

2 4 7 8 - 1 3 8 2 3 - 1 8 9 2 6 - 2 7 3 8 8

THE MESA COUNTY
ABSTRACT COMPANY.
GRAND JUNCTION, COLO.

ESTABLISHED 1885.

INCORPORATED 1893.

The only Abstracters of Title in Mesa County, Colorado.

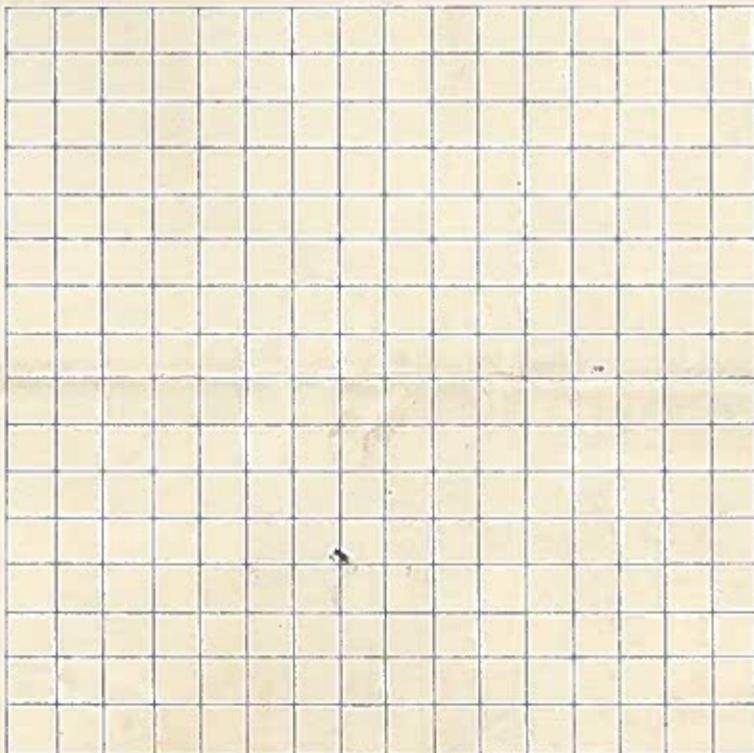
ABSTRACT OF TITLE

TO

Lots Numbered Thirty-one and Thirty-two in Block Numbered
Ninety-two, City of Grand Junction,
(Lots 31 & 32, Block 92)

SITUATE IN

MESA COUNTY, STATE OF COLORADO.



STATE OF COLORADO.

OFFICE OF THE

SECRETARY OF STATE.

UNITED STATES OF AMERICA, }
STATE OF COLORADO. } ss.

CERTIFICATE.

I, TIMOTHY O'CONNOR

Secretary of State, of the State of Colorado, do hereby certify that

JAMES W. BUCKLIN

was duly appointed a Notary Public in and for the County of

MESA, State of Colorado, on the THIRTIETH

day of MARCH A. D. 1891, and his term of office ~~will~~

expired on the THIRTIETH day of MARCH A. D. 1895

In Testimony Whereof, I have hereunto set

my hand and affixed the Great Seal of the State,

at the City of Denver, this THIRD day of

FEBRUARY A. D. 1908



Timothy O'Connor
Secretary of State.

#16782
Book 44
Page 53
July 3 1893
1:15 P.M.
(1)

Grace A Williams by
Charles R Williams, her
Attorney in fact.

to

Ghas F Keene, Trustee
use of
A C Grout.

TRUST DEED, July 3, 1893. \$1.00

Conveys Lots 31 & 32, Block 92, Grand

Junction, to secure payment of 1 note
for \$2,000,

of even date payable 60 days after

date with interest at 1% per month,

payable monthly. Subject to Trust Deed

for \$2,500 recorded in book 36 at page 350. Acknowledged July 3,
1893 before Henry Nichols, N.P. Mesa Co., Colo. (seal) Com-
mission expires April 10, 1893.

#16878
Book 40
Page 207
July 17 1893
4:25 P.M.
(2)

Grace A Williams

to

Charles R Williams

POWER OF ATTORNEY. Giving power to

purchase, receive and take lands,

tenements and hereditaments and to ac-

cept the seizure and possession of all

lands and all deeds and other assurances. To lease, let, demise,

sell and convey, mortgage and hypothecate lands, tenements and

hereditaments and as my act and deed to sign, seal, execute, de-

liver and acknowledge such deeds. Acknowledged June 9, 1893 before

Ghas F Keene, N.P. Mesa Co., Colo. (seal) Com exp. Oct 24, 1895.

#18231
Book 45
Page 271
April 6 1894
4:15 P.M.
(3)

Grace A Williams

to

Samuel F Dickenson

WARRANTY DEED. April 6, 1894. \$3,382.93

Conveys Lots 31 & 32, Block 92, Grand

Junction, subject to trust deeds, 1

for \$2,500 the other for \$2,000. Ac-

knowledged April 6, 1894 before Ghas F Keene, N.P. Mesa Co., Colo.

(seal) Commission expires Oct 24, 1895.

#23609
Book 55
Page 511
May 12 1896
3:35 P.M.
(4)

Samuel F Dickinson

to

Martha B Dickinson

WARRANTY DEED. May 12, 1896. \$3,390.

Conveys Lots 31 & 32, Block 92, Grand

Junction, subject to 2 trust deeds, 1st

for \$2,500 and 2nd for \$2,000. Ac-

knowledged May 12, 1896 before Ulysses G Ramey, N.P. Mesa Co.,

Colo. (seal) Commission expires Oct 1, 1896.

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of Four entries, numbered 1-2-3 & 4)

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

caption hereto, or any part thereof, or the title thereto, subsequent to the 26th day of November 1892, at _____ o'clock _____ M.

Dated at Grand Junction, Colorado, this Twenty Seventh day of September 1904, at Eight o'clock A M.



THE MESA COUNTY ABSTRACT CO.

By Henry Nichols
MANAGER

2589

51551
Book 86
Page 374
Nov 19.1904

Charles F Keene
Trustee
to
Grace A Williams.

RELEASE DEED. Nov 18th,1904. \$ 1.00
Releasing trust deed dated July 3rd
1893, recorded July 3rd,1893 in Book
44 at page 53 to secure to A C Grout
3.20 P.M. payment of note, note paid. Conveys:- lots 31 and 32 in Block 92
of the City of Grand Junction. Acknowledged Nov 18th,1904 before
J H Ramey Notary Public, Mesa County Colorado (seal) Comm expires
Feb 24th,1907.

51651
Book 86
Page 275
Nov 28.1904
10.50 A.M.

Frederick M Dille
Trustee
to
Charles R Williams
Grace A Williams

RELEASE DEED. Nov 23rd,1904 \$ 1.00
Releasing trust deed dated Aug 27th
1892 recorded Sept 3rd,1892 in Book
36 at page 350 to secure to Alfred T
Bacon payment of note, note paid.
Conveys:- lots 31 and 32 in Block 92 of the City of Grand Junction
also two storry four apartment frame tenement building thereon.
Acknowledged Nov 23rd,1904 before Bertha L Cable Notary Public
City and County of Denver Colorado (seal) Comm expires Mch 25
1907.

51552
Book 99
Page 66
Nov 19.1904
3.25 P.M.

Martha B Layton formerly
Martha B Dickinson, and
Harry P Layton
(husband and wife)
to
The Public Trustee
for the use of
U G Ramey.

TRUST DEED. Sept 22nd,1904. \$ 1.00
Conveys:- lots 31 and 32 in Block 92
of the City of Grand Junction, given
to secure their two notes of even date
herewith payable as follows :- \$ 500
Oct 1st,1906 and \$ 1500 due Oct 1st
1907, for the principal sum of \$ 2000 with interest from date
until maturity at 8 % per annum, interest payable semi-annually
according to certain interest notes of even date herewith
attached to principal notes. Acknowledged by Martha B Layton
and Harry P Layton her husband Oct 3rd,1904 before Edward G
Holmes Commissioner of deeds County of Union New Jersey .
Certificate Oct 6th,1904 of William Howard Clerk of the County of
Union N. J. that Edward G Holmes was at the time of taking the
above acknowledged a commissioner of deeds (seal)

Three (3)

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of entries, numbered 1, 2 and 3)

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

caption hereto, or any part thereof, or the title thereto, subsequent to the 27th day of Sept 1904, at 8⁰⁰ o'clock A M.

Dated at Grand Junction, Colorado, this 28th day of November 1904, at 10⁵¹ o'clock A M.

THE MESA COUNTY ABSTRACT CO.

By *Frank Nichols* MANAGER

ABSTRACT OF TITLE
TO

LOTS 31 AND 32 IN BLOCK 92 IN THE CITY OF GRAND JUNCTION,
IN MESA COUNTY, COLORADO,
FROM DATE NOVEMBER 28th 1904 AT 10.51 AM.

8
M.M. SHORES, PUBLIC TRUSTEE,)
-TO-)
MARTHA B. LAYTON AND)
HARRY P. LAYTON.)
RELEASES: LOTS 31 AND 32 IN BLOCK 92 OF THE
CITY OF GRAND JUNCTION, FROM TRUST DEED DATED SEPT. 22nd
1904, RECORDED NOV. 19th 1904 IN BOOK 99 AT PAGE 66, GIVEN
TO SECURE TO U.G. RAMEY PAYMENT OF TWO NOTES. NOTES PAID.
ACK. JAN. 24th 1908 BEFORE A. EUGENA KELLY, N.P. MESA
COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES OCT. 17th 1911.
BOOK 115, PAGE 526.
RELEASE DEED,
DATED JAN. 24th 1908,
FILED JAN. 24th 1908, 2.30PM.
CON. \$2.

9
CHARLES F. SCHRADER, ACTING)
SHERIFF OF MESA COUNTY,)
COLORADO, SUCCESSOR IN TRUST)
-TO-)
CHARLES R. WILLIAMS.)
RELEASES: LOTS 31 AND 32 IN BLOCK 92 IN GRAND
JUNCTION, FROM TRUST DEED DATED JUNE 22nd 1892, RECORDED
JUNE 25th 1892 IN BOOK 36 AT PAGE 286, GIVEN TO SECURE TO
T.M. JONES PAYMENT OF NOTE. NOTE PAID.
WHEREAS IT IS PROVIDED IN SAID TRUST DEED THAT IN CASE
OF DEATH, RESIGNATION, REMOVAL OR ABSENCE FROM THE COUNTY
OF MESA OF SAID TRUSTEE, THENCE THE ACTING SHERIFF OF
SAID COUNTY SHALL BE SUCCESSOR IN TRUST, AND WHEREAS THE
SAID J.F. MCFARLAND, TRUSTEE, IS NOW REMOVED AND ABSENT
FROM SAID COUNTY AND UNABLE TO ACT.
ACK. FEB. 10th 1908 BEFORE A. EUGENA KELLY, N.P. MESA
COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES OCT. 17th 1911.
BOOK 115, PAGE 583.
RELEASE DEED,
DATED FEB. 10th 1908,
FILED FEB. 14th 1908, 10.30AM
CON. \$2.

(3-)
City of Grand Junction.

Second Division, Re-Survey,
Filed April 17th 1905, 10 AM.

10
Know all men by these presents, that the City of Grand Junction State of Colorado, through J. M. Sampliner, its mayor, duly authorized thereto, do's hereby execute and deliver the within plat as the true and correct plat of so much of the City of Grand Junction as is herein delineated, and of the streets, alleys, avenues, parks, lots, blocks and surpluses herein contained.

In witness whereof, the said City of Grand Junction caused the same to be executed by the said J. M. Sampliner, mayor, and affixed the corporate seal, this 17th day of -- 1905.

(Corporate Seal) Joe M. Sampliner,
Attest: Frank E. Leslie, Mayor of Grand Junction.
City Clerk.

State of Colorado)
County of Mesa) SS. I, William A. Marsh, a notary public within
and for said Mesa County, State of Colorado, do hereby certify that
J. M. Sampliner, Mayor of the City of Grand Junction, who subscri-
bed to the above and foregoing plat and dedication, appeared before
me this 17th day of April 1905 and acknowledged the same as his
free and voluntary act and the free and voluntary act of the City
of Grand Junction.

Witness my hand and seal this 17th. day of April 1905.
(N. P. Seal). William A. Marsh,
My Commission expired Jan. 7th 1909. Notary Public.

All range lines are marked in red and are 20 ft. South of the
North side of the Avenues and Main street, and 20 ft. East of West
side of streets, except on 7th. st. which is 30 ft.

All monuments are at the intersection of the range lines, and
are marked thus ---♦---

Plat Book 2, page 37.

(4)

CHIPE TA

AVE.

12.525 12.535 30

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31	32

140.85 226.4 282.51

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

401.54

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32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

401.54

OURAY

AVE.

12.540 12.546 80

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30	31
31	32

140.85 226.7 282.5

80

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32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

401.4

80

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

401.4

GRAND

AVE.

150

CITY HALL	COURT HOUSE
PUBLIC LIB'Y	SQUARE
GROUNDS	

12.535 12.547 80

ARMORY	CITY & COUNTY
FIRE DEPT.	JAIL

12.55 187.57

150

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

401.26

150

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

401.26

WHITE

AVE.

12.51 12.51 30

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29	30
30	31
31	32

140.6 226.27 286.51

12.51 12.51 80

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

401.12

12.51 12.51 80

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

401.12

ROOD

AVE.

12.51 12.51 80

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29	30
30	31
31	32

140.5 226.57 281.57

12.51 12.51 80

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

400.98

12.51 12.51 80

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

400.98

MAIN

ST.

100

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7	8
8	9
9	10

100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17

MARTHA B. LAYTON, FORMERLY
MARTHA B. DICKINSON AND
HARRY P. LAYTON,
-TO-
PUBLIC TRUSTEE, FOR USE
OF HENRY F. BARNARD.

(5)

) TRUST DEED,
) DATED JAN. 1" 1908,
) FILED JAN. 24" 1908, 3.10PM
) CON. \$1.

CONVEYS: LOTS 31 AND 32 IN BLOCK 92 IN THE
CITY OF GRAND JUNCTION, GIVEN TO SECURE ONE NOTE BEARING
EVEN DATE HERewith PAYABLE JAN. 1" 1911 FOR THE PRINCIPAL
SUM OF \$1600. WITH INTEREST UNTIL MATURITY AS IN AND BY
ALL OF CERTAIN COUPON PROMISSORY NOTES OF EVEN DATE
WITH SAID PRINCIPAL NOTE PROVIDED, AND INTEREST AFTER
MATURITY AT 2% PER MONTH.

ACK. JAN. 15" 1908 BEFORE HARRY C. THOMPSON, N.P.
NEW YORK COUNTY, N.Y. (N.P. SEAL) COMM. EXPIRES MARCH 30"
1909.

BOOK 94, PAGE 278.

THE COLORADO ABSTRACT AND TITLE COMPANY HEREBY CERTIFIES
THAT THE FOREGOING (CONSISTING OF FIVE ENTRIES, NUMBERED
FROM 1 TO 5 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 PREM-
ISES DESCRIBED IN THE CAPTION OF THIS CONTINUATION OR ANY
PART THEREOF OR THE TITLE THERETO, SUBSEQUENT TO NOVEMBER
28" 1904 AT 10.51 AM.
DATED AT GRAND JUNCTION, COLORADO, FEBRUARY 14" 1908 AT 10.30
A.M.

THE COLORADO ABSTRACT AND TITLE COMPANY

PER

J. E. Leaverton
MANAGER.

ABSTRACT OF TITLE

T O

Lots 31 and 32 in Block 92 in the City of Grand Junction, in Mesa County, Colorado.

From date February 14th 1908 at 10.30 A.M.

(6)

Extension Agreement

Dated January 30th 1911,
Filed February 6th 1911, 4.00PM.

Whereas a certain note for \$1600. dated January 1st 1908 executed by Martha B. Layton and Harry P. Layton become due January 1st 1911, whereas said note is secured by a certain Deed of Trust of even date therewith, recorded in Book 94 page 278 conveying to the Public Trustee in said Mesa County Lots 31 and 32 in Block 92 in the City of Grand Junction, and whereas an extension of said note for 3 years has been requested by the present owner of said premises and consented and agreed to by the present legal holder of said note.

Thereupon in consideration of the premises and extension of the payment of the sum of \$1600. due on said note on January 1st 1911 for the further period of 3 years to and until January 1st 1914 is made, ect.

(Signed) Martha B. Layton
Harry P. Layton.

Ack. January 30th 1911 by Martha B. Layton and Harry P. Layton before Eugene A. Kelly, a Notary Public of Essex County, New Jersey. (N.P. Seal) My Commission expires January 1st 1912.

Book 162, page 124.

We Photograph the Record

The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of ~~from~~ ^{one} ~~to~~ ⁶ Entries Numbered ~~inclusive~~)

is a full and complete abstract of each and every instrument of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption of this continuation or any part thereof or the title thereto subsequent to the ^{14th} day of ^{February} A. D. 19 ⁰⁸ at ^{10.30} o'clock ^{A.} M.

Dated at Grand Junction, Colo., this ^{6th} day of ^{February} A. D. 19 ¹¹ at ^{4.00} o'clock ^{P.} M.

The Colorado Abstract & Title Co.

Per J. Ernest Leaverton Manager.

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing consisting of TWO (2) entries, numbered SEVEN and EIGHT (7 & 8) is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the CAPTION hereto, or any part thereof, or the title thereto, SUBSEQUENT to February 6, 1911 at 4:00 o'clock P M

Dated at Grand Junction, Mesa County, Colorado, this 28th day of FEBRUARY A.D. 1914 at 3:25 o'clock P M

THE MESA COUNTY ABSTRACT COMPANY

By

J. A. Measured

Manager

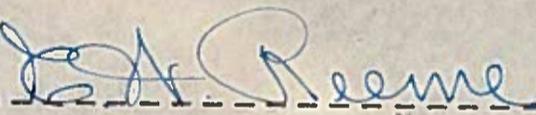
Np. 18926

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Six (6) entries numbered from 9 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 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 February 28th., 1914, at 3:25 o'clock P. M.

Dated at Grand Junction, Mesa County, Colorado, this March 26th., A. D. 1928, at 1:56 o'clock P. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY



Manager.

#311284
Book 360
Page 179
Aug 7 1936
12:03 P.M.

In the Matter of the Estate
of Mary A. Barnard Eckland,
Deceased.

DECREES

United States of America. State of Colorado, City and County of Denver, ss
In County Court, January Term, A.D. 1932

Pleas before the Honorable G. A. Luxford, Judge of the County Court, within and for the City and County of Denver, State aforesaid, and at a Term thereof begun and held at the Court House in the City of Denver, in said County on Monday (being the fourth day) of January in 1932 and of the Independence of the United States 156th. Carl S. Milliken, Manager of Safety and Excise and Ex-Officio Sheriff. Present: Honorable G. A. Luxford, Judge Attest: Thomas L. Bonfils, Clerk.

(20)
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Be it remembered that upon, to-wit, Jan. 5, 1932, the same being one of the regular days of the January Term, A.D. 1932, of said Court, the following Decree of Heirship was had and entered of record in said Court, to-wit:

In the Matter of the Estate of
Mary A. Barnard Eckland, Deceased

DECREE OF HEIRSHIP
State of Colorado, City and
County of Denver, ss
In the County Court No. 47305

Now, on this day come Dr. A. E. Eckland and thereupon the matter of the ascertainment and determination of the heirs of the said deceased coming on regularly to be heard upon the affidavit of intestacy of Dr. A. E. Eckland pursuant to order of Court heretofore entered herein. And it appearing to the Court from the records and files herein that notices have been regularly issued and served upon the claimants as heirs at law, said to reside in the State of Colorado, mentioned in said affidavit of intestacy as evidenced by the returns thereon, and it further appearing that said notice has been regularly published according to law, as evidenced by the affidavit of the publisher of The Rocky Mountain Herald filed herein. And thereupon, the Court having received and having considered said affidavit of intestacy and being sufficiently advised in the premises, doth Find, ascertain and determine, that said deceased died on or about Oct. 21, 1930, while a resident of the State of Colorado and City and County of Denver, leaving inestate lands, tenements or hereditaments; that due and sufficient notice hereof has been had according to law; that the sole and only heirs at law of said Mary A. Barnard Eckland, deceased, and their interests in said estate, are as follows, to-wit: Name. Dr. A.E. Eckland; Relationship, husband; Fractional interest, entire estate; Whereupon it is Ordered, adjudged and decreed, by the Court that the heirs at law are seized and possessed of all the right, title and interest which the said deceased enjoyed during her lifetime in and to any and all lands, tenements, hereditament or other property of which the said deceased died seized and possessed.

(21)
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Done by the Court Jan. 5, 1932. By the Court: G.A.Luxford, County Judge
AND THEREUPON, the following decree was had and entered of record in said

Court, to-wit:

In the Matter of the Estate of
Mary A. Barnard Eckland, Deceased

DECREE OF FINAL SETTLEMENT AND
DISCHARGE

State of Colorado, City and County of Denver, Colorado, ss No. 47305

And now on this day comes Dr. A. E. Eckland, Administrator of said estate, and presents to the Court the Final Report of his acts and doings as such, asks that the same be approved, and that he be discharged and said estate decreed to be fully administered according to law. And it appearing to the Court, and the Court doth find that notice to creditors to file claims against said Estate was published in the manner and as required by law, that all claims allowed by the Court against said estate, and all court costs and costs of administration have been paid, and that a certificate of waiver of State Inheritance Tax on said estate has been filed herein. And the Court further finds that more than one year has elapsed since Letters were issued herein, and that notice has been published under Order of this Court in accordance with the Statute in such case made and provided that said Final Report would be presented for approval on Jan. 5, 1932, And it further appearing from said Final Report and the Court further finds that said Dr. A.E.Eckland has received the sum of \$3880.63 and has properly expended the sum of \$186.89 leaving in his hands the sum of \$3693.74, to be distributed to the following named heir at law and legatee; Dr. A.E.Eckland, husband of the deceased, the full sum of \$3693.74 and one Peerless Roadster model 1927, numbers A350470 - 8303 also delivered to the said Dr. A.E.Eckland. And the Court further finds that said Dr. A. E. Eckland has faithfully administered the estate of said deceased which has come to his hands and has fully performed his duties as such and as provided by law. It is Ordered, adjudged and decreed that the said Final Report and all acts and doings of said Dr. A.E.Eckland in and concerning the administration of said estate be, and the same are hereby in all things fully ratified, confirmed and approved by the Court, and the said Dr. A.E.Eckland is further ordered to distribute the money in his hands to the above named party or to his legal representative in the amount as above set forth, and having so distributed the same and filed proper receipt therefor

(22)
78

#311284, Continued

in this Court, that Dr. A. E. Eokland, Administrator be and he is hereby discharged. Done in open Court this Jan. 5, 1932. By the Court. G. A. Luxford, Judge Certificate of true copy of Decree of Heirship and Decree of Final Settlement and Discharge attached July 23, 1936 by Thomas L. Bonfils, Clerk of the County Court, City and County of Denver, Colorado. (County Court Seal)

#311285
Book 357
Page 383
Aug. 7, 1936
12:04 P.M.

Dr. A. E. Eokland
To
J. C. Ferguson

WARRANTY DEED Aug. 1, 1936 \$1.00
Conveys: -Lots 31 and 32 in Block 92 in the City of Grand Junction, Mesa County, Colorado, subject to all unpaid taxes and other indebtedness of record all of which purchaser assumes and agrees to pay. (Granting clause recites Dr. A. E. Eokland, as sole heir at law of Mary A. Barnard Eokland, deceased, who before her marriage to Grantor was Mary A. Barnard) Acknowledged Aug. 3, 1936 before Jacob V. Schaetzle, Notary Public, Denver County, Colorado. (N. P. Seal) Commission expires Apr. 28, 1940. (\$1.00 IRS)

(23)

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#312109
Book 357
Page 423
Sept. 4, 1936
11:10 A. M.

J. C. Ferguson
To
Eugena K. Hall and Frank R. Hall, as joint tenants

SPECIAL WARRANTY DEED Aug. 26, 1936 \$1.00
Conveys: -Lots 31 and 32 in Block 92 in the City of Grand Junction, Mesa County, Colorado, Subject to unpaid taxes. Title to this real property is hereby expressly declared to pass, not in tenancy in common, but in joint tenancy. Acknowledged Aug. 26, 1936 before Shirley S. Cady, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Sept. 18, 1938. (\$1.00 IRS)

(24)

30

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Ten (10) entries numbered from 15 to 24, 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 real property described in the caption to this continuation subsequent to March 26, 1928 at 1:56 o'clock P. M.

Dated at Grand Junction, Mesa County, Colorado, this September 6th, A. D. 1936, at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY E. W. Reeme
J.C. Manager.

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

to

The West Half of Lot Thirty in Block Ninety-two in the City of Grand Junction, Mesa County, Colorado.

From the United States Government

EXCEPT Entries numbered 1 to 7, inclusive, of the first part of this Abstract, hereto attached, and Entries numbered 3 and 4 of continuation showing Resurvey and Plat recorded in Plat Book 2 page 37 of the records in the Office of the County Clerk and Recorder of Mesa County, Colorado, which are made a part of this Abstract by reference thereto.

Also

Lots Thirty-one and Thirty-two in Block Ninety-two in the City of Grand Junction, Mesa County, Colorado.

From date September 8, 1936 at 8:00 A.M.

---oo---

(31)

The Grand Junction Town Company	)	WARRANTY DEED
of Mesa County, Colorado, by	)	Dated Apr. 2, 1883
George A. Crawford, President	)	Filed Apr. 2, 1883 at 4:20 P.M.
(Seal)	)	\$150.00
to)	
Mary J. Chenowith)	

Conveys:-Lots 29 and 30 Block 92 in the Town of Grand Junction, Mesa County, Colorado.

Except liens and taxes which may have accrued since Mar. 13, 1883

Ack. Apr. 2, 1883 by George A. Crawford as President of The Grand Junction Town Company and as the free and voluntary act and deed of said Company before M.L. Allison Clerk and Recorder, Mesa County, Colorado, per F.G.C. Heisin Dep. (Seal) Book 16 page 35.

---oo---

(32)

Mary J. Chenoweth	)	MORTGAGE DEED
to	)	Dated Mar. 17, 1898
A. A. Carpenter	)	Filed Apr. 21, 1898 at 9:20 A.M.
	)	\$500.00

Conveys:-Lots 29 and 30 in Block 92 in the City of Grand Junction, Mesa County Colorado.

GIVEN TO SECURE the sum of \$500.00 according to the terms, tenor and effect of her note for the full sum of \$500.00 bearing even date herewith payable on or before 5 years after date with interest at 10% per annum from date until paid, interest payable annually.

Ack. Mar. 17, 1898 by Mary J. Chenoweth, before William A. Marsh, Notary Public, Mesa County, Colorado. (Seal) Commission expires Jan. 14, 1901 Book 54 page 164

---oo---

(33)

A. A. Carpenter	)	DISCHARGE OF MORTGAGE
to	)	Dated Feb. 5, 1919
Mary J. Chenoweth	)	Filed Mar. 11, 1919 at 3:10 P.M.
	)	Full payment and Satisfaction

I, A. A. Carpenter, Mortgagee named in a certain mortgage given by Mary J. Chenoweth to A.A.Carpenter dated Mar. 17, A.D. 1898 and recorded with Mesa County, Colorado, deeds Book 54 page 164, do hereby acknowledge that -- have received from Mary J. Chenoweth the mortgagor named in said mortgage, full payment and satisfaction of the same and in consideration thereof I do hereby cancel and discharge said mortgage and release and quit claim unto the said Mary J. Chenoweth her heirs and assigns forever, the premises thereby conveyed. Signed: A. A. Carpenter

Ack. Feb. 5, 1919 by A.A. Carpenter before Hartley R. Walker, Notary Public, Franklin County, Mass. (N.P.Seal) Commission expires Apr. 8, 1921 Book 228 page 272

---oo---

(34)

Mary J. Chenowith)
to)
Henry F. Barnard, ----- party)
of the second part for use of)
Alice B. Davis)

TRUST DEED
Dated Mar. 21, 1893
Filed Mar. 22, 1893 at 4:30 P.M.
\$1.00

Conveys:-Lots 29 and 30 Block 92 in the town of Grand Junction, Mesa County, Colorado, according to the map or plat of said town as the same appears of record in the office of the County Clerk and Recorder of said Mesa County, Colorado. Said lots being situate on the Nly side of Rood Avenue between 8th and 9th Streets.

GIVEN TO SECURE her note bearing even date herewith for the principal sum of \$400.00 payable --- with interest from date until paid as in and by certain coupon notes provided.

Ack. Mar. 22, 1893 by Mary J. Chenowith before J.A.Layton, Notary Public, Mesa County, Colorado. (Seal) Commission expires Feb. 19, 1896
Book 36 page 530

---oo---

(35)

Henry F. Barnard, Trustee)
to)
Mary J. Chenowith)

RELEASE DEED
Dated Mar. 8, 1898
Filed Mar. 17, 1898 at 3:45 P.M.
\$1.00

Releases:-Lots 29 and 30 Block 92 in the Town of Grand Junction, Mesa County, Colorado, according to the map or plat of said town as the same appears of record in the office of the County Clerk and Recorder of said Mesa County. Said lots being situate on the Nly side of Rood Avenue between 8th and 9th streets.

FROM TRUST DEED dated Mar. 21, 1893 recorded Mar. 22, 1893 in Book 36 page 530 to secure Alice G. Davis the payment of her notes. Notes Paid.

Ack. Mar. 8, 1898 by Henry F. Barnard, Trustee, before Rosa M. Layton, Notary Public, Arapahoe County, Colorado. (Seal)
Commission expires Apr. 23, 1898.

Book 60 page 279

---oo---

(36)

Mary J. Chenowith Bergeron,)
formerly Mary J. Chenowith)
to)
Benjamin B. Chenoweth)

WARRANTY DEED
Dated Nov. 7, 1927
Filed Dec. 20, 1927 at 11:30 A.M.
\$1.00 and other good and valuable considerations

Conveys:-Lots 29 and 30 in Block 92 in the City of Grand Junction, Mesa County Colorado.

Signed: Mary J. Chenowith

Ack. Nov. 7, 1927 by Mary J. Chenowith Bergeron formerly Mary J. Chenowith before Charles B. Rich, Notary Public, Mesa County, Colorado.
(N.P. Seal)

Commission expires Jan. 13, 1929
Book 506 page 177

---oo---

(37)

Benjamin B. Chenoweth)
to)
Public Trustee of Mesa County,)
Colorado, for use of J.C.Ferguson)

TRUST DEED
Dated Feb. 15, 1928
Filed Feb. 15, 1928 at 11:50 A.M.
Consideration of premises

Conveys:-Lots 29, and 30 in Block 92 in the City of Grand Junction, Mesa County Colorado.

GIVEN TO SECURE one note bearing even date herewith for \$300.00 payable one year after date with interest at 8% per annum, payable semi-annually.

Ack. Feb. 15, 1928 by Benjamin B. Chenoweth before Frank R. Hall, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Sept. 17, 1930
Book 309 page 2

---oo---

(38)

W. S. Meek, Public Trustee)
of Mesa County, Colorado)
to)
Benjamin B. Chenoweth)

RELEASE TRUST DEED
Dated June 9, 1930
Filed June 10, 1930 at 8:45 A.M.
\$2.00

Conveys:-Lots 29 and 30 in Block 92 in the City of Grand Junction, Mesa County, Colorado.

FROM TRUST DEED dated Feb. 15, 1928 recorded Feb. 15, 1928 in Book 309 page 2 to secure J. C. Ferguson the payment of one note. Note Paid.

Ack. June 9, 1930 by W. S. Meek, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N.P. Seal)
Commission expires Apr. 9, 1934

Book 327 page 127

---oo---

(39)

Benjamin B. Chenoweth)
to)
Public Trustee of Mesa County,)
Colorado, for use of O.D. Williams)

TRUST DEED
Dated Dec. 19, 1930
Filed Dec. 19, 1930 at 4:56 P.M.
Consideration of premises

Conveys:-Lots 29 and 30 in Block 92 in the City of Grand Junction, Mesa County, Colorado.

GIVEN TO SECURE his note bearing even date herewith for the sum of \$250.00 payable Dec. 15, 1933 with interest at 8% per annum, payable semi-annually.

Ack. Dec. 19, 1930 by Benjamin B. Chenoweth before John G. McKinney, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Aug. 2, 1931

Book 320 page 221

---oo---

(40)

W. S. Meek, Public Trustee)
of Mesa County, Colorado)
to)
Benjamin B. Chenoweth)

RELEASE DEED
Dated Dec. 17, 1935
Filed Dec. 17, 1935 at 4:30 P.M.
\$2.00

Releases:-Lots 29 and 30 in Block 92 in the City of Grand Junction, Mesa County, Colorado.

FROM TRUST DEED dated Dec. 19, 1930 recorded Dec. 19, 1930 in Book 320 page 221 to secure O.D. Williams the payment of his note. Note Paid.

Ack. Dec. 17, 1935 by W. S. Meek, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N.P. Seal)
Commission expires Mar. 29, 1938.

Book 353 page 365

---oo---

(41)

Treasurer of Mesa County)
to)
Mesa County)

TAX SALE #33982
Dated Dec. 11, 1930
\$42.60

Sold:-Lots 29 and 30 Block 92 Grand Junction

REDEEMED Jan. 2, 1931 by B. B. Chenoweth \$43.83 1929

Tax Sale Book 26 page 25

---oo---

(42)

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

TAX SALE #34838
Dated Dec. 11, 1930
\$1.85

Sold:-Lot 29 Block 92 Grand Junction

REDEEMED Jan. 2, 1931 by B. B. Chenoweth 1930

Tax Sale Book 26 page 120

---oo---

(43)
Treasurer of Mesa County)
to)
City of Grand Junction)
Sold:-Lot 30 Block 92 Grand Junction
REDEEMED Jan. 2, 1931 by B. B. Chenowith 1930
TAX SALE #34839
Dated Dec. 11, 1930
\$1.85
Tax Sale Book 26 page 120

---oo---

(44)
Treasurer of Mesa County)
to)
City of Grand Junction)
Sold:-Lot 29 Block 92 Grand Junction
REDEEMED Jan. 2, 1931 by B. B. Chenowith 1930
TAX SALE #35161
Dated Dec. 11, 1930
\$2.50
Tax Sale Book 26 page 138

---oo---

(45)
Treasurer of Mesa County)
to)
City of Grand Junction)
Sold:-Lot 30 Block 92 Grand Junction
REDEEMED Jan. 2, 1931 by B. B. Chenowith 1930
TAX SALE #35162
Dated Dec. 11, 1930
\$2.50
Tax Sale Book 26 page 138

---oo---

(46)
Treasurer of Mesa County)
to)
City of Grand Junction)
Sold:-Lot 29 Block 92 Grand Junction
REDEEMED Jan. 2, 1931 by B. B. Chenowith 1930
TAX SALE #35392
Dated Dec. 11, 1930
\$12.50
Tax Sale Book 26 page 152

---oo---

(47)
Treasurer of Mesa County)
to)
City of Grand Junction)
Sold:-Lot 30 Block 92 Grand Junction
REDEEMED Jan. 2, 1931 by B. B. Chenowith
TAX SALE #35393
Dated Dec. 11, 1930
\$12.50
Tax Sale Book 26 page 152

---oo---

(48)
Treasurer of Mesa County)
to)
City of Grand Junction)
Sold:-Lot 29 Block 92 Grand Junction
REDEEMED May 25, 1932 by B. B. Chenowith 1931
TAX SALE #36868
Dated Dec. 17, 1931
\$1.85
Tax Sale Book 27 page 155

---oo---

(49)
Treasurer of Mesa County)
to)
City of Grand Junction)
Sold:-Lot 30 Block 92 Grand Junction
REDEEMED May 25, 1932 by B. B. Chenowith 1931
TAX SALE #36869
Dated Dec. 17, 1931
\$1.85
Tax Sale Book 27 page 155

---oo---

(50)
Treasurer of Mesa County)
to) TAX SALE #37087
City of Grand Junction) Dated Dec. 17, 1931
\$2.45
Sold:-Lot 29 Block 92 Grand Junction
REDEEMED May 25, 1932 by B. B. Chenowith 1931
Tax Sale Book 27 page 167

---oo---

(51)
Treasurer of Mesa County)
to) TAX SALE #37088
City of Grand Junction) Dated Dec. 17, 1931
\$2.45
Sold:-Lot 30 Block 92 Grand Junction
REDEEMED May 25, 1932 by B. B. Chenowith 1931
Tax Sale Book 27 page 167

---oo---

(52)
Treasurer of Mesa County)
to) TAX SALE #37291
City of Grand Junction) Dated Dec. 17, 1931
\$12.10
Sold:-Lot 29 Block 92 Grand Junction
REDEEMED May 25, 1932 by B. B. Chenowith 1931
Tax Sale Book 27 page 179

---oo---

(53)
Treasurer of Mesa County)
to) TAX SALE #37292
City of Grand Junction) Dated Dec. 17, 1931
\$12.10
Sold:-Lot 30 Block 92 Grand Junction
REDEEMED May 25, 1932 by B. B. Chenowith 1931
Tax Sale Book 27 page 179

---oo---

(54)
Treasurer of Mesa County)
to) TAX SALE #37681
Mesa County) Dated Dec. 19, 1932
\$41.20
Sold:-Lots 29 and 30 in Block 92 Grand Junction
REDEEMED Dec. 14, 1935 by Ellen Brownell 1931,1932,1933,1934 \$130.53
Accepted in full settlement of such taxes, interest and penalty. House Bill No.200
May 1, 1935
Tax Sale Book 28 page 38

---oo---

(55)
Treasurer of Mesa County)
to) TAX SALE #42907
City of Grand Junction) Dated Dec. 20, 1933
\$4.00
Sold:-Lots 29 and 30 Block 92 Grand Junction
REDEEMED Dec. 14, 1935 by Ellen Brownell 1933,1934,1932 \$12.74
Tax Sale Book 29 page 208

---oo---

(56)
Treasurer of Mesa County)
to) TAX SALE #43350
City of Grand Junction) Dated Dec. 20, 1933
\$21.46
Sold:-Lots 29 & 30 Block 92 Grand Junction
REDEEMED Dec. 14, 1935 by Ellen Brownell 1933,1934,1932, 1935 \$95.57
Tax Sale Book 29 page 234

---oo---

(57)

Benjamin B. Chenoweth)
to)
Ellen A. Brownell)

WARRANTY DEED
Dated Dec. 13, 1935
Filed Dec. 17, 1935 at 2:25 P.M.
\$1.00 and other good and valuable
considerations

Conveys:-Lots 29 and 30 in Block 92 in the City of Grand Junction, Mesa
County, Colorado.

Subject to taxes and encumbrances of record.

Ack. Dec. 13, 1935 by Benjamin B. Chenoweth before Orlo D. Williams, Notary
Public, Mesa County, Colorado. (N.P. Seal) Commission expires Jan. 19, 1936
Book 349 page 526

---oo---

(58)

Chas. W. Armstrong, Treasurer)
of the State of Colorado, by)
W.T. Ball, Deputy (Treasurers)
Office, State of Colorado, Seal)
to.)

RECEIPT FOR INHERITANCE TAX No. 68583
Dated Feb. 11, 1936
Filed Mar. 31, 1937 at 4:05 P.M.
\$1.00

James S. Brownell, Adm. of the)
Estate of Ellen A. Brownell,)
Deceased)

County Court Garfield County, Colorado
Office of the Treasurer of the State
of Colorado, Denver, Colo.

Received of James S. Brownell Adm. of the Estate of Ellen A. Brownell,
deceased \$1.00 for Inheritance Tax and fees for examination and issuance of waiver as
itemized below, due to the State of Colorado from said Estate, pursuant to the order
of the Hon. Carl W. Fulghum, Judge of the County Court of Garfield County. Date of
death of decedent 1/3/36. Value of property gross \$4019.61, deductions \$520.00,
net \$3,499.61.

Description of property:

Lots 29 and 30 in Block 92 City of Grand Junction, Colo.	\$700.00
The E 1/2 SE 1/4 Sec. 32, Twp. 4S. R. 92W.	
Cash in First Natl. Bank of Grand Junction, Colo.	624.85
Claim allowed on note of Verona Detwiler Est	706.00
Notes	1988.76
Total	<u>4019.61</u>

Book 362 page 79

(59)

In the Matter of the Estate of)
Ellen A. Brownell, Deceased)

()
DECREE OF HEIRSHIP
Dated Mar. 8, 1937
Filed Mar. 26, 1937 at 10:00 A.M.

State of Colorado,

County of Garfield, ss In the County Court No. 6-1378

Now on this day comes James S. Brownell as the Administrator of the estate of Ellen A. Brownell, deceased and thereupon the petition for the ascertainment and determination of the heirs of the said deceased coming on regularly to be heard pursuant to order of Court. And it appearing to the Court from the records and files herein that due and sufficient notice thereof has been given as provided by law. And the Court being sufficiently advised in the premises, doth Find, ascertain and determine that said deceased died on or about Jan. 3, 1936, and that the sole and only heirs at law of said deceased, and their interest in said estate, are as follows, to-wit:

Name	Relationship	Fractional Interest
James S. Brownell	Husband	one-half
John W. Brownell	Son	one-half

It is therefore ordered, adjudged and decreed, by the Court that the said heirs at law are the sole and only heirs at law of said deceased, and upon the death of said deceased became seized and possessed of all the right, title and interest which the said deceased enjoyed during her lifetime in and to any and all lands, tenements, hereditaments, personal and other property of which the said deceased died seized and possessed or entitled to. Done by the Court this Mar. 8, 1937. Carl W. Fulghum, County Judge.

Certificate of true copy attached of date Mar. 23, 1937 by Carl W. Fulghum Judge and Acting Clerk of the County Court, Garfield County, Colorado. (County Court Seal, Garfield County, Colorado)

Book 362 page 100

(60)

In the Matter of the Estate of)
Ellen A. Brownell, Deceased)

()
DECREE OF FINAL SETTLEMENT
Dated Mar. 8, 1937
Filed Mar. 26, 1937 at 10:01 A.M.

State of Colorado,

County of Garfield, ss In the County Court

And now on this day comes James S. Brownell the Administrator of the Estate of Ellen A. Brownell, deceased, and presents to the Court a final report of his acts and doings as such, asks that the same be approved and that he be discharged and said estate decreed to be fully administered according to law. And it appearing to the Court from the records and files herein, and the Court doth find that Ellen A. Brownell departed this life on or about Jan. 3, 1936; and thereafter James S. Brownell was duly appointed Administrator of said Estate. And it further appearing to the Court and the Court doth find that a notice to claimants to file claims against said Estate was published in the manner and as required by law, and that all claims allowed by the Court against said Estate, and all costs of administration and inheritance taxes have been paid and that said Administrator of said estate has sent notices to all claimants whose claims had not been allowed, of the date fixed for final settlement as required by law and such claims of such claimants have been allowed and satisfied or disallowed. And the Court doth further find that more than one years has elapsed since letters were issued herein and that there has been published in the manner and as required by law, and in accordance with an order of this Court, a notice that said final report would be presented for approval on Monday March 8, 1937. And it appearing from said report, and the Court doth find that said Administrator has received for and on behalf of said Estate the sum of \$1498.35; and has expended the sum of \$752.87, leaving in his hands the sum of \$745.48 to be distributed to the following named heirs at law and legatees, to-wit: To James S. Brownell, husband of said deceased the sum of \$377.74, To John W. Brownell, Son of said deceased the sum of \$377.74. That of the notes and account remaining uncollected, the Administrator herein shall endorse each thereof, as follows: A One-half interest to James S. Brownell and a One-Half interest to John W. Brownell said notes and account being as follows: Note signed by Iolo R. Hargis, balance due \$424.74. Note signed by Rex Rankin, balance due \$913.50. Account due said estate from the Verona Detwiller Estate in the sum of \$1411.22. And the Court doth further find that said Administrator has faithfully administered the estate of said deceased which has come to his hands and has fully performed his duties as such and as provided by law. It is therefore ordered, adjudged and decreed that the said final report and all acts and doings of said Administrator in and about the administration of the said Estate be, and the same are hereby in all things fully ratified, confirmed and approved by the Court, and the said Administrator is further ordered to distribute the money in his hands to the above named parties respectively, or to their legal representatives in the amounts as above set forth, and having so distributed the same and having filed proper receipts therefor in this Court, that he be discharged and his bondmen released from further liability in the premises. Done in open Court this Mar. 8, 1937 By the Court, Carl W. Fulghum, Judge.

(61)

Certificate of true copy attached of date Mar. 23, 1937 by Carl W. Fulghum Judge of the County Court, Garfield County, Colorado (County Court Seal) Book 362 page 100

(62)

James S. Brownell and
John W. Brownell
to
Sadie Bellis and E.F. Bellis
Conveys:-Lots 29 and 30 in Block 92 in the City of Grand Junction, Mesa County, Colorado.

WARRANTY DEED
Dated Mar. 30, 1937
Filed Apr. 21, 1937 at 9:30 A.M.
\$1.00 and other valuable considerations

(50¢ IRS)
Subject to taxes to be assessed for the year 1937, which parties of the second part assume and agree to pay.

Ack. Mar. 30, 1937 by James S. Brownell and John W. Brownell before Dorothy M. Russell, Notary Public, El Paso County, Colorado. (N.P. Seal)
Commission expires July 23, 1940

Book 364 page 130

---oo---

(63)

Enos F. Bellis and
Sadie Bellis
to
Mesa County Board of Public Welfare

COLLATERAL SECURITY AGREEMENT
Filed Apr. 21, 1937 at 9:50 A.M.
Consideration of premises

Whereas, I, the undersigned Enos F. Bellis and Sadie Bellis of Mesa County, Colorado, have under date of ----- 19-- applied to the County Board of Public Welfare of said County for Old Age Assistance, under the provisions of Chapter 6, Second Extraordinary Session Laws of Colorado, 1936, and

Whereas said application has heretofore been granted by said Board as of the June 16, 1936, and whereby I have been awarded Old Age Assistance;

Now, Therefore, in consideration of the premises and pursuant to provisions of Section 14 of said Chapter 6, I do hereby agree to reimburse the State of Colorado and said County for all such assistance granted and advanced to me, and I do hereby assign and transfer to the Mesa County Board of Public Welfare as collateral security for the due performance by me of this, my said agreement all my right to, title and interest, legal or equitable, in the following described property, viz: (List the property included in the agreement giving legal description of real estate)

Lots 29 and 30 Block 92 City of Grand Junction, Colorado.

Provided, However, that in the event of the discontinuance of the assistance above mentioned, the said County Board shall proceed to foreclose the lien hereby created and apply the avails of the above described property to the reimbursement of the State and County Welfare Funds for all assistance theretofore granted, pursuant to said application, and shall return the remainder of such property to the undersigned.

The agreement herein contained shall extend to and be binding upon the parties hereto and their heirs, administrators, successors and assigns respectively.

Ack. Apr. 19, 1937 by Enos F. Bellis and Sadie Bellis before Alvin E. Borschell Notary Public, Mesa County, Colorado. (N.P. Seal)
Commission expires Jan. 25, 1938

Book 362 page 141

---oo---

(64)

Mesa County Board of Public Welfare by the Board of County Commissioners of Mesa County, Colorado, as Trustees
to
Enos F. Bellis & Sadie Bellis

QUIT CLAIM DEED AND RELEASE
Dated May 3, 1937
Filed May 14, 1937 at 9:12 A.M.
\$1.00 and other good and valuable considerations

Conveys:-Lots 29 and 30 in Block 92 of the City of Grand Junction, Mesa County Colorado. The purpose of this deed is to release, discharge and quit claim forever all right, title and interest in law or equity in the above described real property of the parties of the first part by virtue of that certain Collateral Security Agreement between Enos F. Bellis and Sadie Bellis of the first part and the Mesa County Board of Public Welfare of the second part, dated Apr. 19, 1937 filed Apr. 21, 1937 at 9:50 A.M. and recorded in Book 362 at page 141 of the records in the office of the County Clerk and Recorder of Mesa County, Colorado.

Signed: Mesa County Board of Public Welfare by Board of County Commissioners of Mesa County, Colorado, as Trustees by E.A. Burch, Chairman, H.O. Lambeth, Commissioner, H. Grady Puett, Commissioner.

Attest: Secretary Mesa County Board of Public Welfare Emily B. Hardenburgh, County Director and Secretary.

Ack. May 3, 1937 by E.A.Burch, Chairman, H. O. Lambeth, Commissioner and H. Grady Puett, Commissioner of Mesa County Board of Public Welfare by Board of County Commissioners of Mesa County, Colorado, as Trustees, and Emily B. Hardenburg, County Director and Secretary of Mesa County Board of Public Welfare before Alvin E. Borschell Notary Public, Mesa County, Colorado. (N.P. Seal)
Commission expires Jan. 25, 1938.

Book 362 page 206

---oo---

(65)

Sadie Bellis and E.F. Bellis)
to)
Eugena K. Hall and Frank R.)
Hall as Joint Tenants)
WARRANTY DEED (Joint Tenancy)
Dated May 11, 1937
Filed May 14, 1937 at 9:13 A.M.
\$1.00 and other valuable considerations
Conveys:-The W $\frac{1}{2}$ of Lot 30 in Block 92 in the City of Grand Junction, Mesa County, Colorado.

Title to this real property is hereby expressly declared to pass, not in tenancy in common, but in joint tenancy.

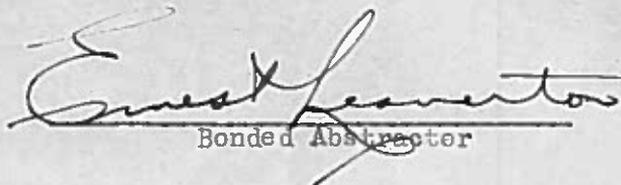
Ack. May 13, 1937 by Sadie Bellis and E. F. Bellis before Lettie B. Holmgren Notary Public, Mesa County, Colorado. (Seal)
Commission expires July 11, 1937

Book 364 page 205

---oo---

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Thirty-five Entries, numbered from 31 to 65, inclusive) is a full and correct Abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the title to the real property described in the caption of this continuation, ~~subsequent to~~ ^{from} United States Government, except Entries numbered 1 to 7, inclusive of the first part of this Abstract hereto attached, and Entries numbered 3 and 4 of continuation showing Resurvey and Plat recorded in Plat Book 2 page 37 of the records in the office of the County Clerk and Recorder of Mesa County, Colorado, which are made a part of this Abstract by reference thereto; and September 8, 1936 at 8:00 A. M., respectively.

Dated at Grand Junction, Colorado, May 28, 1943 at 5:00 P. M.


Bonded Abstractor



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

to

Lots Thirty-one and Thirty-two and the West Half of Lot Thirty in Block Ninety-two in the City of Grand Junction, Mesa County, Colorado.

From date May 28, 1943 at 5:00 P. M.

---00---

(66)

Frank R. Hall and
Eugena K. Hall
to
Frank R. Hall and
Eugena K. Hall

)
)
)
)
)

WARRANTY DEED (Joint Tenancy)
Dated July 8, 1943
Filed July 9, 1943 at 12:01 P.M.
\$1.00 and other good and valuable
considerations

Convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, the following described land, to-wit:

Lots 31 and 32 and the W $\frac{1}{2}$ of Lot 30 in Block 92 in the City of Grand Junction Mesa County, Colorado. (Consideration less than \$100.00)

Ack. July 8, 1943 by Frank R. Hall and Eugena K. Hall before J. Ernest Leaverton, Notary Public, Mesa County, Colorado. (N.P. Seal)
Commission expires Jan. 19, 1946

Book 418 page 72

---00---

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of One Entry, numbered 66) is a full and correct Abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the title to the real property described in the caption of this continuation, subsequent to May 28, 1943 at 5:00 P. M.

Dated at Grand Junction, Colorado, July 9, 1943 at 12:02 P. M.



Ernest Leaverton
Bonded Abstractor

993 7

KNOW ALL MEN BY THESE PRESENTS: That
Frank R. Hall and Eugena K. Hall

Recorder's Stamp
✓

of the County of Mesa, and State of Colorado,
for the consideration of One Dollar and other valuable
considerations Dollars,

in hand paid, hereby sell and convey to
Frank R. Hall and Eugena K. Hall

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:

Lots thirty-one (31) and Thirty-two (32) and the West One half
(1/2) of Lot Thirty in Block Ninety-two (92) in the City
of Grand Junction

Consideration less than \$100.

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

Signed and delivered this second day of March, A. D. 19 62

in the presence of

Frank R. Hall (SEAL)

Eugena K. Hall (SEAL)

(SEAL)

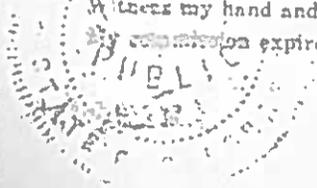
STATE OF COLORADO
County of Mesa

} ss.

The foregoing instrument was acknowledged before me this second day of March 1962, by Frank R. Hall and Eugena K. Hall

Witness my hand and official seal.

My commission expires 7/10/68



Eugene J. [Signature]
Notary Public

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as 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, naming it.—Statutory Acknowledgment, Session 1927.

PAY OF FEE IMPOSED 91

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MAR 7 1962

Fee 1¢

KNOW ALL MEN BY THESE PRESENTS, That I, we

Frank R. Hall and Eugena K. Hall

of the County of Mesa, and State of Colorado,
for the consideration of Ten (10) Dollars and other good and valuable considerations
in hand paid, hereby sell and quit-claim to

Frank R. Hall, Eugena K. Hall
Robert F. Hall and Oliver E.K.Hall

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:

Lots thirty-one (31) and Thirty-two (32) and the West
One-half (W $\frac{1}{2}$) of Lot Thirty (30) in Block Ninety-two (92),
in the city of Grand Junction

Consideration less than \$100. 00

with all its appurtenances.

Signed and delivered this Fifth day of December, A. D. 19 63

In the presence of

Frank R. Hall [SEAL]
Eugena K. Hall [SEAL]
[SEAL]

STATE OF COLORADO, } ss.
County of Mesa

The foregoing instrument was acknowledged before me this 16th day of December 19 63, by Frank R. Hall and Eugena K. Hall

My commission expires May 31, 1966

Willie L. Turner
Notary Public.

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as 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.—Statutory Acknowledgments, Session 1927.

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Time 4:55 Book 860 Page 535 # 854370

DEC 16 1963



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892374
69 # 204
Page 883
Book 883
Time 4:28
MAY 13 1965

Recorded in Book 883 Page 204

Doc. No. FILED

IN COUNTY COURT
MESA COUNTY, COLORADO
FEB 2
Blady Moss
CLERK

Order Admitting Will to Probate

IN THE COUNTY COURT, IN PROBATE,

STATE OF COLORADO,
County of MESA } ss. 8673

IN THE MATTER OF
THE PROBATE OF THE LAST WILL AND TESTAMENT OF
FRANK ROBBINS HALL
DECEASED

Now on this day, pursuant to order heretofore made in this matter, comes on for hearing the probate of an instrument in writing, heretofore filed in this Court, purporting to be the Last Will and Testament and Codicil.....thereto of said deceased.

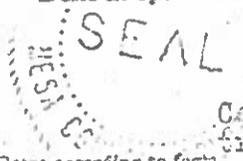
AND IT APPEARING TO THE COURT from the records and files herein that citation has been duly served on, or service has been waived by, all necessary parties as provided by law and order of this Court; that lawfully sufficient testimony, proofs and evidence have been presented; and it satisfactorily appearing therefrom that the said instrument in writing ~~was~~ were executed, declared, and attested as provided by law as said decedent's Last Will and Testament and that said decedent was eighteen years of age or older and of sound mind and memory at the time the same was executed, declared and attested; and no fraud, compulsion or other improper conduct being exhibited, and the Court being now sufficiently advised in the premises,

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, That the said will and codicil.....thereto be and the same is are hereby admitted to probate and record.

IT IS FURTHER ORDERED, That upon taking and filing the statutory oath of executor (and upon entering into bond in the penal sum of Twenty thousand and no/100 Dollars; conditioned as required by law) that letters testamentary issue to OLIVER E. K. HALL the executor named in said will; and now having so taken and filed the said oath (and having entered into said bond, which is approved by the Court) it is therefore ordered that the said letters issue to said executor; and that the same be filed and entered of record.

IT IS FURTHER ORDERED, That said OLIVER E. K. HALL publish a Notice to Creditors as provided by law, said notice to be published at least once a week during each of four successive calendar weeks in The Daily Sentinel a newspaper printed and published in said MESA County.

Done in open Court this 24th day of February, A. D. 1965



BY THE COURT:

Certified to be a full, true and correct copy of the original in my custody.
Dated February 18, 1965

Ben O. Peters Clerk
Blady Moss Deputy

State of Colorado), Recorded at 4:00 o'clock P.M. May 13 1965
County of Mesa) ss. Reception No. 892375 Annie M. Johnston Recorder

LAST WILL AND TESTAMENT

BOOK 883 194

OF

FRANK ROBBINS HALL

I, FRANK ROBBINS HALL, a resident of Grand Junction, State of Colorado, being of sound and disposing memory, do hereby make, publish and declare this as and for my Last Will and Testament, hereby revoking all wills and codicils at any time heretofore made by me.

ARTICLE I

I authorize and direct my executor, hereinafter named, to pay all debts enforceable against my estate and the expenses of my last illness and funeral, and to pay as expenses of administration all inheritance, estate, legacy, succession and transfer taxes imposed and made payable under the laws of the United States or of any state or country (including any of such taxes which may be imposed upon life insurance, endowment or annuity contracts upon my life and upon all other property whether being under my Will or otherwise), and to charge such payments as a testamentary expense against the residuary portion of my estate passing under the provisions of Article IV hereof. I further direct my executor to arrange for the cremation of my remains.

ARTICLE II

I hereby declare that I am married and that my wife's name is ANNIE EUGENA HALL, and that I have four children now living, namely, ROBERT F. HALL, M.D., MARGARET HALL SAMUEL, OLIVER E.K. WALL, M.D., and RANDALL C. HALL, S.J. My now living grandchildren and their birth dates are as follows:
Children of ROBERT F. HALL and RUTH ALLINE HALL:

- ROBERT F. HALL, JR., March 7, 1945
- PATRICIA JEAN ALLINE HALL, November 25, 1947
- ANITA LOUISE HALL, August 1, 1953
- TIMOTHY EUGENE HALL, December 1, 1955

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70. Page 883 Book 883 Time 11:29

MAY 13 1965

No. 70 cont'd

Children of ROBERT WARREN SAMUEL and MARGARET HALL SAMUEL:

ANN MARIE SAMUEL, August 5, 1947
 LANCE MICHAEL SAMUEL, October 2, 1948
 CHRISTINE MARGARET SAMUEL, May 9, 1950
 MARCIA MAGDALIN SAMUEL, December 2, 1951
 KAREN MICHELLE SAMUEL, February 24, 1953
 MELAINE MELISSA SAMUEL, November 18, 1955
 BRUCE MARLENE SAMUEL, January 6, 1957
 VALARIE MONICA SAMUEL, April 29, 1959.

Children of OLIVER E. K. HALL and MARGARET OTTEN HALL:

KEITH FRANCIS HALL, March 3, 1955
 BRIAN ANTHONY HALL, March 18, 1956
 EUGENA MARIE HALL, April 22, 1957
 OLIVIA CLARE HALL, October 15, 1958
 GREGORY JOHN HALL, September 24, 1960

ARTICLE III

I give and bequeath all my clothing, jewelry, books, pictures, household furniture, furnishings and equipment, automobiles and other similar effects, if any, to my beloved wife, ANNIE EUGENA HALL, if she shall survive me and if she shall not survive me then such property shall be distributed to ROBERT F. HALL, MARGARET HALL SAMUEL and OLIVER E.K. HALL or to such of them as may survive me, in equal shares.

ARTICLE IV

All of the rest, residue and remainder of my estate of every kind and description, wherever situate and whether now owned or hereafter acquired, including any and all lapsed legacies or devises, I give, devise and bequeath to my trustee hereinafter named, IN TRUST NEVERTHELESS, to hold, manage, control, invest and reinvest in accordance with the authority hereinafter conferred upon it.

A. The primary purpose in creating this trust estate is to assist in providing a higher education for each of my grandchildren, including those living at the time of my death as well as those who may be born after the establishment of this trust estate.

B. My trustee shall add the income to principal until such time as my oldest surviving grandchild who has completed

No. 70 cont'd

his highschool education, or the equivalent thereof, shall commence his higher education and at such time my trustee shall distribute the net income and the principal of my trust estate for the purposes as hereinafter provided in Articles V, VI, and VII.

ARTICLE V

The Robert F. Hall Grandchildren Trust Fund

The principal of this Trust Fund shall be that percentage of my residuary estate which the number of children of Robert F. Hall alive at my death is of the total number of my grandchildren living at the time of my death. As each child of my son, Robert F. Hall, completes his or her highschool education, or the equivalent thereof, my trustee in its sole discretion after giving consideration to the size of the trust fund, the number of children of my said son, Robert F. Hall, and the cost of educational expenses shall apply for the higher education of each of such children so much of the income or principal, or both, from said trust fund as my trustee may deem necessary and proper to the payment of or reimbursement for tuition, room and board, transportation fares and other similar and reasonable charges and expenses for a period not to exceed four years during which such child of Robert F. Hall attends school or college. At such time as the youngest child of Robert F. Hall shall attain the age of twenty-one years, my trustee shall distribute the entire remainder of such trust fund to Robert F. Hall, if he be living and, if he be not living, to his issue per stirpes.

ARTICLE VI

The Oliver E.K. Hall Grandchildren Trust Fund

The principal of this Trust Fund shall be that percentage of my residuary estate which the number of children of Oliver E.K. Hall, M.D., alive at my death is of the total number of my grandchildren living at the time of my death. As each

No. 70 cont'd.

child of my son, Oliver E.K. Hall, completes his or her highschool education, or the equivalent thereof, my trustee in its sole discretion after giving consideration to the size of the trust fund, the number of children of my said son, Oliver E.K. Hall, and the cost of educational expenses shall apply for the higher education of each of such children so much of the income or principal, or both, from said trust fund as my trustee may deem necessary and proper to the payment of or reimbursement for tuition, room and board, transportation fares and other similar and reasonable charges and expenses for a period not to exceed four years during which such child of Oliver E.K. Hall attends school or college. At such time as the youngest child of Oliver E.K. Hall shall attain the age of twenty-one years, my trustee shall distribute the entire remainder of such trust fund to Oliver E.K. Hall, if he be living and, if he be not living, to his issue per stirpes.

ARTICLE VII

The Margaret Hall Samuel Grandchildren Trust Fund

The principal of this Trust Fund shall be that percentage of my residuary estate which the number of children of Margaret Hall Samuel, alive at my death is of the total number of my grandchildren living at the time of my death. As each child of my daughter, Margaret Hall Samuel, completes his or her highschool education, or the equivalent thereof, my trustee in its sole discretion after giving consideration to the size of the trust fund, the number of children of my said daughter, Margaret Hall Samuel, and the cost of educational expenses shall apply for the higher education of each of such children so much of the income or principal, or both, from said trust fund as my trustee may deem necessary and proper to the payment of or reimbursement for tuition, room and board, transportation fares and other similar and reasonable charges and expenses for a period not to exceed four years during which such child of

Margaret Hall Samuel attends school or college. At such time as the youngest child of Margaret Hall Samuel shall attain the age of twenty-one years, my trustee shall distribute the entire remainder of such trust fund to Margaret Hall Samuel, if she be living and, if she be not living, to her issue per stirpes.

ARTICLE VIII

With respect to the trust funds created in Articles V, VI and VII, the following paragraphs shall be applicable:

A. The term "higher education" shall be construed to include vocational training.

B. My trustee shall make no payments or expend any monies from the said trust funds for any of my said grandchildren unless such grandchild has commenced his or her higher education within four years after graduating from highschool, or the equivalent thereof, except in the event that such grandchild is prevented from commencing his or her higher education within said four-year period because of illness, military service or for some equally cogent reason which, in the opinion of the trustee, is due to circumstances beyond the control of such grandchild.

C. All determinations made by my trustee with respect to all distributions from the said trust funds shall be final and binding on all beneficiaries hereunder.

D. If at any time after my death there should be no person in being qualified to receive the benefits from said trust funds under the foregoing provisions hereunder, then the said trust funds, or the portions thereof with respect to which such total failure of qualified recipients has occurred, shall be distributed unto such persons as would have been my heirs at law had I died immediately after the time at which such total failure of qualified recipients occurred, as determined and in the same proportions provided by the laws of the State of Colorado then in effect governing descent and distribution of intestate property.

E. No rights of the beneficiaries hereunder shall be

Handwritten notes:
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M.C.
M.C.

No. 70 cont'd

subject to assignment or to anticipation, or liable for any indebtedness or obligation of any beneficiary, or subject to attachment or any other order, decree, or process of court on account of, or for the purpose of collecting, any such indebtedness or obligation, and my trustee shall not be required to make any disbursement to any assignee or creditor of any beneficiary, or otherwise than into the hands of the beneficiary in person.

F. Anything herein elsewhere to the contrary notwithstanding, all the property in said trust funds shall be finally distributed not later than twenty-one years after the date of the death of the last survivor of the group composed of my said wife, and those of my descendants who are living at the date of my death, and if at the expiration of such period any part of said trust funds remains undistributed, the same shall immediately vest in and be distributed to the persons then entitled to receive the income from the trust funds in the proportions to which they are so entitled, and for this purpose it shall be presumed that any person who is entitled to receive support or education from the income or principal of any particular fund is entitled to receive the entire income therefrom.

ARTICLE IX

If my beloved wife, ANNIE EUGENA HALL, should survive me, my trustee, anything elsewhere herein contained to the contrary notwithstanding, during her lifetime shall in its sole discretion devote as much of the income or principal, or both, as it deems necessary and proper to my said wife's comfort, support and happiness. Any distributions of income or principal made pursuant to this Article IX after the creation of the trust funds in Articles V, VI and VII, shall be withdrawn equally from each of said trust funds.

ARTICLE X

No. 70 cont'd I appoint my son, DR. OLIVER E.K. HALL, as the executor of this my Last Will and Testament. If my son, DR. OLIVER E. K. HALL, is unwilling or unable to act as executor hereunder, I then appoint my son, DR. ROBERT F. HALL, as successor executor hereunder, and if he is unwilling or unable to act or to continue to act as executor hereunder I then appoint THE FIRST NATIONAL BANK OF DENVER as successor to my son, DR. ROBERT F. HALL. I direct that my executor named herein or any of his successors be permitted to qualify or serve without giving bond in this or any other jurisdiction. I appoint THE FIRST NATIONAL BANK OF DENVER or its corporate successor either before or after my death, by merger, consolidation or otherwise as trustee under this my Last Will and Testament and direct that the trust herein created be administered free from the jurisdiction of the Court having jurisdiction of the administration of my probate estate.

ARTICLE XI

My executor and my trustee in each capacity, without prior or any order of any court, shall have full and unrestricted discretionary power and authority to hold, manage, control, improve, partition, invest, reinvest (including investments in a common fund or funds of my trustee, or its successor, sell (upon contract or otherwise), exchange, grant, convey, deliver, assign, transfer, lease (including the leasing or other disposition of oil, gas or other mineral interests upon such terms and conditions as my executor or my trustee may determine), option, mortgage, pledge, borrow upon the credit of, contract with respect to, or otherwise deal with or dispose of the property of my estate and trust estate, continue the operation of any business in which any of the assets of the estate or trust may be invested (and for this purpose to enter into or continue as a member of general or limited partnerships or business associations), without any duty on any person dealing with my executor

No. 70 cont'd

or my trustee to see to the application of any money or other property delivered to him or it, and free from all investment restrictions, whether imposed by statute or by state constitution or otherwise, it being my express intention to confer upon my executor and my trustee, in each capacity, every power of management which might be conferred upon him or it by an express enumeration of separate powers, including, but without limiting the generality of the above powers, discretionary authority to:

A. Make allocation to funds or distributions to beneficiaries in kind or in cash, or partly in kind and partly in cash, at valuations determined by him or it, and without the necessity of allocating proportionate or fractional interests in the assets of my estate among such beneficiaries or trust funds, it being my intention to confer upon my executor and my trustee full discretionary authority to make such allocations in such manner as he or it may determine.

B. Hold property in the name of my executor or my trustee or in the name of his or its nominee without disclosing the fact that the property is held in a fiduciary capacity.

C. Make distribution to minors or persons under other legal disability without the intervention of a guardian or conservator and to such persons or other recipients for the benefit of such minors or persons as he or it may determine.

D. Except when a division is necessary for purposes of distribution, hold separate funds in one consolidated fund in which the separate funds shall have undivided interests.

E. Hold any property which I may own at the time of my death without liability to any person even though such property is not of a kind or quality usually selected by a trustee as a trust investment, and even though such retention may result in inadequate diversification or diversification contrary to statutory or common law rules governing fiduciaries.

No. 70 cont'd
 F. Determine how all receipts and disbursements shall be credited, charged or apportioned as between income and principal; provided, however (1) that upon the death of any beneficiary entitled to receive income hereunder, all undistributed income to which such beneficiary would have been entitled had he lived until the next distribution date shall be treated as if it had accrued immediately following the death of such beneficiary, (2) that neither my executor nor my trustee shall be required to amortize or otherwise provide for the gradual extinguishment of the difference between face and market value of securities, but may amortize such difference from income, if he or it thinks best.

G. In the event my executor has an option of utilizing administration expenses as a deduction for income tax or federal estate tax purposes, my executor may exercise such option in such manner as it may determine.

H. Join with my wife in making joint income tax returns and agree with her as to the payment or allocation as between my estate and my said wife of any income taxes or refunds due in connection therewith, upon such terms as may be agreed upon by them.

I. In the event that at the time of my death I am the owner of any insurance policies on the life of my wife, Annie Eugena Hall, or any of my said children, which policies become part of the trust estate in accordance with the provisions hereinabove, my trustee has the authority and I hereby direct that it continue to pay the premiums on these life insurance policies.

ARTICLE XII

THE FIRST NATIONAL BANK OF DENVER, or its corporate successor, may at its election resign and may, in such event, appoint a successor; provided, however, that such successor shall be a bank or trust company having a capital and surplus

No. 70 cont'd

at least five million dollars. The resignation of my executor or trustee, or the nomination of a successor, may be effected by notice in writing to the adult beneficiaries then entitled to the income of the trust estate. In the event any bank or trust company succeeds to the trusteeship or executorship hereunder, such successor shall have all the powers, duties, privileges and discretions herein given unto said, THE FIRST NATIONAL BANK OF DENVER.

IN WITNESS WHEREOF, I have herunto subscribed my name this 25th day of September, 1960.

Frank Robbins Hall

The foregoing instrument, consisting of ten typewritten pages, including this page (each page being identified by the signature or initials of the testator), was subscribed, published and declared by the above named testator to be his Last Will and Testament, in the presence of us, who, in his presence, at his request, and in the presence of each other, have herunto subscribed our names as witnesses; and we declare that at the time of the execution of this instrument the said testator, according to our best knowledge and belief, was of sound mind and memory and under no constraint.

Dated at Grand Junction, Colorado, this 25th day of September, 1960.

J. Joseph McFerry

666 Franklin Street
Denver, Colorado

Sherrill McFerry

666 Franklin Street
Denver, Colorado

Certified to be a full, true and correct copy of original in my custody. Dated January 2, 1965

Ben O. Peters Clerk
Gladys Moss Deputy

BOOK 883 PAGE 192

IN THE DISTRICT County COURT

STATE OF COLORADO,

County of MESA } ss. 8673

IN THE MATTER OF THE ESTATE OF

FRANK ROBBINS HALL, DECEASED

LETTERS

The People of the State of Colorado, to all to whom these presents shall come—Greeting:

KNOW YE, That whereas, the District County Court of said County of MESA

did on the 24th day of February, A. D. 1964, by an order of said Court made and entered of record, duly appoint Oliver E. K. Hall

of the County of MESA, State of Colorado, as EXECUTOR

of the estate of FRANK ROBBINS HALL

who* departed this life on the 20th day of December, 1963

Now, Therefore, by order of said Court these Letters are issued as evidence of such appointment and of the authority and duties pertaining thereto.

Witness, ~~Ben Peters~~ Gladys Moss Clerk of

the said Court of MESA County,

at his her office in Grand Junction, Colorado in said

County, this 24th day of February, A. D. 1964,

and the seal of said Court hereunto affixed.

(SEAL) Gladys Moss Clerk.

By Ben Peters Deputy.

STATE OF COLORADO,

County of MESA } ss.

I, Ben Peters, Clerk of the District Court of said County, do hereby certify that the above are full and true copies of the original letters now in my office properly remaining, and that said letters are now in full force and effect.

Witness My hand and the seal of said Court, this 13th day

of May, A. D. 1965

Ben Peters Clerk.

By Gladys Moss Deputy.

*Departed this life on the _____ day of _____, A. D. 19____, or, was adjudged to be a mental incompetent on the _____ day of _____, A. D. 19____, or is a minor, as the case may be.

Time 4:30 Book 883 Page 192 #892376
Recorded at 4:50
County of Mesa ss. Reception No. 892376
125475
10'clock P.M. May 13, 1965
Ann M. Anderson Recorder



State of Colorado
County of Mesa) ss.

BOOK 883 PAGE 190

Recorded at 4:30 o'clock P.M., MAY 13 1965

Reception No. 892377 Annis M. Donaton Recorder

The First National Bank of Denver, a National Banking Association of the City and County of Denver, Denver, Colorado, Testamentary Trustee under the Will of Frank R. Hall, dated September 25, 1960;

and

Oliver E. K. Hall, 627 Fletcher Lane, Route 3, Grand Junction, Colorado, Executor under the Will of Frank R. Hall, dated September 25, 1960;

for the consideration of Ten (10) Dollars, in hand paid, hereby sell and quit claim to Eugena K. Hall, 850 Hill Avenue, Grand Junction, County of Mesa, and State of Colorado, the following real property, in the County of Mesa, State of Colorado, to-wit:

Lots Twenty (20), Twenty-one (21) and Twenty-two (22) in Block Twenty-six (26) in the City of Grand Junction;

and

Lots Thirty-one (31) and Thirty-two (32) and the west one-half (W 1/2) of Lot Thirty (30) in Block Ninety-two (92) in the City of Grand Junction

with all its appurtenances.

IN WITNESS WHEREOF, the parties hereto have subscribed their names and seals this _____ day of _____, 1965.

The First National Bank of Denver, a National Banking Association of the City and County of Denver, Denver, Colorado, Testamentary Trustee under the Will of Frank R. Hall, dated September 25, 1960; hath caused its corporate name to be hereunto subscribed by its Vice President, and its corporate seal to be hereunto affixed, attested by its Assistant Cashier, the day and year first above written.

ATTEST:

Julius Mason Jr.
Assistant Cashier

(SEAL)

THE FIRST NATIONAL BANK OF DENVER, a National Banking Association of the City and County of Denver, Denver, Colorado, Testamentary Trustee under the Will of Frank R. Hall, dated September 25, 1960.

By R. T. Seel
Vice President

Oliver E. K. Hall

OLIVER E. K. HALL, 627 Fletcher Lane, Route 3, Grand Junction, Colorado, Executor under the Will of Frank R. Hall, dated September 25, 1960

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Page 190

Book 883

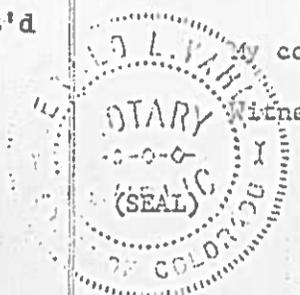
Time 4:30

MAY 13 1965

The foregoing instrument was acknowledged before me this 21st day of April, 1965 by Robert J. Sullivan as Vice President and John Mason, Jr. as Assistant Cashier of The First National Bank of Denver, a National Banking Association.

No. 72 cont'd

My commission expires November 4, 1967



Witness my hand and official seal.

Harold Z. Hall
Notary Public

Oliver E. K. Hall, Executor

The foregoing instrument was acknowledged before me this 25th day of April, 1965 by Oliver E. K. Hall, Executor under the Will of Frank R. Hall, dated September 25, 1960.

My commission expires October 10, 1966



Witness my hand and official seal.

Susie B. Hyatt
Notary Public

128177
 73.
 # 892378
 Page 205
 Book 883
 Time 4:32
 MAY 13 1965

Recorder's Stamp

THIS DEED, Made this 25th day of May, 1965, between
 Eugena K. Hall
 Robert F. Hall
 Oliver E. K. Hall
 of the County of Mesa, State of Colorado, of the first part, and
 Eugena K. Hall
 Robert F. Hall
 Oliver E. K. Hall
 of the County of Mesa and State of Colorado, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten (10) DOLLARS to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have remised, released, sold, conveyed and quit claimed, and by these presents do remise, release, sell, convey and quit claim unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described lots or parcels of land situate, lying and being in the County of Mesa and State of Colorado, to-wit:

Lots Thirty-one (31), Thirty-two (32) and the West one-half (W $\frac{1}{2}$) of Lot Thirty (30) in Block Ninety-two (92), in the City of Grand Junction.

Consideration less than \$100.00.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever of the said parties of the first part, either in law or equity, unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy.

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

Signed, Sealed and Delivered in the presence of

_____	}	<i>Eugena K. Hall</i> [SEAL]
_____		<i>Robert F. Hall</i> [SEAL]
_____		<i>Oliver E. K. Hall</i> [SEAL]

STATE OF COLORADO,
 County of Mesa } ss.

The foregoing instrument was acknowledged before me this 26th day of April, 1965, by

My commission expires October 10, 1966

WITNESS my hand and official seal.

Jessie B. Lyne
 Notary Public

State of Colorado) Recorded at 9:45 o'clock P.M. May 23 1966
County of Mesa 1 ss. Reception No. 918717 *Ann M. Johnston* Recorder

FORM 17

STATE OF COLORADO
DEPARTMENT OF LAW

BOOK 896 PAGE 745

INHERITANCE TAX DIVISION

RELEASE OF INHERITANCE TAX LIEN

Estate of FRANK ROBBINS HALL
Date of Death December 20, 1963
Gross Estate \$121,830.45

It appearing to the attorney general that it is not necessary to preserve the lien granted by the Colorado inheritance tax law against the hereinafter described real estate, in which the above named decedent had an interest, by virtue of the authority vested in me under the provisions of Sec. 138-4-61, CRS., 1953, I do hereby forever release and discharge the inheritance tax lien against the following described real estate, to-wit: Lots 31, 32, and W-1/2 of Lot 30, Block 92 in the City of Grand Junction, County of Mesa, State of Colorado. Held in common tenancy with Eugena K. Hall, Robert F. Hall and Oliver E. K. Hall.

Lots 20, 21, and 22, Block 26 in the City of Grand Junction, County of Mesa, State of Colorado. Held in common tenancy with Eugena K. Hall and Margaret H. Samuel.

Dated at Denver, Colorado,

DUKE W. DUNBAR,
Attorney General of Colorado.

September 24, 1965

By

Neil Tasher
NEIL TASHER,
Assistant Attorney General.

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

137975

74

918717

Page 745

Book 896

Time 9:45

MAY 23 1966

State of Colorado) Recorded at 1:59 o'clock P.M. Feb 21 1967
County of Mesa) ss. Reception No. 931764 Annie M. Winston, Recorder

FORM 17

STATE OF COLORADO
DEPARTMENT OF LAW

BOOK 905 PAGE 314

INHERITANCE TAX DIVISION

RELEASE OF INHERITANCE TAX LIEN

Estate of Eugena K Hall A/k/A Eugena Kelly Hall A/k/A
Annie Eugena Hall
Date of Death October 7, 1966
Gross Estate \$

It appearing to the attorney general that it is not necessary to preserve the lien granted by the Colorado inheritance tax law against the hereinafter described real estate, in which the above named decedent had an interest, by virtue of the authority vested in me under the provisions of Sec. 138-4-61, CRS., 1953, I do hereby forever release and discharge the inheritance tax lien against the following described real estate, to-wit: Lots 20, 21 and 22 in Block 26, City of Grand Junction, Mesa County, Colorado, (1/2 interest) Lots 31, 32 and the West of Lot 30 in Block 92, in the City of Grand Junction, Mesa County, Colorado, (1/3 interest)

Dated at Denver, Colorado, DUKE W. DUNBAR,
Attorney General of Colorado.
December 28, 1966
By *Neil Tasher*
NEIL TASHER,
Assistant Attorney General.

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

145971

75.
931764
Page 314
Book 905
Time 1:59

FEB 21 1967

State of Colorado) Recorded at 1:59 o'clock P.M. Feb 21 1967
County of Mesa) ss. Reception No 931765 Annie Eugena Hall Recorder

STATE OF COLORADO)
COUNTY OF MESA) ss. AFFIDAVIT OF IDENTITY

I, Walter J. Phillips, the undersigned, being first duly sworn upon oath, depose and say:

That I was acquainted with Annie Eugena Hall, also known as Eugena K. Hall, that the said Annie Eugena Hall of my acquaintance is the same and identical person as Annie Eugena Hall, also known as Eugena K. Hall, mentioned in the death certificate, that the said Annie Eugena Hall, also known as Eugena K. Hall, departed this life on October 7, 1966.

Affiant further states that the said Annie Eugena Hall, also known as Eugena K. Hall, was at the time of her death the owner in joint tenancy with Robert F. Hall and Oliver E. K. Hall of the following described property, situated in Mesa County, state of Colorado, to-wit:

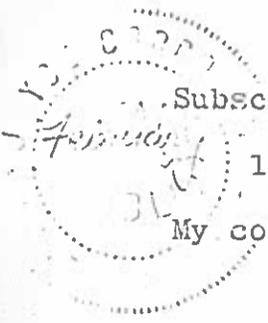
Lots Thirty-one (31), Thirty-two (32), and the West One-half (W $\frac{1}{2}$) of Lot Thirty (30) in Block Ninety-two (92), in the City of Grand Junction.

Affiant further states that the said Annie Eugena Hall, also known as Eugena K. Hall, was at the time of her death the owner in joint tenancy with Margaret H. Samuel of the following described property, situated in Mesa County, state of Colorado, to-wit:

Lots Twenty (20), Twenty-one (21), and Twenty-two (22) in Block Twenty-six (26) in the City of Grand Junction.

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

Walter J. Phillips
Walter J. Phillips



Subscribed and sworn to before me this 16th day of February 1967.

My commission expires 12/30/69

Jayne Corcoran
Notary Public

145972
76.
931765
Page 315
Book 905
Time 1:59
FEB 21 1967

#944543

State of Colorado

BOOK 915 PAGE 977

State File No.

CERTIFICATE OF DEATH

Registrar's No. 446

Dist. 150

1. PLACE OF DEATH a. COUNTY MESA		2. USUAL RESIDENCE (Where deceased lived if institution. Residence before admission) a. STATE COLORADO b. COUNTY MESA	
b. CITY, TOWN, OR LOCATION GRAND JUNCTION		c. CITY, TOWN, OR LOCATION GRAND JUNCTION	
d. NAME OF HOSPITAL OR INSTITUTION (If not in hospital, give street address) ST. MARY'S HOSPITAL		d. STREET ADDRESS 850 HILL AVE.	
e. IS PLACE OF DEATH INSIDE CITY LIMITS? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		e. IS RESIDENCE INSIDE CITY LIMITS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
3. NAME OF DECEASED (Type or Print) ANNIE EUGENA HALL (AKA) EUGENA K. HALL		4. DATE OF DEATH Month Day Year OCTOBER 7, 1966	
5. SEX FEMALE	6. COLOR OR RACE WHITE	7. MARRIED <input type="checkbox"/> NEVER MARRIED <input type="checkbox"/> WIDOWED <input checked="" type="checkbox"/> DIVORCED <input type="checkbox"/>	8. DATE OF BIRTH MAR. 15, 1884
10a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) HOUSEWIFE		10b. KIND OF BUSINESS OR INDUSTRY AT HOME	11. BIRTHPLACE (State or foreign country) INDIANAPOLIS, INDIANA
13. FATHER'S NAME JOHN KELLY		14. MOTHER'S MAIDEN NAME COOK	
15. WAS DECEASED EVER IN U. S. ARMED FORCES? (Yes, no, or unknown) (If yes, give war or dates of service) NO		16. SOCIAL SECURITY NO. 523-42-5421	17. INFORMANT DR. OLIVER HALL: GRAND JUNCTION, COLORADO
18. CAUSE OF DEATH (Enter only one cause per line for (a), (b), and (c)) PART I. DEATH WAS CAUSED BY: IMMEDIATE CAUSE (a) ARTERIOSCLEROTIC HEART DISEASE			INTERVAL BETWEEN ONSET AND DEATH 10 Years
Conditions, if any, which gave rise to above cause (a), stating the underlying cause last. DUE TO (b) _____ DUE TO (c) _____			
PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO THE TERMINAL DISEASE CONDITION GIVEN IN PART I (a) OSTEO ARTHRITIS OF THE SPINE			19. WAS AUTOPSY PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
20a. ACCIDENT <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/>		20b. DESCRIBE HOW INJURY OCCURRED. (Enter nature of injury in Part I or Part II of Form 10)	
20c. TIME OF HOUR Month, Day, Year INJURY a.m. p.m.		20d. PLACE OF INJURY (e.g., in or about home, farm, factory, street, office, body, etc.)	
20e. INJURY OCCURRED WHILE AT WORK <input type="checkbox"/> NOT WHILE WORK <input checked="" type="checkbox"/>		20f. CITY, TOWN, OR LOCATION COUNTY STATE	
21. I attended the deceased from Death occurred at 10:00 A.M. 1966 on the date stated above and to the best of my knowledge and belief the cause of death was as stated.		21b. ADDRESS GRAND JUNCTION, COLORADO	
22a. SIGNATURE <i>[Signature]</i>		22c. DATE SIGNED 10-8-66	
23a. BURIAL CREMATION, REMOVAL (Specify) BURIAL		23b. DATE 10-9-66	
24. FUNERAL DIRECTOR CALAHAN-EDFAST MORTUARY: GRAND JCT. COLO.		25. DATE REC'D. BY LOCAL REG. OCT. 13, 1966	
25c. NAME OF CEMETERY OR CREMATORY CALVARY CEMETERY		26. REGISTRAR'S SIGNATURE <i>[Signature]</i>	

78.

STATE OF COLORADO :
CITY OF GRAND JUNCTION :
COUNTY OF MESA :

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

WITNESS my hand and seal at Grand Junction, in said State, this 13th day of December, A. D., 19 66.

Cecil E. Reinstein M.D.
Local Registrar of Vital Statistics

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 - 12 - entries numbered 67 to 79 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 July 9, 1943, at 12:02 o'clock P. M.

Lots Thirty-one (31) and Thirty-two (32) and the West Half of Lot Thirty (30) in Block Ninety-two (92) in the City of Grand Junction, Mesa County, Colorado.

Dated this 10th day of

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

Transamerica Title Insurance Co

By *Richard B. Williams*
Authorized Signature



Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No.

75692

Annis M. Bennett
Recorder.

Robert F. Hall and Oliver E. K. Hall

whose address is Grand Junction,

County of Mesa, State of

Colorado, for the consideration of Ten and other valuable consideration

dollars; in hand paid, hereby sell(s) and convey(s) to

Grand Junction Older American's Center, Inc.

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:

Lots Thirty-one (31) and Thirty-two (32) and the West Half of Lot Thirty (30) in Block Ninety-two (92) in the City of Grand Junction, Mesa County, Colorado.

State Documentary Fee
Date OCT 5 1970
\$ 1.50

15,000
E.M.B.

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

1970 taxes, payable in 1971

Signed this 1st day of October, 1970

Robert F. Hall
Oliver E.K. Hall



STATE OF COLORADO,
County of Mesa

} ss.

The foregoing instrument was acknowledged before me this 1st day of October, 1970, by Robert F. Hall and Oliver E. K. Hall

My commission expires Dec 4, 1971
Witness my hand and official seal.

E.M. Bennett
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.

182201
200122

OCT 5 1970 Time 9:45 Book 951 Page 14 #994628

79

Recorded at 9:45 o'clock A. M.
Reception No. 994629

OCT 5 1970

BOOK 951 PAGE 15

Book Page
Annice M. Dunston

Recorder

State of Colorado
County of Mesa 1 ss.

DEED OF TRUST

THIS INDENTURE, Made this 1st day of October, 1970,
between

GRAND JUNCTION OLDER AMERICAN'S CENTER, INC.
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
TEN THOUSAND SEVEN HUNDRED AND No/100- - - - - Dollars,
payable to the order of

ROBERT F. HALL AND OLIVER E. K. HALL

whose address is Grand Junction, Colorado
with interest thereon from the date hereof, until paid, at the
rate set forth in said Note, said principal sum and interest there-
on to be paid at such times and in such amounts as set out in said
Note.

~~with interest thereon from the date hereof until paid, at the rate set forth in said Note, said principal sum and interest thereon to be paid at such times and in such amounts as set out in said Note.~~
to the same extent as though set out in full
herein, and, as specified in said Note.

(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:

Lots Numbered Thirty-one and Thirty-two and the West Half
of Lot Thirty, Block Ninety-two, City of Grand Junction, Mesa
County, Colorado

1822202

30

OCT 5 1970 Time 9:45 Book 951 Page 15 #994629

TO HAVE AND TO HOLD the same, together with all and singular the privileges and appurtenances thereunto belonging; also the rents, issues and profits derived or to be derived out of said premises; (Beneficiary agrees that under the foregoing assignment of the rents, issues and profits, collection thereof will be enforced only upon the delinquency of first party in complying with the provisions of this Trust Deed; and, in any default thereof, the Beneficiary is authorized to assume the management and control of and to collect the rents from said property without an Order of Court).

IN TRUST NEVERTHELESS, That, in case of any default hereunder by first party or his successors in interest, the Beneficiary may file notice with party of the second part declaring such default and an election and demand that said property be advertised for sale and sold, in accordance with the Colorado Statutes in such case made and provided; and thereupon said party of the second part shall sell and dispose of said premises and all of the right,

title and interest of the said party of the first part at public auction at the South front door of the County Court House in the County of Mesa, State of Colorado, or on said premises, four weeks' public notice having been previously given of the time and place of such sale, by advertisement, weekly, in some newspaper of general circulation at that time published in said County. It is specifically agreed that time is of the essence of this contract and if each and every stipulation, agreement, condition and covenant of said Note or of this Deed of Trust is not duly performed, complied with and abided by, then the balance of said note shall become due and payable forthwith, or at any time thereafter at the option of Beneficiary, and said property may be sold in the manner and with the same effect as if said indebtedness had matured.

THE SAID PARTY OF THE FIRST PART EXPRESSLY COVENANTS AND AGREES:

To promptly pay the principal and interest and other sums of money payable by virtue of said note and this deed of trust, on the days respectively that the same severally become due, and to promptly perform each and every stipulation, agreement and condition therein contained.

To keep the buildings on the premises insured against loss by fire and other hazards as required by the Beneficiary and for its benefit and to pay promptly all taxes, assessments, levies, water rents, and insurance premiums and all other liabilities, obligations and encumbrances as they become due.

To and hereby does warrant title to and possession of the encumbered premises; waives Homestead and other Exemptions; and further warrants that said premises are free and clear of all liens and encumbrances (except as herein specified):

That in the event of the failure of first party to keep said property, and the improvements thereon at all times in good repair, to pay promptly all taxes, insurance premiums, water rent, assessments, levies, liabilities, obligations, principal or interest on this or any other encumbrance on said real property, or to perform any other agreement, condition, stipulation or covenant, as herein provided, the Beneficiary may procure such things to be done at first party's cost and may make any reasonable expenditure or outlay incidental thereto, and any expenditures so made shall become an additional indebtedness hereto and be secured hereby.

That in case of default in the payment of the indebtedness hereby secured or in the performance of any obligation herein contained, the Beneficiary or the holder of a Certificate of Purchase shall at once become entitled to the possession, use and enjoyment of the property aforesaid and to the appointment of a Receiver for said property and of the rents, issues and profits thereof and shall be entitled thereto as a matter of right without regard to the solvency or insolvency of the party of the first part or the then owner of said property and without regard to the value thereof or the adequacy of any security for the debt; and such Receiver may be appointed by any Court of competent jurisdiction upon ex parte application, and without notice—notice being expressly waived—and all rents, issues and profits therefrom shall be applied by such Receiver subject to the orders of the Court, to the payment of the indebtedness hereby secured.

That, in the event of foreclosure and sale hereunder, attorney's fees in the sum of five per cent if made through the Public Trustee and a reasonable sum if made through the Courts, for legal services rendered in such proceeding or suit, shall be allowed by the Public Trustee or taxed by the court as part of the costs of foreclosure.

That in the event the ownership of the encumbered property or any part hereof, becomes vested in a person other than the first party, the Beneficiary may, without notice to the first party, deal with such new owner or owners with reference to this Deed of Trust, and the debt hereby secured in the same manner as with the first party without in any way violating or discharging the first party's liability hereunder, or the indebtedness hereby secured.

That all the covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, legal representatives, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, The said party of the first part has hereunto executed this Trust Deed the day and year first above written.

Homer M. Woods, Pres. (Seal)
Ruth Stevens, Sec. (Seal)
..... (Seal)

STATE OF COLORADO, }
County of Mesa, } ss.

The foregoing instrument was acknowledged before me this 1st day of October 1970

By GRAND JUNCTION OLDER AMERICAN'S CENTER, INC.
President: Homer M. Woods
Secretary: Ruth Stevens

Witness my hand and official seal.

My notarial commission expires Dec. 4, 1971

E. M. Bennett
Notary Public.



Recorded at 11:48 o'clock a.m. AUG 5 1971 Book
Reception No. 1009445

Page

Recorder

Annie M. Dunston

State of Colorado)
County of Mesa) ss.

DEED OF TRUST

THIS INDENTURE, Made this 1st day of August, 1971, between

GRAND JUNCTION OLDER AMERICANS CENTER, INC.

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 FIVE THOUSAND and NO/100----- Dollars, payable to the order of

HOMER M. WOODS and IRENE W. WOODS, as Joint Tenants

whose address is Grand Junction, Colorado

Payable in the sum of \$5,000.00 plus interest on June 1, 1973,

~~with interest thereon from the date thereof at the rate of 7~~ per cent per annum, ~~payable~~ with right of prepayment 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:

Lots Numbered Thirty-One and Thirty-Two and the West Half of Lot Thirty, Block Ninety-Two, City of Grand Junction, Mesa County, Colorado

190341

81

AUG 5 1971 Time 11:48 Book 962 Page 286 #1009445

TO HAVE AND TO HOLD the same, together with all and singular the privileges and appurtenances thereunto belonging; also the rents, issues and profits derived or to be derived out of said premises; (Beneficiary agrees that under the foregoing assignment of the rents, issues and profits, collection thereof will be enforced only upon the delinquency of first party in complying with the provisions of this Trust Deed; and, in any default thereof, the Beneficiary is authorized to assume the management and control of and to collect the rents from said property without an Order of Court).

IN TRUST NEVERTHELESS, That, in case of any default hereunder by first party or his successors in interest, the Beneficiary may file notice with party of the second part declaring such default and an election and demand that said property be advertised for sale and sold, in accordance with the Colorado Statutes in such case made and provided; and thereupon said party of the second part shall sell and dispose of said premises and all of the right,

title and interest of the said party of the first part at public auction at the south front door of the County Court House in the County of Mesa, State of Colorado, or on said premises, four weeks' public notice having been previously given of the time and place of such sale, by advertisement, weekly, in some newspaper of general circulation at that time published in said County. It is specifically agreed that time is of the essence of this contract and if each and every stipulation, agreement, condition and covenant of said Note or of this Deed of Trust is not duly performed, complied with and abided by, then the balance of said note shall become due and payable forthwith, or at any time thereafter at the option of Beneficiary, and said property may be sold in the manner and with the same effect as if said indebtedness had matured.

THE SAID PARTY OF THE FIRST PART EXPRESSLY COVENANTS AND AGREES:

To promptly pay the principal and interest and other sums of money payable by virtue of said note and this deed of trust, on the days respectively that the same severally become due, and to promptly perform each and every stipulation, agreement and condition therein contained.

To keep the buildings on the premises insured against loss by fire and other hazards as required by the Beneficiary and for its benefit and to pay promptly all taxes, assessments, levies, water rents, and insurance premiums and all other liabilities, obligations and encumbrances as they become due.

To and hereby does warrant title to and possession of the encumbered premises; waives Homestead and other Exemptions; and further warrants that said premises are free and clear of all liens and encumbrances (except as herein specified):

That in the event of the failure of first party to keep said property, and the improvements thereon at all times in good repair, to pay promptly all taxes, insurance premiums, water rent, assessments, levies, liabilities, obligations, principal or interest on this or any other encumbrance on said real property, or to perform any other agreement, condition, stipulation or covenant, as herein provided, the Beneficiary may procure such things to be done at first party's cost and may make any reasonable expenditure or outlay incidental thereto, and any expenditures so made shall become an additional indebtedness hereto and be secured hereby.

That in case of default in the payment of the indebtedness hereby secured or in the performance of any obligation herein contained, the Beneficiary or the holder of a Certificate of Purchase shall at once become entitled to the possession, use and enjoyment of the property aforesaid and to the appointment of a Receiver for said property and of the rents, issues and profits thereof and shall be entitled thereto as a matter of right without regard to the solvency or insolvency of the party of the first part or the then owner of said property and without regard to the value thereof or the adequacy of any security for the debt; and such Receiver may be appointed by any Court of competent jurisdiction upon ex parte application, and without notice—notice being expressly waived—and all rents, issues and profits therefrom shall be applied by such Receiver subject to the orders of the Court, to the payment of the indebtedness hereby secured.

That, in the event of foreclosure and sale hereunder, attorney's fees in the sum of five per cent if made through the Public Trustee and a reasonable sum if made through the Courts, for legal services rendered in such proceeding or suit, shall be allowed by the Public Trustee or taxed by the court as part of the costs of foreclosure.

That in the event the ownership of the encumbered property or any part hereof, becomes vested in a person other than the first party, the Beneficiary may, without notice to the first party, deal with such new owner or owners with reference to this Deed of Trust, and the debt hereby secured in the same manner as with the first party without in any way violating or discharging the first party's liability hereunder, or the indebtedness hereby secured.

That all the covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, legal representatives, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, The said party of the first part has hereunto executed this Trust Deed the day and year first above written.

GRAND JUNCTION OLDER AMERICAN'S CENTER, INC. (Seal)

Homer M. Woods, President (Seal)

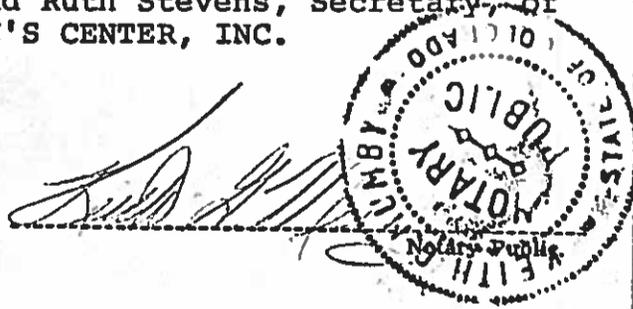
Ruth Stevens, Secy.

STATE OF COLORADO, } ss.
County of Mesa, }

The foregoing instrument was acknowledged before me this 3rd day of August 1971

By Homer M. Woods, President, and Ruth Stevens, Secretary, of GRAND JUNCTION OLDER AMERICAN'S CENTER, INC.

Witness my hand and official seal.
My notarial commission expires 9/18/71



RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Know All Men by These Presents, That, Whereas, GRAND JUNCTION OLDER AMERICAN'S CENTER, INC., Homer M. Woods, President and Ruth Stevens, Secretary,

of the County of Mesa, in the State of Colorado, by a certain DEED OF TRUST dated the 1st day of October, A.D. 19 70, and duly recorded in the office of the County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 5th day of October, A.D. 19 70, in book 951 of said County records, on page 15, 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 ROBERT F. HALL and OLIVER E. K. HALL

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 Three 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. 994629 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 6th day of August, A.D. 19 71.



Donald W. Kanaly (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 6th day of August, 19 71,

by Donald W. Kanaly as the Public Trustee in said County of Mesa, Colorado. Witness my hand and Official Seal. September 13, 1972.



Annice M. Dunston 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.....

82 190451 Page 426 #1009631 Time 3:20 Book 962 AUG 9 1971

RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Know All Men by These Presents, That, Whereas,

GRAND JUNCTION OLDER AMERICAN'S CENTER, INC., Homer M. Woods, President, and Ruth Stevens, Secretary, of the County of Mesa, in the State of Colorado, by a certain DEED OF TRUST dated the 1st day of August, A.D. 19 71, and duly recorded in the office of the County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 5th day of August, A.D. 19 71, in book 962 of said County records, on page 286, 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

HOMER M. WOODS and IRENE W. WOODS, as

Joint Tenants, 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 Three 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. 1009445 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 26th day of May, A.D. 19 72.



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

STATE OF COLORADO, }
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 26th day of May, 19 72.

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

My Commission expires September 13, 1972.

Lucille E. Strnad
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.....

83 199801
MAY 26 1972 Time 3:40 Book 977 Page 402 #1025613

XX

GRAND JUNCTION OLDER AMERICAN'S CENTER

for non-profit
a corporation/duly organized and existing under and by virtue of
the laws of the State of Colorado

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

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

CITY OF GRAND JUNCTION

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:

Lots Thirty-one (31) and Thirty-two (32) and the
West Half of Lot Thirty (30) in Block Ninety-two
(92) in the City of Grand Junction, Mesa County,
Colorado.

with all its appurtenances, and warrant(s) the title to the same, subject to 1973 taxes,
payable in 1974.

Signed this 30th day of April, 1973.

GRAND JUNCTION OLDER AMERICANS CENTER

Ruth Stevens
Ruth Stevens Secretary

By *Homer Woods*
Homer Woods President

STATE OF COLORADO,
County of Mesa ss.

The foregoing instrument was acknowledged before me this 30th day of April
1973, by Homer Woods as President and
Ruth Stevens as Secretary of
Grand Junction Older American's Center non-profit corporation.

My commission expires 9/15/75
Witness my hand and official seal.

[Signature]
Notary Public

State Documentary Fee
Date MAY 24 1973
\$ *Epenygt*

84

212242

MAY 24 1973 Time 9:30 Book 996 Page 773 #1047380

37112

STATE OF COLORADO

OFFICE OF THE SECRETARY OF STATE

UNITED STATES OF AMERICA, ss. **CERTIFICATE**
STATE OF COLORADO.

653152-
668-204
11.33 AM

*I, Homer M. Bruce, Secretary of
State of the State of Colorado, do hereby certify that
the annexed is a full, true and correct copy of CERTIFICATE OF
CHARTER AMENDMENTS re the CITY OF GRAND JUNCTION, COLORADO,
filed in this office on the FOURTEENTH day of APRIL, A.D. 1947,
at the hour of 11:00 o'clock a.m., and admitted to record.....*

85

INCLOSURE
Nº 56953
FROM
Department of Justice

NOV 17 1953

(State of Colo. Seal)

TESTIMONY WHEREOF I have hereunto
set my hand and affixed the Great
Seal of the State of Colorado, at the
City of Denver, this FIRST
day of SEPTEMBER, A. D. 1954

Homer M. Bruce
SECRETARY OF STATE
BY *Edrich* DEPUTY

STATE OF COLORADO)
COUNTY OF MESA) SS CERTIFICATE OF
CITY OF GRAND JUNCTION) CHARTER AMENDMENTS

I, Helen Tomlinson, Clerk of the City of Grand Junction, Mesa County, Colorado, hereby certify that the following Amendments to the Charter of the City of Grand Junction, Colorado, were enacted by a majority of the electors voting thereon on April 8, 1947, and that the vote for and against each Amendment was as hereafter listed:

AMENDMENT of Section 38 of Article IV:

38. Salaries. At least two meetings of the city council shall be held monthly at such times as may be fixed by the council, such two meetings to be known as the regular meetings. All other meetings of the city council shall be known as special meetings or adjournments of the regular meetings. The president of the council shall be paid a salary of \$50.00 per month and all other councilmen shall each be paid a salary of \$40.00 per month.

For the Amendment 799 votes
Against the Amendment 348 votes

AMENDMENT OF SECTION 48 of Article VI:

48. Sale of Real Estate. The Council shall have the following powers: (A) to sell and dispose of water works, ditches, gas works, electric light works, or other public utilities, public buildings, real property used or held for park purposes or any other real estate used or held for any governmental purposes, providing, however, that before any sale thereof shall be made the question of such sale and the terms and consideration thereof shall be submitted to and ratified by a majority vote of the qualified electors of the city who shall have paid a property tax therein during the preceding calendar year; and the vote thereon shall be by ballot deposited in a separate ballot box at a regular municipal election or at a special election called and held in the manner provided for by law; and (b) by ordinance or resolution to sell and dispose of and to lease any other real estate owned by the municipality, upon such terms and conditions as such city council may determine at a regular or special meeting; and deeds of conveyance duly executed and acknowledged by the proper officers of the city and purporting to have been made in pursuance of these provisions shall be deemed prima facie evidence of due compliance with all the requirements hereof;

For the Amendment 833 votes
Against the Amendment 275 votes

85
cont'd

AMENDMENT of Section 56 of Article VII:

56. Appointive offices--- Power of Council. The said council shall appoint a city manager by the majority vote, who shall be the chief executive officer of the city and who need not, at the time of his appointment, be a resident of Grand Junction of the State of Colorado; a city auditor, who shall be ex-officio city clerk; a city attorney, and a judge of the municipal court. The city manager prior to his appointment shall either have had a successful experience as city manager of a city operating under the manager form of city government, or had a recognized successful business experience. The council shall have power, except as otherwise provided in this Charter, to fix the salaries and official bonds, establish the qualifications, and prescribe the powers and duties of all officers and employes of the city. The council shall further have power to create offices and to alter the powers and duties relating thereto. Provided, that nothing in this section shall be taken to give the council power to diminish the power of city manager or to alter the relation established by this Charter between the city manager and the other officers and employes of the city

For the Amendment 728 votes
Against the Amendment 344 votes

AMENDMENT of Section 72 of Article IX:

72. Public Money. The cash balance of the city in the hands of the city treasurer shall be deposited by the same in each of the banks of the City of Grand Junction without discrimination, in proportion to their capital stock and surplus as far as possible. Nothing herein shall prevent said treasurer, under the orders of the city council, from temporarily having such funds otherwise deposited, or from having any such funds otherwise invested. No demand for money shall be approved, allowed, audited or paid unless it shall be in writing, dated and sufficiently itemized to identify the demand against the city.

For the Amendment 736 votes
Against the Amendment 336 votes

AMENDMENT OF Section 74 of Article IX:

74. Special Revenue Limits. No Poll Tax shall be levied or collected by the city for any purpose whatsoever.

For the Amendment 716 votes
Against the Amendment 359 votes

Repeal of Section 130 of Article XV:

That Section 130 of Article XV of the Charter of the City of Grand Junction, Colorado, concerning the establishment of a commission of public charities, shall be and the same is hereby repealed;

For the Repeal 698 votes
Against the Repeal 333 votes

Repeal of Sections 131 and 132 of Article XV;

That Sections 131 and 132 of Article XV of the Charter of the City of Grand Junction Colorado, concerning the establishment of a civil service commission shall be and the same are hereby repealed.

For the Repeal 643 votes
Against the Repeal 341 votes

WITNESS my hand and the seal of the City of Grand Junction on this 10th day of April 1947 /s/ Helen C. Tomlinson, Clerk of the City of Grand Junction, Colorado.

Filed in the office of the Secretary of State, of Colorado on the 14th day of April 1947 at 11:00 o'clock A.M. /s/ Walter F. Morrison Sec. of State

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 -7- entries numbered 79 to 85 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:

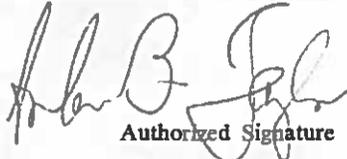
From September 10th, 1970, at 8:00 o'clock A. M.

Lots Thirty-one (31) and Thirty-two (32) and the West Half of Lot Thirty (30) in Block Ninety-two (92) in the City of Grand Junction.

Dated this 19th day of February, A.D., 19 74, at 8 o'clock A.M.

Transamerica Title Insurance Co

By


Authorized Signature

Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO



Abstract No. 85660

NO. 4353

7592

NO. 4353

Abstracts OAC

**Abstract of Title
to**

Lots 31 and 32 in Block 92 in the
City of Grand Junction, Mesa County,
Colorado.

Senior Citizens Lot
8th & Rood Ave

**Transamerica Title
Insurance Co**



*A Service of
Transamerica Corporation*

2478

107



ABSTRACT OF TITLE.

FOR

Charles R. Williams

OF

Lots 31 + 32 Block

92 Grand Junction

Payton

PREPARED BY

ADDISON J. McCUNE AND

FRANK McCLINTOCK,

GRAND JUNCTION,

MESA COUNTY,

COLORADO.

Fees \$6⁵⁵ pd

ABSTRACT OF TITLE

—TO—

*The following described Real Estate, situated
in Mesa County, Colorado, to-wit:*

*Lots 31 + 32 Block 92
Grand Junction*

ABSTRACT OF TITLE

SHEET No. 2.

No. /

Instrument: **ARTICLES OF INCORPORATION.**

Date, *October 13th, 1881.*

Consideration, - \$

Acknowledged, October 13th, 1881.

Filed for record, February 1st, 1887, at 2 o'clock P. M.

Recorded, Book 20, Page 375.

THE STATE OF COLORADO

—TO—

The Grand Junction Town Company

OF MESA COUNTY, COLO.

Objects:—Locating, Surveying, Platting and Recording a Town Site, and other purposes.

No. 2

Instrument: **Amended Articles of Incorporation**

Date, December 6th, 1883.

Consideration, - \$.....

Acknowledged, December 6th, 1883.

Filed for record, August 20th, 1885, at 9:30
o'clock A. M.

Recorded, Book 14, Page 214.

*Amended to change the corporate name to
that of THE GRAND JUNCTION TOWN AND
IMPROVEMENT COMPANY, and for other pur-
poses.*

No. 3

Instrument: U. S. RECEIPT.

Date, December 6th, 1882.

Consideration, \$800.00.

Acknowledged.....18.....

Filed for record, March 15th, 1883, at 11
o'clock A. M.

Recorded, Book 10, Page 4.

U. S. RECEIVER

—TO—

CHARLES F. SHANKS,

MAYOR OF GRAND JUNCTION,

*In full for the N.-W. $\frac{1}{4}$, the S.-W. $\frac{1}{4}$, the S.-E.
 $\frac{1}{4}$, and the South $\frac{1}{2}$ of the N.-E. $\frac{1}{4}$ of Sec. 14,
and the North $\frac{1}{2}$ of the N.-W. $\frac{1}{4}$ of Sec. 23,
all in Twp. 1, South of Range 1, West of the
Ute Meridian.*

SHEET No. 6.

No. 4

Instrument: **PLAT.**

Date, *March 27th, 1882.*

Consideration, - \$

Acknowledged, March 27th, 1882.

*Filed for record, April 3d, 1882, at 9 o'clock
A. M.*

Recorded, Book 1 of Plats, Page 1.

The Grand Junction Town and Improvement Co.

—TO—

THE PUBLIC.

*Showing and designating Lots, Blocks,
Streets and Alleys, and dedicating Streets
and Alleys to Public use.*

No. 5

Instrument: **AN ORDINANCE.**

Date, *October 30th, 1882.*

Consideration, - \$

Acknowledged 18

Filed for record, *May 7th, 1884, at 4 o'clock
P. M.*

Recorded, *Book 10, Page 297.*

The Town of Grand Junction

—TO—

THOMAS B. CRAWFORD.

*Appointing the said Thomas B. Crawford
a Commissioner to convey Lots and Land in
Grand Junction.*

Instrument: **DEED.**

Date, March 16th, 1883.

Consideration, - - \$1,500.00.

Acknowledged March 19, 1883.

Filed for Record, April 9th, 1883, 11:15 A. M.

Recorded, Book 7, Page 3.

The Corporate Authorities of the Town of Grand Junction,

—BY—

**THOS. B. CRAWFORD, Commissioner,
and CHAS. F. SHANKS, Mayor.**

—TO—

THE GRAND JUNCTION TOWN COMPANY.

All the right, title, interest, claim and demand of the party of the first part in and to the following described lots or parcels of land situate in the County of Mesa, and State of Colorado, and being a part of the town site of Grand Junction, to wit:

(Continued on next page.)

Lots 1 to 32, Block 142; Lots 1 to 24, Block 143; Lots 1 to 24, Block 144;
Lots 1 to 32, Block 145; Lots 1 to 32, Block 146; Lots 1 to 32, Block 147;
Lots 1 to 32, Block 148; Lots 1 to 30, Block 149; Lots 1 to 28, Block 150;
Lots 1 to 32, Block 151; Lots 1 to 6, and 27 to 32, Block 152; Lots 1 to 6,
Block 157; Lots 1 to 10, Block 158; Lots 6 to 19, Block 159; Lots 1 to 15,
Block 160; Lots 1 to 16, Block 161; Lots 1 to 16, Block 162; Lots 1 to 16,

No. 7

Instrument—Patent.

Date—February 19th, 1890.

Consideration, \$

Acknowledged

Filed for Record March 7th, 1890,

at 8:40 o'clock A. M.

Recorded Book 7, page 345.

THE UNITED STATES

— TO —

CHARLES F. SHANKS,

MAYOR OF GRAND JUNCTION.

In trust for the several use and benefit of
the occupants of the Townsite of Grand
Junction :

The northwest quarter, the southwest
quarter, the south half of the northeast quar-
ter, and the west half of the southeast quar-
ter of section 14, and the north half of the
northwest quarter of section 23, all in town-
ship 1 south of range 1 west of the Ute
meridian.

No. 8

Instrument Warranty Deed

Date Mch 22" 1890

Consideration. - - \$1.

Acknowledged Mch 22" 1890

Filed for Record Mch 22" 1890

at 2⁰⁰ o'clock P. M.

Recorded Book 31 page 68

The Grand Junction Town and
Improvement Company
to

William S. Hunter

Lots 31 and 32 Block 92
Grand Junction

This deed is a duplicate of
one given April 19 1884.

Record
OK.

No. 9

Instrument. Warranty Deed

Date June 21st 1892

Consideration. - - \$ 1200.

Acknowledged June 21st 1892

Filed for Record June 21st 1892

at 3⁴⁵ o'clock P. M.

Recorded Book 38 page 446

William S. Hunter
to
Charles R. Williams

Lots 31 and 32 Block 92
Grand Junction

~~acknowledgment~~

~~to send bond~~

show com. of
J W Buckle
& pinning 3-29-92

~~get certif
from
Co clk~~

No. 10
Instrument. Trust Deed
Date June 22" 1892
Consideration. \$1850.
Acknowledged June 25" 1892
Filed for Record June 25" 1892
at 4⁰⁰ o'clock P. M.
Recorded Book 36 page 286

Charles R. Williams
to
J. F. McFarland, trustee
Use of T. M. Jones.

Lots 31+32 Block 92
Grand Junction

In case of death
assignee, removed
a check for Co
Jensen act self mesage
Co R in T

RE 101 12

No. 11

Instrument Warranty Deed

Date Aug 29th 1892

Consideration \$7000.

Acknowledged Aug 29th 1892

Filed for Record Sept 3rd 1892

at 3⁴⁵ o'clock P. M.

Recorded Book 38 page 574

Charles R. Williams
to

Grace A. Williams

Lots 31 + 32 Block 92 Grand
Junction

Record
OK

No. 12

Instrument. Trust Deed

Date Aug 29th 1892

Consideration. \$2500

Acknowledged Sept 3rd 1892

Filed for Record Sept 3rd 1892

at 3⁵⁰ o'clock P. M.

Recorded Book 96 page 350.

Charles R. Williams and
Grace A. Williams his wife
to

Frederick M. Dille trustee
Use of Alfred T. Bacon

Lots 31 + 32 Block 92
Grand Junction.

acc shff memo
A in Tr

Rec
24. 96 - 275

No. 13
Instrument. Release Deed
Date Sept 2" 1892
Consideration. \$1⁰⁰
Acknowledged Sept 3" 1892
Filed for Record Nov 26" 1892
at 10⁵⁰ o'clock A. M.
Recorded Book 34 page 498

J. F. McFarland, trustee
to
Charles R. Williams

Releasing trust deed recorded
in book 36 page 286 on lots
31 & 32 Block 92 Grand
Junction

~~had~~
Do not
appear in
any of
the records -

We hereby certify that the foregoing (consisting of thirteen entries) is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the caption, or any part thereof or the title thereto.

Dated at Grand Junction, Colorado, this 26 day of November 1892

Addison J. McCrene
Frank McClinton
Abstractors.