

No. _____

Abstract of Title

TO

A Tract in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of

Sec. 13, Twp. 1 S., R. 1 W.,

11th P.M.

MESA COUNTY, COLORADO

Issued to _____

The Colorado Abstract and Title Co.

ABSTRACTERS OF TITLE

FOR

MESA COUNTY

AT

GRAND JUNCTION, COLORADO

INCORPORATED

BONDED

THE STATE,
-TO-
G. P. BATES.

(1)

DECLARATION OF OCCUPANCY.
DATED MARCH 14th 1882.
FILED MARCH 25th 1883, 8 A.M.

ALL THE WORLD THAT I HAVE A VALID RIGHT TO THE OCCUPATION,
POSSESSION AND ENJOYMENT OF THE E¹/₄ OF NE¹/₄ OF SEC. 14 AND THE
W¹/₄ OF NW¹/₄ OF SEC. 13, TWP 1 S. R. 1 W.
ACK. MARCH 14th 1882 BY GEORGE N. BATES BEFORE RICHARD D.
MOBLEY, A JUSTICE OF THE PEACE OF GUNNISON COUNTY, COLORADO.
(SEAL). BOOK 13, PAGE 188.

(2)

UNITED STATES RECEIVER,
-TO-
THOMAS B. CRAWFORD.

RECEIVER'S RECEIPT #18.
DATED MAY 2nd 1883.
FILED MAY 9th 1883, 9.15 A.M.
BEING IN FULL FOR THE NW¹/₄ OF
SEC. 13, TWP 1 S. R. 1 W. U. M. CONTAINING 160 ACRES.
FRED J. LEONARD, RECEIVER.
GUNNISON, COLORADO.
BOOK 10, PAGE 51.

RECEIVED \$200

(3)

UNITED STATES BY THE PRES-
IDENT, BENJAMIN HARRISON,
-TO-
THOMAS B. CRAWFORD.

PATENT #18.
DATED JUNE 7th 1890.
FILED NOV. 7th 1892, 2.50 P.M.

CONVEYS: THE NW¹/₄ OF SEC. 13, TWP 1 S. R.
1 W. U. M. CONTAINING 160 ACRES.
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING,
AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO
DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER
RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUS-
TOMS, LAWS AND DECISIONS OF COURTS, AND ALSO SUBJECT TO THE
RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND RE-
MOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE
OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.
BOOK 11, PAGE 239.

(4)

THOMAS B. CRAWFORD,
-TO-
T.C. HENRY AND H.J. ALDRICH.

BOND FOR DEED
DATED JUNE 22nd 1883.
FILED JUNE 22nd 1883, 3.15 P.M.

CONDITIONED IN THE PENAL SUM OF \$5000 FOR
THE CONVEYANCE OF THE NW¹/₄ OF SEC. 13, TWP 1 S. R. 1 W. U. M.
CONTAINING 160 ACRES MORE OR LESS.
WHEREAS THOMAS B. CRAWFORD HAS ON THE DAY AND DATE HEREOF
SOLD TO SAID T.C. HENRY AND H.J. ALDRICH ABOVE REAL ESTATE FOR
\$5000, WHICH SUM OF MONEY IS TO BE PAID TO SAID THOMAS B. CRAW-
FORD (LESS \$1000, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED)
OR DEPOSITED TO THE CREDIT OF THOMAS B. CRAWFORD IN THE BANKING
HOUSE OF BANK OF GRAND JUNCTION, ON OR BEFORE SEPT. 2nd 1883 AND
SAID THOMAS B. CRAWFORD SHALL ON SEPT. 22nd 1883 OR AT ANY TIME
BEFORE, ON THE PAYMENT OF \$4000 SO TO BE PAID, MAKE, EXECUTE
AND ACKNOWLEDGE AND DELIVER UNTO THE SAID T.C. HENRY AND H.J.
ALDRICH OR TO SUCH PERSON OR PERSONS AS THEY SHALL DESIGNATE, A
GOOD AND SUFFICIENT DEED OR DEEDS OF ALL THE FOREGOING PROPERTY,
SHOWING A CLEAR AND PERFECT TITLE, FREE FROM ALL ENCUMBRANCE,
EXCEPT A CERTAIN LEASE OF 20 ACRES TO D.S. PRIMES. TIME ESSENCE
OF CONTRACT. ACK. JUNE 22nd 1883 BEFORE M.L. ALLISON, COUNTY CLERK
OF MESA COUNTY, COLORADO. (SEAL).
BOOK 10, PAGE 76.

(5)

THOMAS B. CRAWFORD,)
 -TO-)
 WILLIAM E. PABOR, TRUSTEE.)
 W. U. M.)
 CONVEYS: THE NW¹/₄ OF SEC. 13, TWP 1 S. R. 1
 ACK. SEPT. 18th 1883 BEFORE M. L. ALLISON, COUNTY CLERK OF
 MESA COUNTY, COLORADO, BY F. G. HEISEN, DEPUTY. (-----)
 BOOK 1, PAGE 121.

(6)

STATE OF COLORADO,)
 COUNTY OF MESA) ss.)
 AFFIDAVIT.
 FILED AUG. 12th 1904, 8.35 A.M.
 THOMAS B. CRAWFORD, BEING FIRST DULY SWORN
 ON OATH DEPOSES AND SAYS THAT HE IS THE SAME PARTY WHO GAVE A
 BOND FOR DEED DATED JUNE 22nd 1883 AND RECORDED JUNE 22nd 1883 IN
 BOOK 10 AT PAGE 76 OF THE RECORDS OF MESA COUNTY, COLORADO, TO
 T. C. HENRY AND H. J. ALDRICH, AND WHO IS NAMED AS GRANTOR IN DEED
 DATED SEPT. 18th 1883, RECORDED SEPT. 24th 1883 IN BOOK 1, PAGE 121
 OF THE RECORDS OF MESA COUNTY, COLORADO, TO WILLIAM E. PABOR,
 TRUSTEE, THAT THE LAST NAMED DEED WAS GIVEN IN FULL FILMENT
 OF THE SAID BOND FOR DEED TO SAID WILLIAM E. PABOR, ACTING AS
 TRUSTEE FOR SAID T. C. HENRY AND H. J. ALDRICH.
 DATED AT DENVER, COLORADO, THIS 21st DAY OF JULY 1904.
 THOMAS B. CRAWFORD.
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF JULY 1904.
 (N. P. SEAL). MY COMMISSION EXPIRES DECEMBER 3rd 1906.
 FRED H. HANCHETT.
 NOTARY PUBLIC.
 BOOK 87, PAGE 123.

(7)

THOMAS B. CRAWFORD,)
 -TO-)
 WILLIAM E. PABOR, TRUSTEE FOR)
 T. C. HENRY AND H. J. ALDRICH.)
 QUIT CLAIM DEED.
 DATED JUNE 3rd 1909.
 FILED JUNE 12th 1909, 8.30 A.M.
 CON. \$1.00 AND OTHER VALUABLE
 CONSIDERATIONS.
 CONVEYS: THE NW¹/₄ OF SEC. 13, TWP 1 S. R. 1
 W. U. M. (THIS CONVEYANCE IS MADE TO FULLY SATISFY A CERTAIN
 BOND FOR DEED, DATED JUNE 22nd 1883, MADE BY GRANTOR HEREIN TO
 THE ABOVE NAMED T. C. HENRY AND H. J. ALDRICH, WHICH BOND FOR DEED
 IS RECORDED AT PAGE 76 OF BOOK 10 OF THE RECORDS OF MESA COUNTY
 COLORADO, AND ALSO TO CORRECT THE DEFECTS AND OMISSIONS IN A
 CERTAIN WARRANTY DEED MADE BY THE GRANTOR HEREIN TO THE SAID
 WILLIAM E. PABOR, TRUSTEE.)
 ACK. JUNE 3rd 1909 BEFORE GEORGE S. VAN LAW, A NOTARY PUB-
 LIC OF THE CITY AND COUNTY OF DENVER, COLORADO. (N. P. SEAL)
 MY COMMISSION EXPIRES DEC. 3rd 1910.
 BOOK 131, PAGE 387.

(8)

WILLIAM E. PABOR, TRUSTEE,)
 -TO-)
 WALTER H. GRAVES.)
 W. U. M. (AND OTHER PROPERTY).)
 CONVEYS: THE NW¹/₄ OF SEC. 13, TWP 1 S R 1
 ACK. JUNE 30th 1884 BY WILLIAM E. PABOR, - BEFORE WALTER S.
 SULLIVAN, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (NOTARIAL
 SEAL).
 BOOK 1, PAGE 340.

(9)

WILLIAM F. PABOR, AS TRUSTEE
FOR T.C. HENRY AND H.J. ALDRICH)
-TO-)
WALTER H. GRAVES.)

QUIT CLAIM DEED,
DATED JUNE 5th 1909,
FILED JUNE 12th 1909, 1.30 P.M.
CON. \$1.00 AND OTHER VALUABLE
CONSIDERATIONS.

CONVEYS: THE NW¹/₄ OF SEC. 13, TWP 1 S.R.

W. J. M.

(THIS CONVEYANCE IS MADE TO CORRECT THE DEFECT IN THE
ACKNOWLEDGMENT OF A CERTAIN WARRANTY DEED DATED OCT. 15th 1883
AND RECORDED IN BOOK 1 AT PAGE 340 OF THE RECORDS OF MESA
COUNTY, COLORADO. AND ALSO TO DISCLOSE THE TRUST THEREIN MENTIONED,
AND THAT THE SAID DEED WAS EXECUTED AND DELIVERED AT THE REQUEST OF THE SAID T. C. HENRY AND H. J. ALDRICH.)
ACK. JUNE 6th 1909 BEFORE E. A. PABOR, A NOTARY PUBLIC OF
DUVAL COUNTY, FLORIDA. (N. P. SEAL) MY COMMISSION EXPIRES
JAN. 21st 1911.

BOOK 131, PAGE 388.

(10)

WALTER H. GRAVES,
-TO-)
THE COLORADO LOAN AND TRUST CO.)
TRUSTEE FOR USE OF THE TRAVELERS)
INSURANCE COMPANY, ACTING SHERIFF)
MESA COUNTY, SUCCESSOR IN TRUST.)

TRUST DEED,
DATED NOV. 2nd 1883,
FILED JUNE 30th 1884, 1.30 PM
CON. \$1.00

CONVEYS: THE NW¹/₄ OF SEC. 13, TWP 1 S.R. 1

W. J. M. TOGETHER WITH ALL DITCHES AND WATER RIGHTS THERETO
BELONGING, TO SECURE A CERTAIN FIRST MORTGAGE REAL ESTATE NOTE
DATED NOV. 2nd 1883 FOR THE PRINCIPAL SUM OF \$3000 PAYABLE 5 YEARS
AFTER DATE WITH INTEREST AT 10% PER ANNUM, PAYABLE SEMI-ANNU-
ALLY.

ACK. JUNE 7th 1884 BEFORE H. J. ALDRICH, A NOTARY PUBLIC OF
ARAPAHOE COUNTY, COLORADO. (NOTARIAL SEAL).

BOOK 4, PAGE 148.

(11)

THE TRAVELERS INSURANCE COMPANY,
-VS-)
THEODORE C. HENRY AND THE COLO-)
RADO LOAN AND TRUST COMPANY.)

REMOVAL OF TRUSTEE.
FILED AUG. 10th 1886, 8 A.M.
IN THE CIRCUIT COURT OF
UNITED STATES FOR THE DIS-
TRICT OF COLORADO; SITTING
IN DENVER, JUNE 30th 1886.

IN CHANCERY BILL FOR INJUNCTION AND FOR OTHER RELIEF.

THIS CAUSE HAVING BEEN BROUGHT TO A FINAL HEARING
UPON THE PLEADINGS AND PROOFS, AND COUNSEL FOR THE RESPECTIVE
PARTIES HAVING BEEN HEARD, AND THE SAME HAVING BEEN DULY CON-
SIDERED BY THE COURT, IT IS ORDERED, ADJUDGED AND DECREED THAT
THE COLORADO LOAN AND TRUST COMPANY BE AND THE SAID COMPANY IS
HEREBY REMOVED FROM THE OFFICE OF TRUSTEE UNDER ALL AND SINGU-
LAR THE FOLLOWING DEEDS OF TRUST: A TRUST DEED DATED NOV. 2nd 1883
BY WALTER H. GRAVES TO SAID TRUSTEE FOR USE OF SAID COMPLAIN-
ANT TO SECURE \$3000, RECORDED IN MESA COUNTY RECORDS, JUNE 30th
1884 IN BOOK 4 ON PAGE 148 (AND OTHER TRUST DEEDS).
CERTIFIED ON JULY 30th 1886 BY EDWARD F. BISHOP, CLERK OF THE CIR-
CUIT COURT OF THE UNITED STATES FOR THE DISTRICT OF COLORADO,
SITTING AT DENVER (OFFICIAL SEAL) TO BE A TRUE, PERFECT AND
COMPLETE TRANSCRIPT AND COPY OF A CERTAIN ORDER ENTERED OF
RECORD IN SAID COURT IN SAID CAUSE.

BOOK 20, PAGES 190 TO 202.

City and County of Denver,
State of Colorado

) SS.

Affidavit.

Filed July 29th 1909, 1.05PM

T.C. Henry, of Denver, Colorado, of lawful age, being first duly sworn on his oath says, that one William E. Pabor, Trustee, mentioned in Mortgage Deed recorded in Book 8 at page 55 of the Records of the County Clerk and Recorder was Trustee of funds of The Colorado Loan and Trust Company, a Colorado Corporation, of which this affiant was and still is President. That the said William E. Pabor as Trustee had full power and authority to make loans for said Corporation in the capacity of a Trustee for the said Corporation, and to make releases of Mortgages of record, and to act as the general agent of the said Corporation in the Grand Valley; and that said trust above mentioned has been carried out and terminated to the full satisfaction of the said The Colorado Loan and Trust Company. Affiant further says that to the best of his knowledge, information and belief that wherever the said William E. Pabor appears as a Trustee in a Mortgage of record in the office of the Clerk and Recorder of Mesa County, Colorado, he was acting as Trustee for the said The Colorado Loan and Trust Company; and that all of said mortgages have long since been discharged of record, and that in each and every instance the Trust has been carried out and closed to the satisfaction of said Corporation. Affiant further says that the said William E. Pabor Trustee, appearing as Grantee in that certain Warranty Deed recorded in Book 1 at page 136 of the said Mesa County Records by which was conveyed to him as Trustee the SE¹/₄ of Sec. 7, Twp. 1 N.R. 2 W.U.M. in Mesa County, Colorado, he was acting as Trustee either for The Colorado Loan and Trust Company or for H.J. Aldrich and himself personally; and that the said William E. Pabor was instructed to convey said above described real estate to one Walter H. Graves, which the said Trustee did, and which deed of conveyance is recorded in Book 1 at page 301 of said Mesa County Records: that this Trust was thereupon closed and fully terminated to the satisfaction of all parties concerned and in conformity with the provisions of the trust. Affiant further says, that in each and every instance where land in Mesa County, Colorado, was conveyed to the said William E. Pabor by Warranty Deed, quit claim deed, or other conveyance, (except by mortgage) wherein the said William E. Pabor held as a Trustee, he was acting either for The Colorado Loan and Trust Company or for H.J. Aldrich and this affiant, personally. That to the best of this affiant's belief all of the said Trusts have been carried out within the provisions of the trust and fully closed to the satisfaction of all parties concerned. Affiant further says that one Willard Teller, who received title to the SE¹/₄ of Sec. 7, Twp. 1 N.R. 2 W.U.M. in Mesa County, Colorado, from one Stuart O. Henry, widower, as a Trustee, which said deed of conveyance is recorded in Quit Claim Deed Book 2 at page 446 of said Mesa County Records, was at that time acting in the capacity of general attorney for this affiant and H.J. Aldrich, and that under the direction of the said H.J. Aldrich and this affiant and at our request he conveyed by reference thereto of the said deed recorded at Book 2 at page 446 of said records, all of the lands, tracts, and lots therein described to The Fruita Improvement Company, a Corporation, which said deed is recorded in Quit Claim Deed Book 2 at page 447 of said Mesa County Records: That said Trust was thereupon closed and terminated to the full satisfaction of the said H.J. Aldrich and myself in conformity with the provisions of the Trust.

Further affiant sayeth not. (Signed) T.C. Henry.

Subscribed and sworn to before me this 26th day of July A.D. 1909
Dolores Bingham, Notary Public. (N.P. Seal). My commission expires Sept. 19th 1910. Book 119, page 432.

WALTER H. GRAVES,
-TO-
THE TRAVELERS INSURANCE COMPANY.

WARRANTY DEED
DATED JUNE 25th 1884.
FILED JULY 23rd 1884, 11.40 A.M.
CON. 21.00

CONVEYS: THE NW^{1/4} OF SEC. 13, TWP 1 S. R. 1 W. U. M. EXCEPT A CERTAIN DEED OF TRUST DATED NOV. 2nd 1883 SECURING NOTE FOR \$1250 IN FAVOR OF THE TRAVELERS INSURANCE COMPANY. ACK. JUNE 20th 1884 BEFORE H. J. ALDRICH, A NOTARY PUBLIC OF ARAPAHOE COUNTY, COLORADO. (NOTARIAL SEAL).
BOOK 1, PAGE 349.

THE TRAVELERS INSURANCE CO.
BY RODNEY DENNIS, SEC.
(CORPORATE SEAL),

RELEASE DEED
DATED DEC. 17th 1885.
FILED AUG. 3rd 1886, 9.40 A.M.

-TO-
WALTER H. GRAVES.

IN CONSIDERATION OF THE CONVEYANCE OF WALTER H. GRAVES TO THE TRAVELERS INSURANCE COMPANY OF HIS INTEREST IN THE NW^{1/4} OF SEC. 13, TWP 1 S. R. 1 W. -- (AND OTHER LAND) THE SAID TRAVELERS INSURANCE COMPANY DO TH HEREBY ACCEPT AND RECEIVE SAID CONVEYANCE IN FULL PAYMENT AND SATISFACTION OF THE OBLIGATION OF SAID GRAVES AND OF SAID GRAVES ONLY UPON HIS NOTES OR BONDS HELD BY SAID COMPANY DESCRIBED AS FOLLOWS: 1 FOR \$1250 DATED OCT. 17th 1883, 1 FOR \$3000 DATED NOV. 2nd 1883, 1 FOR \$1250 DATED OCT. 17th 1883, 1 FOR \$1200 DATED OCT. 17th 1883: SAID BONDS FOR THE SUM OF \$1200, \$1250 AND \$1250 ARE MADE PAYABLE TO THE ORDER OF T. C. HENRY AND ARE BY HIM ENDORSED AND SAID BOND FOR \$3000 IS MADE PAYABLE TO THE TRAVELERS INSURANCE COMPANY. ALL SAID BONDS BEAR INTEREST AT 10% PER ANNUM AND ARE DUE IN 5 YEARS FROM DATE.

SAID GRAVES IS HEREBY RELEASED, DISCHARGED AND ACQUITTED FROM ANY AND ALL LIABILITY WHATSOEVER FOR EITHER PRINCIPAL OR INTEREST UPON SAID BONDS. (NOT ACKNOWLEDGED).
BOOK 20, PAGE 185.

STATE OF COLORADO,
CITY AND COUNTY OF DENVER

FILED FEB. 17th 1904, 9.40 A.M.

JOHN W. BARROWS, BEING DULY SWORN ON OATH SAYS THAT HE IS AND HAS BEEN FAMILIAR WITH THE HISTORY OF THE TITLE TO THE E^{1/2} OF NW^{1/4} OF SEC. 13, TWP 1 S. R. 1 W. U. M. SINCE JUNE 1st 1884 AND THAT THE CONVEYANCE OF SAID LAND (AND OTHER LAND) BY WALTER H. GRAVES TO THE TRAVELERS INSURANCE COMPANY, BY WARRANTY DEED DATED JUNE 25th 1884, RECORDED JULY 23rd 1884 IN BOOK 1 AT PAGE 349 OF MESA COUNTY, COLORADO, SUBJECT TO A DEED OF TRUST GIVEN TO SECURE AN INDEBTEDNESS OF \$1250, WAS, AS TO THE AMOUNT OF SAID TRUST DEED INDEBTEDNESS, AN ERROR, THAT THE AMOUNT OF THE PRINCIPAL SUM OF SUCH INDEBTEDNESS AT THE TIME OF THE EXECUTION AND DELIVERY OF SAID WARRANTY DEED WAS \$3000 AS WILL APPEAR FROM THE RECORDS OF TRUST DEED IN BOOK 4 AT PAGE 148 OF SAID MESA COUNTY.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF FEBRUARY A.D. 1904. (N. P. SEAL). MY COMMISSION EXPIRES FEBRUARY 23rd 1907.
JOHN W. BARROWS
H. MOULTON SMITH,
NOTARY PUBLIC,
BOOK 87, PAGE 67.

WALTER H. GRAVES,
-TO-
THE TRAVELERS INSURANCE
COMPANY.

(16)

QUIT CLAIM DEED.
DATED JAN. 18th 1886,
FILED JAN. 26th 1886, 1.30 P.M.
CON. \$1. AND OTHER GOOD AND
VALUABLE CONSIDERATIONS.

I W. U. M. (AND OTHER PROPERTY)
ACK. JAN. 13th 1886 BEFORE
OF RIO GRANDE COUNTY, COLORADO.

CONVEYS: THE NW¹/₄ OF SEC. 13, TWP 1 S. R.
J. BLOOMFIELD, A NOTARY PUBLIC
(N. P. SEAL).
BOOK 2, PAGE 69.

(17)

JAMES O. BRADISH, SHERIFF OF
MESA COUNTY, SUCCESSOR IN TRUST,
-TO-
THE TRAVELERS INSURANCE COMPANY.)

TRUSTEE'S DEED.
DATED OCT. 4th 1886.
FILED FEB. 5th 1887, 5.05 P.M.
CON. \$1.00

WHEREAS WALTER H. GRAVES DID BY HIS CERTAIN TRUST DEED
DATED NOV. 2nd 1885, RECORDED JUNE 30th 1884 IN BOOK 4 AT PAGE 143,
CONVEY TO THE COLORADO LOAN AND TRUST COMPANY THE PREMISES HERE-
INAFTER DESCRIBED TO SECURE A CERTAIN NOTE IN SAID DEED PARTI-
CULARLY MENTIONED AND UPON CERTAIN CONDITIONS IN SAID DEED
PARTICULARLY DECLARED.

AND WHEREAS ON JUNE 30th 1886 IN A SUIT THEN PENDING IN THE
CIRCUIT COURT OF THE UNITED STATES FOR THE DISTRICT OF COLORADO
A JUDGMENT AND DECREE WAS ENTERED REMOVING SAID THE COLORADO
LOAN AND TRUST COMPANY FROM ITS OFFICE AS TRUSTEE UNDER ABOVE
DEED OF TRUST.

AND WHEREAS DEFAULT HAVING BEEN MADE IN THE PAYMENT OF THE
INTEREST DUE ON SAID NOTES, SAID PREMISES WERE ON AUG. 24th 1886
BY FIRST PART, DULY ADVERTISED FOR PUBLIC SALE ON OCT. 4th 1886
AT THE FRONT DOOR OF THE POST OFFICE IN GRAND JUNCTION, MESA
COUNTY, COLORADO, IN THE MANNER PROVIDED BY SAID TRUST DEED,
SAID NOTICE WAS PUBLISHED IN THE GRAND JUNCTION NEWS FOR 30
DAYS (HERE FOLLOWS COPY OF NOTICE AND AFFIDAVIT OF PUBLISHER,
SHOWING THAT NOTICE OF SALE WAS PUBLISHED IN THE GRAND JUNCTION
NEWS ONCE A WEEK FOR 6 SUCCESSIVE WEEKS, THE FIRST PUBLICATION
ON AUGUST 28th 1886 AND THE LAST PUBLICATION ON OCTOBER 2nd 1886).

THEREFORE IN PURSUANCE OF THE POWER AND AUTHORITY IN HIM
VESTED BY SAID TRUST DEED AND IN CONSIDERATION OF \$1.00 AND THE
FURTHER SUM OF \$2000 PAID BY SECOND PART, CONVEYS: THE NW¹/₄ OF
SEC. 13, TWP 1 S. R. 1 W. U. M. TOGETHER WITH ALL DITCHES AND
WATER RIGHTS THERETO BELONGING AND ALL BUILDINGS SITUATED THERE-
ON. ACK. FEB. 5th 1887 BY JAMES O. BRADISH, ACTING SHERIFF OF
MESA COUNTY, COLORADO, BEFORE WALTER S. SULLIVAN, A NOTARY PUB-
LIC OF MESA COUNTY, COLORADO. (NOTARIAL SEAL)
BOOK 20, PAGE 391.

(18)

THE TRAVELERS INSURANCE COMPANY
OF HARTFORD, CONNECTICUT, BY J.G.
BATTERSON, PRESIDENT, AND RODNEY
DENNIS, SECRETARY, (CORPORATE SEAL).

CERTIFICATE
DATED MAY 25th 1885
FILED JUNE 10th 1885, 2.30 P.M.

-TO-
THE STATE.
TO WHOM IT MAY CONCERN: THAT PURSUANT TO THE STATUTES OF
COLORADO, THE TRAVELERS INSURANCE COMPANY OF HARTFORD, CONNec-
TICUT, BY JAMES G. BATTERSON, ITS PRESIDENT AND RODNEY DENNIS,
ITS SECRETARY, HEREBY CERTIFIES:

THAT SAID COMPANY IS A CORPORATION DULY CREATED AND EXIST-
ING UNDER AND BY VIRTUE OF THE LAWS OF CONNECTICUT.

SAID COMPANY IS ORGANIZED TO DO A GENERAL LIFE AND ACCI-
DENT BUSINESS AND SUCH OTHER BUSINESS IN THE STATE OF COLORADO
AS MAY BE PERMITTED BY THE TERMS OF ITS CHARTER AND THE LAWS
OF COLORADO AND CONNECTICUT.

PRINCIPAL OFFICE IS DENVER, COLORADO, SAMUEL LESERN OF SAID
DENVER, IS THE RESIDENT AND AUTHORIZED AGENT OF SAID COMPANY
IN COLORADO, UPON WHOM PROCESS MAY BE SERVED.

ACK. MAY 25th 1885 BY SAID PRESIDENT AND SAID SECRETARY BE-
FORE HENRY E. PITTS, A N.P. HARTFORD, CONNECTICUT, (NOTARIAL SEAL).
County BOOK 14, PAGE 167.

(19)

THEODORE C. HENRY, THE COLORADO
LOAN AND TRUST COMPANY, THE
GRAND RIVER DITCH COMPANY, THE
UNCOMPAGRE CANAL COMPANY, AND
THE CITIZENS DITCH AND LAND
COMPANY,

) LIS PENDENS
) DATED SEPT. 17th 1888,
) FILED SEPT. 17th 1888, 8.05 A.M.
) IN THE CIRCUIT COURT OF THE
) UNITED STATES FOR DISTRICT
) OF COLORADO.

-vs-

THE TRAVELERS INSURANCE COMPANY)

NOTICE IS HEREBY GIVEN THAT THE TITLE TO THE FOLLOW-
ING DESCRIBED PROPERTY IS INVOLVED IN THE ABOVE SUIT NOW PEND-
ING IN THE SAID COURT; AND THAT THE PURPOSE OF SAID SUIT IS TO
HAVE AN ACCOUNTING BETWEEN THE PLAINTIFF AND DEFENDANT, AND TO
HAVE THE RECORD TITLE TO THE HERINAFTER DESCRIBED LAND DECLAR-
ED TO BE HELD BY THE TRAVELERS INSURANCE COMPANY IN TRUST FOR
THE PLAINTIFFS THEODORE C. HENRY AND THE COLORADO LOAN AND
TRUST COMPANY.

THE PROPERTY AFFECTED IS: THE N^W 4 OF SEC. 13, TWP 1 S.R.
1 W. U. M. (AND OTHER PROPERTY)

BOOK 23, PAGE 250.

(20)

THEODORE C. HENRY, THE COLORADO
LOAN AND TRUST COMPANY, THE
GRAND RIVER DITCH COMPANY, THE
UNCOMPAGRE CANAL COMPANY, AND
THE CITIZENS DITCH AND CANAL COMPANY)

) DISMISSAL,
) DATED MAY 23rd 1893.
) FILED DEC. 10th 1900, 9 A.M.
) IN THE CIRCUIT COURT OF
) U.S. FOR THE DISTRICT OF
) COLORADO.

-vs-

THE TRAVELERS INSURANCE COMPANY.)

IT IS HEREBY STIPULATED THAT THE ABOVE ENTITLED CAUSE
BE FORTHWITH DISMISSED AT THE COST OF PLAINTIFFS. (SIGNED)
TELLER AND ORAHOOD, ATTORNEYS FOR PLAINTIFFS, 19TH DAY OF THE
MAY TERM, MAY 23rd 1893. PRESENT: HON. ALFRED D. THOMAS, DISTRICT
JUDGE (AND OTHER OFFICERS).

AT THIS DAY PURSUANT TO A WRITTEN STIPULATION THERETO
HEREIN FILED IT IS ORDERED BY THE COURT THAT THIS CAUSE STAND
DISMISSED OUT OF THIS COURT AT THE COST OF COMPLAINANTS. A
TRUE COPY AS OF RECORD. ROBERT BAILEY, CLERK, BY CHARLES W.
BISHOP, DEPUTY CLERK. (SEAL).

BOOK 64, PAGE 190.

(21)

LETTERS OF CONSECRATION.
BISHOP JOHN FRANKLIN SPAULDING.
IN THE NAME OF GOD, AMEN.

TO ALL THE FAITHFUL IN CHRIST JESUS THROUGHOUT THE WORLD,
GREETING:

BE IT KNOWN UNTO YOU BY THESE PRESENTS, THAT WE, SAMUEL
ALLEN McCOSKRY, D.D., D.C.L., BISHOP OF MICHIGAN; JOSEPH CRUICK
SHANK TALBOT, D.D., LL.D., BISHOP OF INDIANA; JOHN BARRETT
KERFOOT, D.D., LL.D., BISHOP OF PITTSBURGH; GREGORY THURSTON
BEDELL, D.D., BISHOP OF OHIO; AND ARTHUR CLEVELAND COXE, D.D.,
LL.D., BISHOP OF WESTERN NEW YORK, UNDER THE PROTECTION OF
ALMIGHTY GOD, IN ST. PAUL'S CHURCH IN THE CITY OF ERIE, STATE
OF PENNSYLVANIA, AND DIOCESE OF PITTSBURGH, ON THE WEDNESDAY
OF THE OCTAVE OF OUR LORD 1873, IN THE PRESENCE OF DIVERS OF
THE CLERGY AND OF THE FAITHFUL LAITY, IN A PUBLIC CONGREGATION,
ACCORDING TO THE DUE AND ESTABLISHED ORDER OF THE HOLY CATHOLIC
CHURCH, AND TO THE FORM AND MANNER PRESCRIBED AND USED BY THE
PROTESTANT EPISCOPAL CHURCH IN THE UNITED STATES, DID THERE AND
THEN RIGHTLY AND CANONICALLY ORDAIN AND CONSECRATE
OUR WELL-BELOVED IN CHRIST, JOHN FRANKLIN SPAULDING, DOCTOR OF
DIVINITY, PRESBYTER OF THE SAID DIOCESE OF PITTSBURGH, AND
RECTOR OF THE SAID ST. PAUL'S CHURCH, ERIE, OF WHOSE SUFFICIEN-

(OVER)

x Christmas Day, being the 31st day of December, in the year

CY IN GOOD LEARNING, SOUNDNESS IN THE FAITH AND PURITY OF MANNERS, WE WERE FULLY ASCERTAINED, UNTO THE SACRED OFFICE OF A BISHOP IN THE ONE HOLY CATHOLIC AND APOSTOLIC CHURCH OF GOD, HE HAVING BEEN DULY ELECTED BY THE HOUSE OF BISHOPS, MISSIONARY BISHOP OF COLORADO, WITH JURISDICTION IN WYOMING AND NEW MEXICO IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS IN ST. PAUL'S CHURCH, ERIE, ON THE 31ST DAY OF DECEMBER IN THE YEAR OF OUR LORD, 1873. (SIGNED) SAM'L A. MCDOSKRY (L.S.) BISHOP OF MICHIGAN, BISHOP PRESIDING AND CONSECRATOR.

G.T. BEDELL, BISHOP OF OHIO. (L.S.)
 JOHN C. TALBOT, BISHOP OF INDIANA. (L.S.)
 A. CLEVELAND COXE, BISHOP OF WESTERN N.Y. (L.S.)
 JOHN B. KERFOOT, BISHOP OF PITTSBURGH. (L.S.)

STATE OF COLORADO

CITY AND COUNTY OF DENVER) ss
 MR. ARNOLD A. BOWHAY, BEING FIRST DULY SWORN DEPOSES AND SAYS THAT HE IS THE SECRETARY OF THE BISHOP AND CHAPTER OF THE CATHEDRAL OF ST. JOHN THE EVANGELIST, DENVER, COLO.

THAT THE ABOVE IS A CORRECT AND TRUE COPY OF THE LETTERS OF CONSECRATION OF JOHN FRANKLIN SPAULDING AS BISHOP OF COLORADO. (SIGNED) ARNOLD A. BOWHAY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF JUNE, A. D. 1909. (N.P. SEAL). MY COMMISSION EXPIRES FEBRUARY 28th 1911.

WILLIAM M. SPAULDING,
 NOTARY PUBLIC,
 JUNE 18TH, 1909.

THE RICH-HUTCHINSON REALTY CO.,
 GRAND JUNCTION, COLO.

GENTLEMEN:

I ENCLOSE HERewith CERTIFIED COPY OF LETTERS OF CON-
 SECRATION OF BISHOP W. M. SPAULDING.

THE NAME IS SPELLED WITH A U, WHICH WE DROPPED FROM THE NAME AFTER MOVING TO COLORADO, HAVING DISCOVERED THAT IT HAD BEEN INTERPOLATED BY SOME ANCESTOR. IN THE OLD FAMILY RECORDS THE U DOES NOT APPEAR.

HOPING THAT THIS WILL BE SATISFACTORY, I AM
 YOURS VERY TRULY.

(SIGNED) W. M. SPAULDING,
 PER W.

FILED JUNE 30th 1909 AT 1.25 P.M. FILED INSTRUMENT No. 84202.

(22)

THE TRAVELERS INSURANCE CO. BY
 J.G. BATTERSON, PRES. RODNEY DENNIS)
 SECRETARY (CORPORATE SEAL).)

-TO-)
 JOHN F. SPAULDING, BISHOP OF THE)
 PROTESTANT EPISCOPAL CHURCH IN)
 THE DIOCESE OF COLORADO, AND HIS)
 SUCCESSORS IN OFFICE.)

WARRANTY DEED,
 DATED FEB. 1st 1888,
 FILED MARCH 26th 1888, 8.30 AM
 CON. \$2000.00

I S. R. I W. U M
 CONVEYS: THE SW¹/₄ OF NW¹/₄ OF SEC. 13, TWP
 ACK, FEB. 13th 1888 BY J.G. BATTERSON, PRESIDENT AND RODNEY DENNIS, SECRETARY OF SAID COMPANY, BEFORE SYLVESTER C. DUNHAM, COMMISSIONER OF DEEDS FOR COLORADO, IN HARTFORD COUNTY, CONNECTICUT. (SEAL).

(SIGNED) SYLVESTER C. DUNHAM,
 COMMISSIONERS OF DEEDS
 FOR THE STATE OF COLORADO, RESID-
 ING IN THE CITY AND COUNTY OF
 HARTFORD, AND STATE OF COLORADO.
 BOOK 24, PAGE 123.

CERTIFICATE
FILED JUNE 30 1909, 1.10 P.M.

CERTIFICATE OF JAMES B. PEARCE, SECRETARY OF THE STATE OF COLORADO OF DATE MAY 25 1909 (STATE OF COLORADO SEAL) BY THOMAS F. JILLON JR. DEPUTY, THAT SYLVESTER C. DUNHAM OF HARTFORD, CONN., WAS DULY APPOINTED AS COMMISSIONER OF DEEDS FOR THE STATE OF COLORADO. HIS TERM COMMENCED OCTOBER 18 1887 AND EXPIRED OCTOBER 18 1891.

BOOK 119, PAGE 410.

TO ALL TO WHOM THESE PRESENTS MAY COME, GREETING:

I, SAMUEL HART, OF THE CITY OF MIDDLETOWN IN THE STATE OF CONNECTICUT, DO CERTIFY:

THAT I AM THE SECRETARY OF THE HOUSE OF BISHOPS OF THE PROTESTANT EPISCOPAL CHURCH IN THE UNITED STATES OF AMERICA AND ACTING REGISTRAR OF THE GENERAL CONVENTION OF SAID CHURCH, AND THAT THE RECORDS OF SAID HOUSE OF BISHOPS AND THE ARCHIVES OF SAID GENERAL CONVENTION ARE IN MY CUSTODY:

AND THAT IT APPEARS FROM SAID RECORDS AND ARCHIVES:

1. THAT THE REV. ABIEL LEONARD WAS ON THE 25TH DAY OF JANUARY IN THE YEAR OF OUR LORD, 1888 ORDAINED AND CONSECRATED A BISHOP OF SAID CHURCH WITH JURISDICTION IN THE MISSIONARY DISTRICT OF NEVADA AND UTAH.

2. THAT ON THE 13TH DAY OF OCTOBER IN THE YEAR OF OUR LORD 1888 THE HOUSE OF BISHOPS OF SAID CHURCH, ACTING UNDER THE PROVISIONS OF TITLE I. CANON 19 PAR. VI (2) OF THE CANONS THEN IN FORCE, DID CHANGE THE BOUNDS OF SAID MISSIONARY DISTRICT OF NEVADA AND UTAH, SO AS TO INCLUDE THE STATE OF UTAH, A PORTION OF THE STATE OF NEVADA, A PORTION OF THE STATE OF WYOMING AND THE MISSIONARY DISTRICT OF WESTERN COLORADO: THE SAID DISTRICT TO BE THEREAFTER CALLED THE MISSIONARY DISTRICT OF SALT LAKE AND TO BE UNDER THE CHARGE OF THE SAID ABIEL LEONARD AS BISHOP OF SALT LAKE.

3. THAT THE FORMER DISTRICT OF WESTERN COLORADO, WHICH THUS BECAME A PART OF THE MISSIONARY DISTRICT OF SALT LAKE UNDER THE JURISDICTION OF THE SAID ABIEL LEONARD, CONSISTED OF THAT PART OF THE STATE OF COLORADO BOUNDED ON THE EAST BY THE COUNTIES OF LARIMER, BOULDER, GILPIN, CLEAR CREEK, PARK, LAKE, CHAFFEE, SAQUACHE, RIO GRANDE AND CONEJOS:

4. AND THAT THE SAID ABIEL LEONARD CONTINUED BISHOP OF SAID MISSIONARY DISTRICT OF SALT LAKE, INCLUDING SAID FORMER DISTRICT OF WESTERN COLORADO, UNTIL HIS DEATH ON THE 3RD DAY OF DECEMBER IN THE YEAR OF OUR LORD 1903.

IN TESTIMONY OF ALL WHICH I HAVE HEREUNTO SET MY HAND THIS 24TH DAY OF MAY IN THE YEAR OF OUR LORD, 1909.

SAMUEL HART, SECRETARY OF THE HOUSE OF BISHOPS OF THE PROTESTANT EPISCOPAL CHURCH OF THE UNITED STATES OF AMERICA AND ACTING REGISTRAR OF THE GENERAL CONVENTION OF SAID CHURCH.

STATE OF CONNECTICUT, } SS
COUNTY OF MIDDLESEX }

THERE PERSONALLY APPEARED SAMUEL HART, TO ME WELL KNOWN TO BE THE SIGNER OF THE FOREGOING CERTIFICATE, AND MADE SOLEMN OATH THAT THE SAME IS TRUE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. (N.P. SEAL)

FILED JUNE 30 1909, 1.20 P.M.

A. C. WARD,
NOTARY PUBLIC.

FILED INSTRUMENT No. 84201.

(25)

JOHN F. SPALDING, BISHOP OF COLO-)
RADO, TO-WIT: BISHOP OF THE PRO-)
TESTANT EPISCOPAL CHURCH IN THE)
DIOCESE OF COLORADO,)

WARRANTY DEED
DATED FEB. 25th 1896.
FILED APR. 18th 1896, 8.45 A.M.
Con. \$1.00

-TO-)
ABIEL LEONARD, MISSIONARY BISHOP)
OF NEVADA, UTAH AND WESTERN COLO-)
RADO, (OF THE PROTESTANT EPISCOPAL)
CHURCH OF THE UNITED STATES).)

CONVEYS: THE SW¹/₄ OF NW¹/₄ OF SEC. 13, TWP)
S. R. | W.U.M. CONTAINING 40 ACRES (AND OTHER PROPERTY).)
TO BE HELD BY THE SAID PARTY OF THE SECOND PART, HIS SUCCESSORS)
IN OFFICE FOR THE USES AND PURPOSES OF THE SUPPORT OF THE)
EPISCOPATE IN WESTERN COLORADO.

ACK. MARCH 3rd 1896 BEFORE WILLIAM M. SPALDING, A NOTARY)
PUBLIC OF ARAPAHOE COUNTY, COLORADO. (SEAL). COMM. EXPIRES)
MARCH 11th 1899. BOOK 55, PAGE 484.

(26)

JOHN F. SPALDING, BISHOP OF COLO-)
RADO, TO-WIT: BISHOP OF THE PRO-)
TESTANT EPISCOPAL CHURCH IN THE)
DIOCESE OF COLORADO,)

WARRANTY DEED
DATED MAY 12th 1900.
FILED DEC. 9th 1901, 2.50 P.M.
CON. \$1.00

-TO-)
ABIEL LEONARD, MISSIONARY BISHOP)
OF NEVADA, UTAH AND WESTERN COLO-)
RADO (OF THE PROTESTANT EPISCOPAL)
CHURCH OF THE UNITED STATES).)

CONVEYS: THE SW¹/₄ OF NW¹/₄ OF SEC. 13, TWP |)
S. R. | W.U.M. CONTAINING 40 ACRES (AND OTHER PROPERTY). TO BE)
HELD BY THE SAID PARTY OF THE SECOND PART, HIS SUCCESSORS IN)
OFFICE FOR THE USE AND PURPOSE OF THE SUPPORT OF THE EPISCOPATE)
IN WESTERN COLORADO.

AND SAID PARTY OF THE SECOND PART AND HIS SUCCESSORS ARE HEREBY)
AUTHORIZED TO INCUMBER, SELL, CONVEY OR OTHERWISE DISPOSE OF)
SAID PROPERTY OR ANY PART THEREOF UPON SUCH TERMS AND SUBJECT)
TO SUCH CONDITIONS AND IN SUCH MANNER IN ALL RESPECTS AS SAID)
PARTY OF THE SECOND PART AND HIS SUCCESSORS SHALL THINK FIT,)
WITH FULL POWER TO RETAIN OR DISPOSE OF THE PROCEEDS THEREOF)
FOR THE USE AND PURPOSE AFORESAID.

THIS DEED IS GIVEN TO MORE CLEARLY SHOW THE INTENTION OF THE)
RESPECTIVE PARTIES HERETO EXISTING AT THE TIME OF THE EXECUTION)
OF THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 55 AT PAGE 484)
OF THE RECORDS OF SAID MESA COUNTY, AND IN REFORMATION THEREOF.

ACK. JULY 27th 1900 BEFORE WILLIAM M. SPALDING, A NOTARY PUB-)
LIC OF ARAPAHOE COUNTY, COLORADO. (-----). COMM. EXPIRES FEB 28th 1903)
BOOK 74, PAGE 74.

(27)

JOHN F. SPALDING, BISHOP OF COLO-)
RADO, TO-WIT: BISHOP OF THE PRO-)
TESTANT EPISCOPAL CHURCH IN)
THE DIOCESE OF COLORADO.)

WARRANTY DEED
DATED MAY 14th 1900
FILED JUNE 30th 1909, 1.15 PM
CON. \$1.00

-TO-)
ABIEL LEONARD, MISSIONARY BISHOP)
OF NEVADA, UTAH AND WESTERN COLO-)
RADO, (OF THE PROTESTANT EPISCOPAL)
CHURCH OF THE UNITED STATES). AND)
HIS SUCCESSORS FOR WESTERN COLORADO.)

(OVER)

CONVEYS: LOTS 11 TO 20 INCLUSIVE AND LOTS 39 TO 48 INCLUSIVE IN BLOCK 3 OF ORCHARD MESA HEIGHTS, GRAND JUNCTION, AS SHOWN BY THE PLAT THEREOF IN THE OFFICE OF THE RECORDER ~~IN THE OFFICE OF THE RECORDER~~ FOR SAID COUNTY; ALSO THE SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SEC. 13, TWP 1 S. R. 1 W. U. M. CONTAINING 40 ACRES; TO BE HELD BY THE SAID PARTY OF THE SECOND PART, HIS SUCCESSORS IN OFFICE FOR THE USE AND PURPOSE OF THE SUPPORT OF THE EPISCOPATE IN WESTERN COLORADO.

AND SAID PARTY OF THE SECOND PART AND HIS SUCCESSORS ARE HEREBY AUTHORIZED TO INCUMBER, SELL, CONVEY OR OTHERWISE DISPOSE OF SAID PROPERTY OR ANY PART THEREOF UPON SUCH TERMS AND SUBJECT TO SUCH CONDITIONS AND IN SUCH MANNER IN ALL RESPECTS AS SAID PARTY OF THE SECOND PART AND HIS SUCCESSORS SHALL THINK FIT WITH FULL POWER TO RETAIN OR DISPOSE OF THE PROCEEDS THEREOF FOR THE USES AND PURPOSES AFORESAID.

THIS DEED IS GIVEN TO MORE CLEARLY SHOW THE INTENTION OF THE RESPECTIVE PARTIES HERETO EXISTING AT THE TIME OF THE EXECUTION OF THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 55 AT PAGE 184 OF THE RECORDS OF SAID MESA COUNTY AND IN REFORMATION THEREOF.

ACK. JULY 27th 1900 BEFORE WILLIAM M. SPALDING, A NOTARY PUBLIC OF ARAPAHOE COUNTY, COLORADO. (N.P. SEAL) MY COMMISSION EXPIRES FEB. 28th 1903.

(FORMERLY RECORDED IN BOOK 74 AT PAGE 74)
BOOK 113, PAGE 213.

(28)

TREASURER MESA COUNTY,
-TO-
DELAPLAIN AND CROSBY.

TAX SALE #5973
DATED DEC 23rd 1901
CON. \$98.10

SOLD: THE SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SEC. 13, TWP 1 S. R. 1 W.
REDEEMED FEBRUARY 11th 1902 BY ABIEL LEONARD.

BOOK 1, PAGE 11.

Frank Hale Touret, as (29)
Bishop of Western Colorado, of the
Protestant Episcopal Church of the
United States,
-to-

The Episcopal Church in Western
Colorado, a Corporation of Colorado.
Conveys: The SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 13,
Excepting therefrom Dundee Place.
(estate). In Mesa County, Colorado.

Ack. June 5, 1919 before Merle D.
Mesa County, Colorado. (N.P. Seal)

Warranty Deed.

Dated June 5, 1919.
Filed Sept. 18, 1919, 8.34 AM
\$1.00 and other valuable
considerations.

Twp. 1 S. R. 1 W. U.M.
Also conveys other real

Vincent, a Notary Public of
Comm. expires Aug. 17, 1922.
Book 234, Page 402.

(30)

.....

The Episcopal Church in
Western Colorado.

(30)

} Articles of Incorporation,
Dated May 4th 1893,
} Filed Aug. 12th 1893, 10.30 A.M.

- 1st. Name: The Episcopal Church in Western Colorado.
- 2nd. Objects: To acquire by purchase, gift, grant, devise or bequest, or otherwise, real and personal property in Trust or otherwise for the religious, charitable or educational purposes of the Missionary Jurisdiction or Diocese of Western Colorado, and to convey and dispose of any property owned by said corporation in trust or otherwise (and other objects).
- 3rd. No capital stock.
- 4th. Existence: 20 years.
- 5th. Affairs under control of a board of 5 trustees, of which William M. Barker is Bishop.
- 6th. Operations in those counties lying West of the Continental Divide, Principal place of business, Aspen, Colorado.
- 7th. Trustees have power to make by-laws.

Signed and acknowledged by the Incorporators, William M. Barker, Bishop, Edwin K. Buttolph and Robert G. Withers, before L. A. W. Brown, a Notary Public of Pitkin County, Colorado. (N.P. Seal). Commission expires October 7th 1893.

.....

The Episcopal Church in Western Colorado, a Corporation by Irving P. Johnson, President. Attest: W. D. Halpin, Secretary, (Corporate Seal)

(31) Quit Claim Deed. Dated Feb. 25, 1920. Filed April 16, 1920, 8.38 AM. \$10.00

-to- The Diocese of Colorado, a Corporation. Lots 29, and 30 Block 1; Lots 17, 18, 27, 28, 29 and 30 in Block 2; Lots 3, 4, 9, 10, 23 and 24 in Block 3; Lots 17 to 24 inclusive in Block 4; and Lots 3, 4, 17, 18, 27, 28, 29 and 30 in Block 5. Parcel 2: the SW 1/4 of NW 1/4 of Sec. 13, Twp. 1 S. R. 1 W. Ute P.M. (Excepting therefrom Dundee Place)

) 1, 2, 3, 4 and 5 of Dundee Place. (Excepting therefrom the following lots, to-wit: Parcel 3: Lots 11 to 20 inclusive and Lots 39 to 48 inclusive in Block 3 of Orchard Mesa Heights. In Mesa County, Colorado. Ack. Feb. 25, 1920 by Irving P. Johnson, President of The Episcopal Church in Western Colorado, a corporation, as the free and voluntary act and deed of said Corporation, before Anna Harder, a Notary Public of the City and County of Denver, Colorado. (N.P. Seal) Comm. expires Mar. 6, 1923.

Book 230, Page 457.

The Diocese of Colorado. State of Colorado, City and County of Denver.) ss.

(32) Certified Copy of Certificate of Incorporation. Dated Jan. 27, 1915. Filed June 24, 1920, 8 AM

I, A. D. Parker, do solemnly swear that at a mass meeting of the members of the Protestant Episcopal Church of the United States of America in the Diocese of Colorado, held at the Chapter House of the Cathedral of St. John in the Wilderness in the City and County of Denver, Colorado, on January 27, 1915, the following persons were elected Trustees, namely: The Right Reverend Charles Sanford Olmstead, Bishop of Colorado, the Very Reverend H. Martyn Hart, the Reverend Charles H. Marshall, A. D. Parker, E. A. Peters, Author Ponsford, J. H. Bradbury and J. W. Hudston, with powers and duties similar to Trustees according to the rules and usages of said Church, and did adopt as its Corporate name the following: "The Diocese of Colorado." And that at said meeting the members of said Society did by resolution adopt certain other clauses to be incorporated herein, and to exist as a part of their Charter, viz: Clause 1. The objects and purposes for which said Society is incorporated is to administer the temporalities in the Diocese of Colorado of the Protestant Episcopal Church of the United States of America, and to carry on and conduct religious, educational and benevolent institutions and works; to acquire by lease, purchase, gift, or otherwise, hold, use, and enjoy, let, sell, mortgage, convey or otherwise dispose of any and all real estate and personal property as may be determined by said corporation to be beneficial or useful in carrying out said purposes, and particularly to acquire, hold, use and enjoy all of the property now held for the members of the said Church whether the title to the same be held by that corporation known as The Bishop and Chapter of the Cathedral of St. John the Evangelist, Denver, Colorado, or any other person, persons, or corporation, and the said corporation acting through its said Trustees shall have power and authority to borrow money and to pledge its franchises and property, both real and personal to secure the payment thereof, and said Trustees may have and exercise all the powers necessary and requisite to carry into effect the object for which said corporation may be formed.

I further do solemnly swear that at said meeting I, A. D. Parker, did act as Chariman. (Signed) A. D. Parker. Subscribed and sworn to before me this 27th day of Jan. 1915. My Comm. expires Dec. 27, 1917. William N. Anderson, Notary Public. (N.P. Seal) 10 cent I. R. Stamp. Filed Instrument No. 161561.

The Episcopal Church in Western Colorado. (33) Certified Copy of Certificate of Incorporation.
Certified to by James R. Noland, Secretary of State of Colorado, Dated Oct. 8, 1918.
under date of July 14, 1919., by W. H. McNichols, Deputy. Original Filed Sept. 18, 1919, 8.30 AM
filed January 17, 1919.

I do solemnly swear that at a meeting of the members of the Protestant Episcopal Church of the United States of America in the Missionary District of Western Colorado, held at St. Matthew's Church in the City of Grand Junction, in Mesa County, Colorado, on Oct. 3, 1918, for the purpose of organizing and incorporating "The Episcopal Church in Western Colorado" and to elect Trustees of such corporation, the following resolution was adopted to authorize and organize such corporation and to elect such Trustees, to-wit: Whereas, the religious society known as the Protestant Episcopal Church of the Western States of America, in the Missionary District of Western Colorado, having jurisdiction of its members throughout the said District, desire *** an incorporation, issued a call for a meeting of the members of said Church to be held at St. Matthew's Church in Grand Junction, Colorado, on Oct. 3, 1918, for the purpose of incorporating said society, ***

Be it resolved by the members of the Protestant Episcopal Church of the United States of America in the Missionary District of Western Colorado in mass meeting assembled, that the members of said Church in said Missionary District be incorporated in accordance with the provisions of the State of Colorado, relating to the Incorporation of "Religious, Educational and Benevolent Societies", and to that end the following persons be and are hereby elected Trustees of such corporation, namely:

The Right Reverend Frank Hale Touret, the Reverend Philip A. Easley, the Reverend Arnoldus Miller, George R. Warner, and S. W. Carpenter, with powers and duties similar to Trustees, according to the rules and usages of said Church, and that the name:

"The Episcopal Church in Western Colorado", be and the same is hereby adopted as the corporate name of said corporation. **

Objects: To administer the temporalities in the Missionary District of Western Colorado of the Protestant Episcopal Church of the United States of America ** to acquire by lease, purchase, gift or otherwise hold, use and enjoy, let, sell, mortgage, convey or otherwise dispose of all real estate and personal property in carrying out the purposes of said corporation. ** power to borrow money, acting through its said Trustees. *** The above powers are to be exercised in Mesa County, Colorado (and other counties in Colorado)

It is also the object and purpose of such incorporation to acquire and hold all property and property rights previously owned and held by it, the said "The Episcopal Church in Western Colorado", a Corporation whose Charter Existence expired by limitation previous to the organization and incorporation of

"The Episcopal Church in Western Colorado", organized by this affidavit of incorporation, the intention being that the incorporation organized by this affidavit of incorporation shall be for all purposes and in all respects the successor to the aforesaid expired corporation. I further certify that at said meeting this affiant acted as secretary.

Dated Oct. 8, 1918, Grand Junction, Mesa County, Colorado.

Philip E. Easley, Secretary.

Subscribed and sworn to before me this 8th day of October, A.D. 1918. Merle D. Vincent, Notary Public. (NP. Seal) Mesa County, Colorado. Comm. expires Aug. 17, 1922.

Filed Instrument No. 154239.

(34) Certificate.

Dated June 14, 1919.

Filed Sept. 18, 1919, 8.32 AM.

That the Journal of the Convocation of the Missionary District of Western Colorado, of the Protestant Episcopal Church of the United States, contains the record of elections and Officers of "The Episcopal Church in Western Colorado", a corporation which expired by limitations of lay May 24, 1913; that the Trustees of said "The Episcopal Church in Western Colorado" at the time of its expiration by limitation of law on the said 24th day of May, 1913, were the Right Reverend Benjamin Brewster, the Reverend John W. Heal, Mr. David Smith and Reverend Arnoldus Miller and the Honorable John T. Shumate, and that the "Journal of the Fifth Annual Convocation of the Missionary District of Western Colorado held in St. Mark's Church, Durango, Colorado, May 14, 1912, contains the names of the Trustees of the said "The Episcopal Church in Western Colorado," and that the following is a true and correct abstract and copy of that part of the aforesaid Journal showing the names of said Trustees and their terms of office, respectively, to-wit: The Corporation. The Body Corporate known as "The Episcopal Church in Western Colorado". The Bishop, President, Ex-Officio, The Rev. Arnoldus Miller, Secretary-Treasurer. The Rev. John W. Heal, Olathe, Term expires 1913. Mr. David Smith Meek, term expires 1914. The Rev. Arnoldus Miller, Montrose, Term expires 1915. The Hon. John T. Shumate, Aspen, term expires 1916.

That between the said May 14, 1912 and May 24, 1913 no vacancies occurred among the Trustees of the said "The Episcopal Church in Western Colorado", a corporation, and no elections of Trustees occurred. I further certify that I am the duly elected, qualified and Acting Secretary of the Convocation of the Missionary District of Western Colorado of the Protestant Episcopal Church of the United States, and that the Journal of said Convocation of which I am the custodian, contain the record of officers and trustees of said corporation.

Dated June 14, 1919 at Glenwood Springs, Colorado.

Edwin Johnson, Secretary, etc.

Book 230 Page 22.

Diocesan House, 416 Lafayette St. New York.

(35) Certificate.

Dated June 9, 1919.

Filed Sept. 18, 1919, 3.31 AM.

Certificate of Geo. Francis Nelson, Secretary of the House of Bishops of the Protestant Episcopal Church in the U. S. A., do hereby certify that the Right Reverend Frank Hale Touret is Bishop of Western Colorado of the said Protestant Episcopal Church in the U. S. A., he having been duly consecrated as said Bishop of Western Colorado at Grace Church, Colorado Springs, on Feb. 2, 1917, by the Right Reverend Doctor Daniel S. Tuttle, Bishop of Missouri and Presiding Bishop, the Right Reverend Doctor Wm. Theodotus Capers, Bishop of West Texas, The Right Reverend Doctor William F. Faber, Bishop of Montana, and the Right Reverend Doctor Irving P. Johnson, Bishop Coadjutor of Colorado.

Witness: Anna Heezmann

Book 210 Page 325.

(36)

The Diocese of Colorado, a Corporation of Colorado, by Irving P. Johnson, President. Attest: J. W. Hudson, Secretary. (Corporate Seal)

Warranty Deed. Dated May 5, 1920. Filed Oct. 13, 1920, 2.00PM \$1.00 and other valuable considerations.

-to-

O. M. James and Flora E. James.

Conveys: The North 481.4 feet of the SW 1/4 of NW 1/4 of Sec. 13, Twp. 1 S. R. 1 W. Ute Meridian, containing 14.60 acres more or less, in Mesa County, Colorado. \$3.00 l. R. Stamps.

Ack. June 15, 1920 by the said corporation by said Officers, as the free and voluntary act and deed of said Corporation, before Anna Harder, a Notary Public of the City and County of Denver, Colorado. (N.P. Seal) Comm. expires March 6, 1923.

Book 185, Page 454.

(37)

O.M. James and Flora E. James, -to-

The Public Trustee of Mesa County, Colorado, for use of The Diocese of Colorado.

Trust Deed. Dated May 5, 1920. Filed Oct. 13, 1920, 2.05 P.M. \$2.00

Conveys: The North 481.4 feet of the SW 1/4 of NW 1/4 of Sec. 13, Twp. 1 S. R. 1 W. Ute Meridian, containing 14.60 acres, more or less, in Mesa County, Colorado. Given to secure four notes bearing even date herewith payable in 1, 2, 3 and 4 years respectively after date thereof for the aggregate sum of \$2000. with interest from date at 7% per annum, payable semi-annually.

Ack. Oct. 11, 1920 by O.M. James and Flora E. James, before M. Ethel Cox, a Notary Public of Mesa County, Colorado. (N.P. Seal) Comm. expires June 29, 1922.

Book 227, Page 542.

(38)

Mark R. Bunting, Public Trustee of Mesa County, Colorado, -to-

O.M. James and Flora E. James.

Release Deed. Dated Mar. 26, 1923. Filed Mar. 26, 1923, 3.25 PM. \$2.00

Releases: The North 481.4 feet of the SW 1/4 of NW 1/4 of Sec. 13, Twp. 1 S. R. 1 W. U.M. containing 14.60 acres more or less, in Mesa County, Colorado. From Trust Deed dated May 5, 1920, recorded Oct. 13, 1920 in Book 227 at page 542 given to secure to The Diocese of Colorado payment of 4 notes. Notes paid.

Ack. Mar. 26, 1923 by Mark R. Bunting, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, a Notary Public of Mesa County, Colorado. (N.P. Seal) Comm. expires Aug. 24, 1925.

Book 253, Page 501.

(39)

Treasurer of Mesa County, -to-

Mesa County.

Tax sale, No. 21450. Dated Dec. 17, 1920.

Sold: The North 15 acres of the SW 1/4 of NW 1/4 of Sec. 13, Twp. 1 S. R. 1 W.

Redeemed Oct. 31, 1921 by O. M. James. Book T, Page 15.

O.M. James and Flora E. James, (40) -to-

William G. Welsh.

Warranty Deed. Dated Oct. 27, 1923. Filed Oct. 27, 1923, 3.35 PM. \$1.00 and other good and valuable considerations,

Conveys: The North 481.4 feet of the SW 1/4 of NW 1/4 of Sec. 13, Twp. 1 S. R. 1 W. U.M., containing 14.60 acres, more or less, in Mesa County, Colorado. \$8.50 l. R. Stamps.

Except the taxes assessed against said land for the year 1923 which the grantee assumes.

Ack. Oct. 27, 1923 by O.M. James and Flora E. James, before Charles B. Rich, a Notary Public of Mesa County, Colorado. (N.P. Seal) Comm. expires Jan. 13, 1925.

Book 264, Page 186.

(41)

William G. Welsh, Trust Deed.
-to- Dated Oct. 27, 1923.
The Public Trustee of Mesa County,) Filed Oct. 27, 1923, 3.40PM.
Colorado, for use of O.M. James) \$2.00
and Flora E. James.)

Conveys: The North 481.4 feet of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of sec. 13, Twp. 1 S. R. 1 W. U.M., containing 14.60 acres, more or less, in Mesa County, Colorado. Given to secure five notes for the principal sum of \$5600.00 with interest at 7% per annum, payable semi-annually. There being one note in amount of \$200. payable on or before 2 years after date; three notes in amount of \$500. each payable on or before 3, 4 and 5 years respectively after date and one note in amount of \$3900.00 payable on or before six years after date.

Ack. Oct. 27, 1923 by William G. Welsh, before Charles B. Rich a Notary Public of Mesa County, Colorado, (N.P. Seal) Comm. expires Jan. 13, 1925. Book 272, Page 226.

(42)

Mark R. Bunting, Public Trustee Partial Release.
of Mesa County, Colorado,) Dated May 7, 1924.
-to-) Filed May 7, 1924, 3.20 P.M.
William G. Welsh.) \$2.00

Releases: Beginning at a point on the West line of Sec. 13, Twp. 1 S. R. 1 W. 11th P.M. where the South line of Gunnison Avenue, in the City of Grand Junction, Mesa County, Colorado, produced and extended East intersects the said West line of said sec. 13, Twp and Range aforesaid, thence North along the said West line of said Sec. 13 to the NW Corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said sec. 13, being a distance of 190 feet, more or less, thence East to the NE Corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 13, thence South along the East line of the said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 13, a distance of 190 feet more or less to a point at the intersection of the South line of said Gunnison Avenue produced and extended East with the said East line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Sec. 13, thence West along the said South line of Gunnison Avenue so produced and extended to the point of beginning, containing 5.76 acres more or less, in Mesa County, Colorado. From trust Deed dated Oct. 27, 1923, recorded Oct. 27, 1923 in Book 272 page 226, given to secure to O.M. James and Flora E. James payment of five notes. Said notes partially paid and partially satisfied by the payment of \$2600.00 thereon.

Ack. May 9, 1924 by Mark R. Bunting, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, a Notary Public of Mesa County, Colorado. (N.F. Seal) Comm. expires August 24, 1925.

Book 254, Page 499.

William G. Welsh,
-te-
William J. Moyer.

Warranty Deed. (Statutory Form)
Dated May 7, 1924.
Filed May 7, 1924, 3.25 PM.
\$1.00 and other good and
valuable considerations.

Conveys: Beginning at a point on the West line of Sec. 13, TWP. 1 S. R. 1 W. Ute P.M., where the South line of Gunnison Avenue in the City of Grand Junction, Mesa County, Colorado produced and extended East intersects the said West line of said Sec. 13, Twp. and Range aforesaid, thence North along the said West line of said Section 13 to the NW Corner of the SW 1/4 of NW 1/4 of said Sec. 13, being a distance of 190 feet, more or less, thence East to the NE Corner of the SW 1/4 of NW 1/4 of said Sec. 13, thence South along the East line of the said SW 1/4 of NW 1/4 of said Section 13, a distance of 190 feet more or less to a point at the intersection of the South line of said Gunnison Avenue produced and extended East, with the said East line of the SW 1/4 of NW 1/4 of said Sec. 13, thence West along the said South line of Gunnison Avenue so produced and extended to the point of beginning, containing 5.76 acres, more or less, in Mesa County, Colorado; and warrant the title to the same.

The grantor hereby expressly reserves all buildings and improvements now in and upon said described real estate from the operation of this deed; and he hereby agrees and has the right to remove the same off of said real estate within forty-five days from the date of this deed.

This conveyance is made subject to the taxes for the year 1924 and thereafter.

Subject to all obligations for drainage under The Grand Junction Drainage District, formerly The Grand Valley Drainage District.

The grantor hereby reserves a right of way five feet in width for the carriage of water along the East end of the premises to be used upon the land immediately South of the land herein conveyed. This right to cease as soon as the land joining on the South of the land herein conveyed is platted into lots.

Ack. May 7, 1924 by William G. Welsh, before J. Ernest Leaverton, a Notary Public of Mesa County, Colorado. (N.P. Seal)
Comm. expires Dec. 29, 1925. \$3.50 l. P. Stamps.
Book 269, Page 250.

William J. Moyer,
-to-
The City of Grand Junction, a Municipal
Corporation of Mesa County, Colorado.

Warranty Deed.
) Dated June 7, 1924.
) Filed June 7, 1924; 10.35
\$3300.00 A M

Conveys: Beginning at a point on the West line of Sec. 13, Twp. 1 S. R. 1 W. Ute P.M., where the South line of Gunnison Avenue in the City of Grand Junction, Mesa County, Colorado produced and extended East intersects the said West line of said Sec. 13, Twp. and Range aforesaid, thence North along the said West line of said Section 13 to the NW Corner of the SW 1/4 of NW 1/4 of said Sec. 13, being a distance of 190 feet, more or less, thence East to the NE Corner of the SW 1/4 of NW 1/4 of said Sec. 13, thence South along the East line of the said SW 1/4 of NW 1/4 of said section 13, a distance of 190 feet more or less to a point at the intersection of the South line of said Gunnison Avenue produced and extended East, with the said East line of the SW 1/4 of NW 1/4 of said Sec. 13, thence West along the said South line of Gunnison Avenue so produced and extended to the point of beginning, containing 5.76 acres, more or less, in Mesa County, Colorado; and warrant the title to the same.

Subject however to the taxes levied and assessed for the year 1924. Also subject to all obligations for drainage under The Grand Junction Drainage District, formerly The Grand Valley Drainage District. Also subject to that certain reservation in that certain Warranty Deed, dated May 7, 1924 and recorded in the Office of the County Clerk and Recorder of Mesa County, Colorado, on May 7, 1924, in Book 269 at page 250 wherein William G. Welsh is grantor and William J. Moyer is grantee, which reservation reserves to said grantor, William G. Welsh, a right of way 5 feet in width for carriage of water along the East end of the above described premises to be used upon the land immediately South of the land herein conveyed, which right or reservation is to cease as soon as land adjoining on the South of the land herein conveyed is platted into lots.

\$3.50 I. R. Stamps.

Ack. June 7, 1924 by William J. Moyer, before Loring W. Jordan a Notary Public of Mesa County, Colorado. (N.P. Seal) Comm. expires Feb. 25, 1928. Book 279, Page 84.

The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of Forty-Four Entries, numbered from 1 to 44 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 Abstract.

Dated at Grand Junction, Colorado, June 16, 1924 at One P.M.

THE COLORADO ABSTRACT AND TITLE COMPANY

Loring W. Jordan
President.