, hereby sell and convey to

**WISE PERRY and FRANK M. DUNN**

of the \_\_\_\_\_ County of **Mesa**, \_\_\_\_\_ and State of Colorado, the following real  
property, situate in the \_\_\_\_\_ County of **Mesa**, \_\_\_\_\_ and State of Colorado, to-wit:

The South 195.75 feet of Lot 14, Block 2; Lot 1 in Block 2; Lot 13 in Block 1; all in South 5th Street Subdivision in the City of Grand Junction, together with all improvements erected and standing thereon.



with all its appurtenances, and warrant the title to the same, subject to taxes for the year 1958 due and payable in 1959 and taxes for subsequent years.

Signed and delivered this **30th** day of **October**, A. D. 19 **58**.

in the presence of

Frank M. Dunn (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

STATE OF COLORADO  
County of **M E S A**

The foregoing instrument was acknowledged before me this **30<sup>th</sup>** day of **October** 19 **58**, by **Frank M. Dunn**.

Witness my hand and official seal

My commission expires **November 1, 1959**

Frank M. Hockanutt  
Notary Public

\*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or an attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officers of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, signing it.—Statutory Acknowledgments, Revised 1957.

730296  
743-375  
1:21 P.M.  
Rev 22.00  
Fees 2.00  
OCT 31 1958  
AMT. OF FEE IMPOSED 22.00  
COLLECTED 6865  
EXCLUDED  
PROTESTED  
69



STATE OF COLORADO  
DEPARTMENT OF EMPLOYMENT  
1210 Sherman Street  
Denver 3, Colorado

NOTICE OF CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS:

That the State of Colorado, DEPARTMENT OF EMPLOYMENT, having fulfilled all the statutory requirements of notice and demand for contributions due and unpaid under Chapter 82, Colorado Revised Statutes 1953, known as the Colorado Employment Security Act, as amended, does hereby claim a first and prior lien, as provided in said law, against all of the property both real and personal, located in MESA COUNTY, State of Colorado,

of Roy Roofener & Wyse Perry, individuals, formerly d/b/a Valley Auto Sales & Salvage, a partnership, 2473 Hiway 6 & 50, Grand Junction, Colorado

Account Number 31012-552

an employer as defined in said Act, in the following amount:

<u>Period</u>	<u>Amount of Contribution</u>
1963 - 2nd Qtr.	\$55.95 - Balance
3rd Qtr.	38.71

Total Contribution Due \$94.66 - "Index in Chattels"

Statutory interest to be added and computed upon delinquencies from date due to date of payment, at six per cent (6%) per annum.

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER ) SS

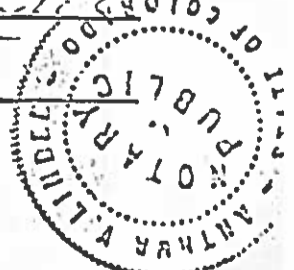
John P. Jones, being first duly sworn upon oath deposes and says: That he is a duly qualified representative of the State of Colorado, DEPARTMENT OF EMPLOYMENT; that he has read the foregoing Notice of Claim of Lien and knows the contents thereof; that the same is true of his own knowledge except as to the matters which are therein stated on his information and belief and as to those matters, he believes them to be true.

*John P. Jones*

Subscribed and sworn to before me this 13th day of April 1964.

Notary Public

My commission expires July 20 1964



117983  
70  
#863199  
Time 8:46 Book Page Filed  
APR 14 1964



State of Colorado) Recorded at 11:25 o'clock Feb 11 1965  
County of Mesa 1 ss. Reception No. 885113 Ernie M. Hunter Recorder

Revised  
7/8/55

BOOK 879 PAGE 390

STATE OF COLORADO  
DEPARTMENT OF EMPLOYMENT  
1210 Sherman Street  
Denver, Colorado 80203

NOTICE OF RELEASE OF LIEN CLAIM

71

Notice is hereby given that the Claim of Lien filed in Book \_\_\_\_\_

Page \_\_\_\_\_ or Reception No. 863199 on or about the 14th day of  
April, 19 64, on behalf of the State of Colorado,  
DEPARTMENT OF EMPLOYMENT, by John P. Jones

a duly qualified representative thereof, against all of the property,  
both real and personal, of Roy Roofener & Wyse Perry, individuals, formerly  
d/b/a Valley Auto Sales & Salvage, a partnership, 2473 Hiway 6 & 50, Grand  
Junction, Colorado ACCOUNT NUMBER 31012-552

within the \_\_\_\_\_ County of MESA Colorado,  
in the sum of \$94.66, has been fully satisfied and said Claim of  
Lien is hereby released this 8th day of February 19 65.



Bernard E. Teets  
Bernard E. Teets, Executive Director  
DEPARTMENT OF EMPLOYMENT

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER ) SS

The foregoing instrument was acknowledged before me this 8th day  
of February, 1965, by Bernard E. Teets, as Executive  
Director of the Department of Employment.

WITNESS my hand and official seal.

My Commission expires May 1, 1965  
B. C. Benjamin  
Notary Public



125835

Time 11:25 Desk 879 Page 390 # 885113

FEB 11 1965



State of Colorado  
County of Mesa

Recorded at 4:22 o'clock P M, JUL 13 1966

Reception No. 922055

Amie M. Dunston Recorder

BOOK 898 PAGE 497

WYSE PERRY

whose address is Grand Junction

County of Mesa, and State of

Colorado, for the consideration of - - Ten Dollars and other valuable consideration - - -  
None in hand paid, hereby sell(s) and convey(s) to

LUCILLE L. PERRY

whose address is Grand Junction

County of

Mesa, and State of Colorado  
an undivided one-half interest in and to the following real property in the County of Mesa, and State of Colorado, to-wit:

The South 18 inches of Lot 12 and all of Lot 13 in Block 1, South Fifth Street Subdivision; AND Lots 1, 6, 13 and 14 in Block 2 of South Fifth Street Subdivision; AND beginning 223.62 feet West of the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 100 feet to a point whence the center of the East End of Pier No. 2 of Old State Bridge bears North 57° 30' West 700 feet, thence South 57° 30' East 210 feet North to a point 160 feet South of the East and West Center line of said Section 23, thence West 73.62 feet, thence North 160 feet to point of beginning;



with all its appurtenances, and warrant (s) the title to the same, subject to taxes for the year 1966, payable in 1967, and all subsequent taxes and assessments.

Signed this 13th day of May, 1966.

*x Wyse Perry*

STATE OF COLORADO  
County of MESA } ss.

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 1966 by Wyse Perry.

My commission expires 9/16/67  
Witness my hand and official seal

*Ed. J. Munsby*



Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

139143  
72  
922055  
#  
Page 497  
Book 898  
Time 4:22  
Rev. \$33.00  
JUL 13 1966



State of Colorado  
County of Mesa 1 ss:

Recorded at 4:36 o'clock P. M. OCT 10 1966  
Reception No. 926044 *Annice M. Dunston* Recorder.

BOOK 901 PAGE 446

WYSE PERRY

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

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

LUCILLE L. PERRY

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:

The South 18 inches of Lot 12 and all of Lot 13 in Block 1, South Fifth Street Subdivision; AND Lots 1, 6, 13 and 14 in Block 2 of South Fifth Street Subdivision; AND beginning 223.62 feet West of the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier No. 2 of Old State Bridge bears North 57° 30' West 700 feet, thence South 57° 30' East 210 feet North to a point 160 feet South of the East and West Center line of said Section 23, thence West 73.62 feet, thence North 160 feet to the point of beginning;

(This Deed is made for the purpose of correcting an error in the description of a prior Deed between the same parties recorded in Book 898 at Page 497 of the Mesa County records.)

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for the year 1966, payable in 1967 and all subsequent taxes and assessments.

Signed this 4th day of October, 1966.

*Wyse Perry*

STATE OF COLORADO  
County of MESA } ss.

The foregoing instrument was acknowledged before me this 10/7/66 day of October, 1966, by Wyse Perry.

My commission expires September 16, 1967.  
Witness my hand and official seal

*Scott H. Mendenhall*  
Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

141818  
73  
# 926044  
Page 446  
Book 901  
time 4:36

OCT 10 1966



# 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 -18- entries numbered 56 to 73 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 June 17, 1944 at 8:00 o'clock A. M.

Lot One (1) in Block Two (2) of South Fifth Street Subdivision in the City of Grand Junction, in Mesa County, Colorado.

Dated this 18th day of

September, A.D., 19 70, at 8 o'clock A.M.

**Transamerica Title Insurance Co**

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

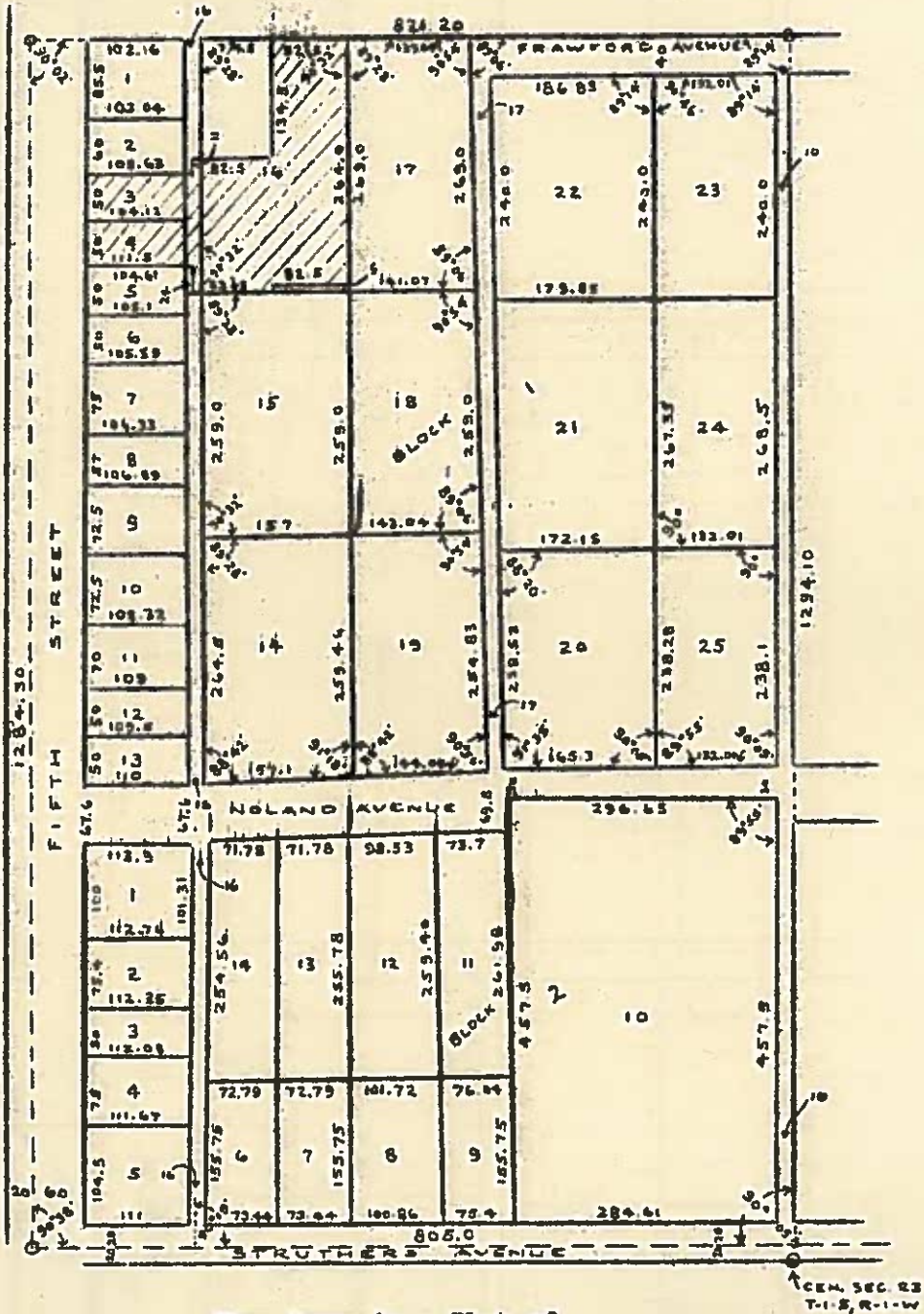


**Transamerica Title Insurance Co**

MESA COUNTY BRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

Abstract No. 75745





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)