

111

ABSTRACT OF TITLE

TO

Lots 21 to 25 Incl. Block 1
and all of Block 2,3 and 4
of the Grand Junction Town
and Development Company's
Add. No. 1 to Grand Junction.

Mesa County, Colorado

Issued to

The Colorado Abstract and Title Co.

ABSTRACTERS OF TITLE

FOR

MESA COUNTY

AT

GRAND JUNCTION, COLORADO

INCORPORATED

BONDED

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

T O

The Grand Junction Town and Development Company's Addition No. 1 to the City of Grand Junction, with special reference to Lots 21 to 25 inclusive in Block 1 and all of Blocks 2, 3, and 4, in Mesa County, Colorado.

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(1)

The State,) Declaration of Occupancy,
-to-) Dated Oct. 20th 1882,
The Grand Junction Company.) Filed Nov. 1st 1882, 4.30 P.M.

Declare and publish as a legal notice to all the world that they have a valid right to the occupation, possession and enjoyment of the NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. U. M.

Done Oct. 20th 1882 by George A. Crawford, President of said Company, before W. J. Miller, N. P. Gunnison County, Colo. (Seal).
Book 13, page 313.

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(2)

United States Receiver,) Receiver's Receipt,
-to-) Dated Nov. 2nd 1883,
W. J. Miller, Mayor of the) Filed Nov. 5th 1883, 9 A.M.
Town of Grand Junction in trust)
for the inhabitants thereof.)

Received \$759.43 being in full for the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. U. M. (and other property). Subject to right of way of D. & R. G. R.R. and D. & S. P. and P. R.R.
Fred J. Leonard, Receiver,
Gunnison, Colorado.
Book 10, page 128.

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(Note:- the caption as shown above changed as shown June 21, 1921, by The Mesa County Abstract Company by

J. A. Measum)
Manager).

(3)

United States, by the President, Grover Cleveland,

Patent, Certf. #132, Dated June 13th 1893, Filed Aug. 4th 1893, 10.20 A.M.

-to- William J. Miller, Mayor of Grand Junction, in trust for the several use and benefit of the occupants of the Townsite of Grand Junction.

Whereas William J. Miller, Mayor of Grand Junction, in trust for the several use and benefit of the

occupants of the Town Site of Grand Junction, according to their respective interests, has deposited in the General Land Office of the United States, a certificate of the Register of the Land Office at Gunnison, Colorado, whereby it appears that full payment has been made by William J. Miller, Mayor as aforesaid, in trust as aforesaid, according to the provisions of the Act of Congress of April 24th 1820, and acts supplemental thereto, including that of March 2nd 1867, for the SE $\frac{1}{4}$ of Sec. 11: the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 23: the SE $\frac{1}{4}$ of Sec. 15: the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 14, containing 447.45 acres, all in 1 South Range 1 West Ute Meridian.

Therefore gives and grants the land above described.

Book 7, page 517.

(4)

Town of Grand Junction,

Certified Copy of Ordinance, Filed May 7th 1884, 4.10 P.M.

-to- Thomas B. Crawford.

An Ordinance, To appoint and authorize Thomas B. Crawford of Gunnison County, Colorado, to act as a Commissioner to sell and convey any lands or real estate within the Corporate limits of the Town of Grand Junction, which may hereafter be entered in any land office by the Corporate Authorities of said Town. Be it ordered by the Board of Trustees of the Town of Grand Junction:-

Section 1, :- That Thomas B. Crawford of Gunnison County, State of Colorado, be and is hereby appointed and is authorized to act as a Commissioner to sell and convey any land or real estate which may hereafter be entered by the Corporate Authorities of the Town of Grand Junction, in trust, for the several uses and benefit of the occupants upon such real estate under and in accordance with the provision of an Act of the General Assembly of Colorado, entitled, An Act to provide for the disposal of town lots and the proceeds of sales in town sites entered on the public lands, and approved March 1st 1881. Approved Oct. 30th 1882. Charles F. Shanks, Mayor.

P. H. Westmorland, Clerk and Recorder.

State of Colorado,

Mesa County.) SS. I, W. E. Shaffer, Recorder of the Town of Grand Junction, in the County and State aforesaid, do hereby certify the above and foregoing to be a full, true and correct copy of the Ordinance of the Town of Grand Junction, appointing Thomas B. Crawford, Commissioner of Deeds, passed by the Board of Trustees of the said Town, October 30th, 1882, as shown by the Book of Ordinances of the said Town.

Witness my hand and Corporate Seal of the said Town of Grand Junction, this 7th day of May A.D. 1884.

W. E. Shaffer,

Town Recorder.

Book 10, Page 297

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(5)

The Town of Grand Junction, by)	Deed,
Thomas B. Crawford, W. J. Miller)	Dated March 13 th 1884,
Mayor, (Corporate Seal),)	Filed March 13 th 1884, 5 P.M.
-to-)	Con. \$17.79.
Mary Haggerty.)	

Whereas the Corporate Authorities of the Town of Grand Junction, did on Nov. 2nd 1883, enter at the proper land office as part of the Townsite of the Town of Grand Junction, the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 23, Twp. 1 S. R. 1 West Ute Meridian (and other property) in trust for the several uses and benefit of the occupants thereof, under the provisions of the Act of Congress of March 3rd 1867, the same being an additional entry in accordance with the provisions of the Act of Congress of March 3rd 1877, and

Whereas W. J. Miller, Mayor of said Town, on behalf of the Corporate Authorities thereof, did within thirty days after entry give public notice of said entry by posting notices and by publication. And whereas, ninety days have expired since first publication. And whereas, the corporate authorities did, on October 30th 1882, appoint Thomas B. Crawford, Commissioner, to sell and convey any land thereafter to be entered by said corporate authorities, in trust for the several use and benefit of the occupants thereof, under the provisions of an act of the General Assembly of Colorado, Approved March 1st 1881, the said Thomas B. Crawford having qualified as such Commissioner.

The said Corporate Authorities through their authorized Commissioner and the Mayor of said Town of Grand Junction, in execution of the trust reposed in party of first part and in consideration of certain vested rights as equitable owner which the said second party has and had in the land hereinafter described at the time of entry and of \$17.79 conveys: Beginning at a point 623.62 feet West of center stake of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence running North 424.375 feet, thence West 204 feet, thence South 424.1 feet, thence East along the $\frac{1}{2}$ Sec. line 204 feet to place of beginning, containing 1.99 acres (and other property).

Ack. March 13th 1884 by Thomas B. Crawford, Commissioner and W. J. Miller, Mayor of the Town of Grand Junction on behalf of the Corporate Authorities of the said Town, before Henry R. Rhone, N. P. Mesa County, Colorado. (Seal).

Book 7, page 241.

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(6)

Mary Haggerty,) Trust Deed,
-to-) Dated March 15"1884,
Henry F. Barnard, Trustee for) Filed March 15"1884, 4.05 P.M.
use of Wm. T. Perkins, James K.) Con. \$1.00
Kennedy, Successor in Trust.)

Conveys: Beginning at a point 623.63 feet West of center stake of Sec. 33, Twp. 1 S. R. 1 W. U. M. thence running North 424.875 feet, thence West 204 feet, thence South 424.1 feet, thence East along the one-fourth Section line 204 feet to place of beginning containing 1.99 acres (and other land) to secure note bearing even date herewith, executed by Mary Haggerty and Morris Haggerty, her husband for the principal sum of \$300 payable --- with interest at 2% per month payable as therein provided. (Signed) Mrs. Mary Haggerty.

Ack. March 15"1884 by Mary Haggerty before J. A. Layton, County Clerk, Mesa County, Colorado. (Co. C. Seal).
Book 3, page 322.

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(7)

Henry F. Barnard, Trustee,) Release Deed,
-to-) Dated June 23"1885,
Mrs. Mary Haggerty.) Filed June 27"1885, 10.30 AM
Con. \$1.00

Releases: Beginning at a point 633.63 feet West of center stake of Sec. 33, Twp. 1 S. R. 1 W. U. M. thence running North 424.875 feet, thence West 204 feet, thence South 424.1 feet, thence East along 1/4 Section line 204 feet to place of beginning, containing 1.99 acres (and other land) from Trust Deed dated March 15"1884, recorded March 15"1884 in Book 3 at page 322, given to secure to Wm. T. Perkins payment of note. Note paid. (Signed) Henry F. Barnard, ----

Ack. June 23"1885 by Henry F. Barnard, --- before Frank D. Andrus, N. P. Wayne County, Michigan. (Seal).
Book 4, page 72.

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(8)

Mrs. Mary Haggerty,) Trust Deed,
-to-) Dated June 16"1885,
J. O. Bradish, Trustee for use) Filed June 16"1885, 4.40 P.M.
of A. B. Clark, Acting Sheriff) Con. \$1.00
Mesa County, Successor in Trust.)

Conveys: Beginning at a point 623.63 feet West of center stake of Sec. 33, Twp. 1 S. R. 1 W. U. M. thence running North 424.875 feet, thence West 204 feet, thence South 424.1 feet, thence East 204 feet to place of beginning, containing 1.99 acres (and other land) to secure note executed by Mrs. Mary Haggerty and Morris Haggerty bearing even date herewith for \$275 payable in 3 years together with 6 interest coupon notes for \$20.63 each with interest from maturity until paid at 2% per month, payable monthly. (Signed) Mary Haggerty. Ack. June 16"1885 by Mrs. Mary Haggerty before J.A. Layton, County Clerk and Recorder, Mesa County, Colorado. (Co. Clk. Seal) by Geo. M. Huskins, Deputy.

Book 14, page 177.

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(9)

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

) Partial Release Deed,
) Dated March 15"1886,
) Filed Mar.15"1886, 3.35 P.M.
) Con. \$1.00

Releases: Beginning at a point on North boundary line of said tract of land where the same is intersected by West line of 5th St. in Town of Grand Junction, Mesa County, Colorado, extended said point being 1794 feet and 11 inches due South of SE corner of Block 152 in said town of Grand Junction, thence South on the extension of West line of said 5th St. 844 feet and 5 inches to a point on South boundary line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence due East on said South boundary line to East boundary line of said Haggertys land, thence due North 844 feet and 5 inches to North boundary line of said Haggertys land, thence due West to place of beginning, being all that portion of land described in and conveyed by said Deed of Trust lying East of West boundary line of said 5th St. extended, from Trust Deed dated June 15" 1885, recorded June 16"1885 in Book 14 at page 177, given to secure to A. B. Clark payment of note. Note partially paid.

(Signed) J. O. Bradish,-----

Aok. March 15"1886 by J. O. Bradish, --- before James W. Bucklin, N. P. Mesa County, Colorado. (Seal).

Book 4, page 108.

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(10)

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

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

Releases: Beginning at a point 623.62 feet West of the center stake of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence running North 424.875 feet, thence West 204 feet, thence South 424.1 feet, thence East along the $\frac{1}{4}$ Sec. line 204 feet to the place of beginning, containing 1.99 acres, (and other property) all situate in the Town of Grand Junction, County and State aforesaid, from Trust Deed dated June 16"1885, recorded June 16"1885 in Book 14 at page 177, given to secure to A. B. Clark payment of note. Note paid. (Signed) J. O. Bradish,-----

Aok. June 18"1888 by J. O. Bradish, ---- before W. A. Marsh, N. P. Mesa County, Colorado. (N. P. Seal). Com. expires Nov. 21"1891.

Book 122, page 152.

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(11)

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

) Quit Claim Deed,
) Dated Oct. 11"1883,
) Filed Dec. 21"1883, 3.30 P.M.
) Con. \$600.00

Conveys: Beginning at a point 165 yards West of SE corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. U. M. on the line between said quarter Section and the quarter section south of it, thence West on said line 55 yards, thence

(over)

due North 264 yards, thence due East 55 yards, thence due South 264 yards to place of beginning, being 3 acres more or less and being the South 3/5 of the fourth 5 acres in said SW 1/4 of NW 1/4 of Sec. 23 aforesaid as determined by beginning on the East end of said 40 acre tract and measuring across it from North to South, all being in the Town of Grand Junction.

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

Book 2, page 45.

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(12)

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

) Deed,
) Dated March 11 1884,
) Filed March 13 1884, 4.50 P.M.
) Con. \$12.57

-to-

J. A. Layton.

Whereas the Corporate Authorities did on Nov. 2 1883 enter at the proper land office as a part of the townsite of the town of Grand Junction, the S 1/2 of NW 1/4 of Sec. 23, Twp. 1 S. R. 1 W. U. M. (and other land) in trust for the several use and benefit of the occupants thereof under the provisions of an act of Congress of March 2 1867, the same being an additional entry in accordance with the provisions of the act of Congress of March 3 1877.

And public notice having been given 30 days after entry and 90 days since first publication have expired and Thomas B. Crawford having been on Oct. 13 1882 appointed Commissioner to sell and convey said land and has qualified.

Therefore in consideration of certain vested rights as equitable owner which second party has in said land and \$12.57 conveys: Beginning at a point 458.62 feet West of center stake of Section 23, Twp. 1 S. R. 1 W. U. M. thence West along 1/4 Sec. line 165 feet, thence North 783 feet, thence East 165 feet, thence South 783.625 feet to beginning, containing 2.97 acres (and other land).

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

Book 7, page 239.

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(13)

James A. Layton,

-to-

The Grand Junction Town and Im-
provement Company, a Corporation.

) Quit Claim Deed,
) Dated Jan. 2 1900,
) Filed Apr. 3 1900, 3.40 P.M.
) Con. \$1.00

Conveys: Starting at NE corner of SE 1/4 of NW 1/4 of Sec. 23, Twp. 1 S. R. 1 W. U. M. running thence West 660 feet, thence South 528 feet to a point which is the place of beginning, thence South 391.5 feet, thence East 165 feet,

(over)

to the Western boundary of the land conveyed to J. A. Layton by the Town of Grand Junction by deed recorded in Book 7 at page 239 of Records of Mesa County Recorder's office, thence North on said line 391.5 feet more or less to the land conveyed by the Town of Grand Junction to the Grand Junction Town and Improvement Co. by deed recorded in said Mesa County Recorder's office in Book 7 at page 246, thence West 165 feet to the place of beginning, intending hereby to convey and conveying all my right, title and interest, if any, in lands described as, beginning at a point 330 feet West of the NE corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence West 165 feet, thence South 528 feet, thence West 165 feet, thence South 391.5 feet, thence East 330 feet, thence North 920.44 feet to beginning.

Ack. Jan. 3rd 1900 before Joshua F. Grozier, N. P. Arapahoe County, Colorado. (Seal). Comm. expires January 18th 1901.

Book 56, page 346.

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(14)

J. A. Layton,) Warranty Deed.
 -to-) Dated March 29th 1884,
 The Grand Junction Town) Filed Mar. 31st 1884, 9.30 A.M.
 and Improvement Company.) Con. \$600.00

Conveys: Beginning at a point 458.62 feet West of the center stake of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence West along the $\frac{1}{4}$ Sec. line 165 feet, thence North 783 feet, thence East 165 feet, thence South 785.625 feet to place of beginning, containing 2.97 acres.

Ack. March 29th 1884 before Thomas B. Crawford, N. P. Mesa County, Colorado. (Notarial Seal).

Book 1, page 278.

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(15)

Treasurer Mesa County,) Tax Sale #383,
 -to-) Dated June 21st 1886,
 Mesa County.) Con. \$4.53

Sold: A 6.97 acre tract of land in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. Beginning at a point 330 ft. W of NE corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 23, Twp. 1 S. R. 1 W. U. M. running thence West 330 ft. thence South 886.125 --- thence East 330 ft. thence N 886.125 ft to place of beginning, containing 6.97 acres.

Redeemed July 5th 1887 by The Grand Junction Town and Imp. Co.

Book F, page 29.

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(16)

Treasurer Mesa County,) Tax Sale #561.
 -to-) Dated June 21st 1887,
 Mesa County.) Con. \$2.93

Sold: A 6.97 acre tract of land in SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. Beginning 330 ft. West of NE corner of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. and running thence West 330 feet, thence South 886.125 feet, thence East 330 feet, thence North 886.125 feet to place of beginning, containing 6.97 acres.

Redeemed July 5th 1887 by The Grand Junction Town and Imp. Co.

Book F, page 13.

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(17)

The Town of Grand Junction by Thomas B. Crawford, Commissioner, W. J. Miller, Mayor, (Corporate Seal),)	Deed, Dated March 29 th 1834, Filed Mar. 31 st 1834, 9.30 A.M. Con. \$16.93
-to-)	
The Grand Junction Town and Improvement Company.)	

Whereas the Corporate Authorities of the Town of Grand Junction, did on Nov. 2nd 1833, enter at the proper land office as part of the Townsite of the Town of Grand Junction the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. U. M. (and other land) in trust for the several uses and benefit of the occupants thereof, under the provisions of the Act of Congress of March 3rd 1867, the same being an additional entry in accordance with the provisions of the act of Congress of March 3rd 1877,

Whereas, W. J. Miller, Mayor of said Town, on behalf of the Corporate Authorities thereof, did within thirty days after entry, give public notice of said entry by posting notices and by publication. And whereas ninety days have expired since first publication. And whereas the corporate authorities did, on October 30th 1833 appoint Thomas B. Crawford, Commissioner, to sell and convey any land thereafter to be entered by said Corporate Authorities, in trust for the several use and benefit of the occupants thereof, under the provisions of an act of the General Assembly of Colorado, approved March 1st 1831, the said Thomas B. Crawford having qualified as such Commissioner.

The said Corporate Authorities through their authorized Commissioner and the Mayor of said Town of Grand Junction, in execution of the trust reposed in party of first part and in consideration of certain vested rights as equitable owner and \$16.93 conveys: Beginning at a point 330 feet West of NE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence West 330 feet, thence South 523 feet, thence East 165 feet, thence South 783.625 feet to the $\frac{1}{2}$ Sec. line, thence East along the $\frac{1}{2}$ Sec. line 165 feet, thence North 1812.25 feet to place of beginning, containing 6.97 acres.

Aok. March 29th 1834 by Thomas B. Crawford, Commissioner and W. J. Miller, Mayor of The Town of Grand Junction, before Henry R. Rhone, N. P. Mesa County, Colorado. (Notarial Seal).

Book 7, page 246.

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The Grand Junction Town Company.

Certified Copy of Articles of Incorporation Dated Oct. 10th 1881. Filed Feb. 1st 1887, 2 P.M.

Name: The Grand Junction Town Company. Objects: The selection, surveying, platting, purchasing and recording of a Town Site and the building of a Town, and selling lots in same, to be called Grand Junction. Term of Existence: Twenty (20) years. Capital Stock: \$100000 10000 shares, \$10.00 each. Principal Office: Location of principal office, Grand Junction. Directors: Number of Directors to be three. Directors to have power to make by-laws.

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

Certified as a true copy by A. J. Bean, Clerk and Recorder of Gunnison County, by D.C. Scribner, Deputy, as the same appears in the Records of Gunnison County, on July 23rd 1883.

Book 20, page 375.

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The Grand Junction Town and Improvement Company.

Amended Certificate of the Grand Junction Town Company.

The undersigned directors and stockholders of the Grand Junction Town Company, a corporation duly organized Oct. 10th 1881, the certificate of which was filed in the office of the Secretary on Nov. 19th 1881, make the following statement: That after giving 30 days notice, a special meeting of the stockholders of said Company was held December 6th 1883 and that at such meeting votes representing 10000 shares of stock of said Company were cast in favor of the adoption of proposed changes. The following shall stand as the Certificate of Incorporation of said Company.

Name: The Grand Junction Town and Improvement Company. Objects: Selection, purchasing, surveying, platting and recording of a town site, building a town and selling lots in same, to be called Grand Junction, buying and selling real estate in Mesa County, Colorado, (and other objects). Capital Stock: \$500000, 50000 shares, \$10 each, non-assessable. Term of Existence: 20 years from the time of its first organization. Directors: To be under the control of eight directors, who shall have power to make by-laws. Office: Operations to be in Mesa County and principal office in Grand Junction, Colorado. Dated December 6th 1883.

Signed: George A. Crawford, N.M. Hastings, James W. Bucklin, Thomas B. Crawford, Directors and by Richard D. Mobley, M.L. Allison William Nishwitz, Stockholders.

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

George A. Crawford, President of the Grand Junction Town Company sworn, deposes and says that above amended certificate truly represents the changes that have been made in the Certificate of Incorporation of the Grand Junction Town Company, that the name has been changed to the Grand Junction Town and Improvement Company. That the Capital Stock has been increased from \$100000 to \$500000 and the number of Directors increased from 6 to 8. Sworn to Dec. 6th 1883 before M.L. Allison, County Clerk, Mesa County, Colo. (Seal). Filed May 7th 1884, 4 P.M.

Book 14, page 214.

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(20)

The Grand Junction Town and Improvement Company by Monroe L. Allison, President, Attest: Thos. B. Crawford, Secretary, (Corporate Seal),

) Trust Deed,
) Dated Aug. 3rd 1898,
) Filed Aug. 6th 1898, 2.35 P.M.
) Con. \$1.00

-to-

) Public Trustee for use of
) Orson Adams Jr.

) Conveys: Beginning at a point 330 feet West of NE corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence West 165 feet, thence South 523 feet, thence West 165 feet, thence South 391.5 feet, thence East 330 feet, thence North 930.44 feet to place of beginning (and other land) to secure note bearing even date herewith payable in 2 years for the principal sum of \$1350 according to the tenor of certain interest notes each bearing even date herewith which interest notes are also intended to be secured by this trust. The grantor herein is allowed to pay the note secured hereby at any time and is also allowed to pay sums of \$100 or any multiple thereof.

Ack. Aug. 6th 1898 by Monroe L. Allison, personally known to be the President of said Company, before J. H. Ramey, N. P. Mesa County, Colorado. (Seal). Comm. expires February 25th 1899.

Book 49, page 421.

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(21)

W. C. McCurdy, Public Trustee,
-to-

) Release Deed,
) Dated Dec. 6th 1899,
) Filed Feb. 1st 1900, 4 P.M.
) Con. \$1.00

) The Grand Junction Town and
) Improvement Company.

) Releases: Beginning at a point 330 feet West of NE corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence West 165 feet, thence South 523 feet, thence West 165 feet, thence South 391.5 feet, thence East 330 feet, thence North 930.44 feet to place of beginning (and other land) from Trust Deed dated Aug. 3rd 1898, recorded Aug. 5th 1898 in Book 49 at page 421, given to secure to Orson Adams -- payment of 1 note. Note paid.

Ack. Dec. 6th 1899 before Nellie Miller, Deputy County Clerk, Mesa County, Colorado. (Seal).

Book 69, page 133.

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(22)

The Grand Junction Town and Development Company.

Articles of Incorporation, Filed Feb. 1"1900, 4 P.M.

Name:- The Grand Junction Town and Development Company.

Objects:- Acquiring by purchase, trade or in any other manner whatsoever all kinds of real estate in any part of the U. S.; disposing of the same for cash or in trade for property of any kind; improvemgn said real estate; dealing in and disposing of any property acquired from the sale or other disposition of real estate. And generally to do a real estate, investment, trading and brokerage business, (and other objects).

Capital Stock:- \$300000, 3000 shares, \$100. each.

Existence:- 20 years.

Directors:- Three.

Office:- Principal Office, Colorado Springs, Colorado, and principal business to be carried on in Mesa County, El Paso County and Arapahoe County, Colorado, with right to carry on part of its business in any part of the U. S.

Signed: James R. McKinnie, John E. Phillips, and Robert P. Davie, the incorporators, and ack. by them Jan.3"1900, before Albert J. Bendle, N. P. El Paso County, Colo. (Seal) Comm. expires Aug.17"1901.

(23)

The Grand Junction Town and Improvement Company by Monroe L. Allison, President, Attest: Thomas B. Crawford, Secretary, (Corporate Seal)

Warranty Deed, Dated Jan.5"1900, Filed Feb.1"1900, 4.05 P.M. Con. \$100000 and other valuable considerations.

-to-

The Grand Junction Town and Development Company.

Conveys: Commencing at a point 330 feet West of NE corner of SE 1/4 of NW 1/4

of Sec.23, Twp.1 S.R.1 W.U.M. thence West 165 feet, thence South 528 feet, thence West 165 feet, thence South 391.5 feet, thence East 330 feet, thence North 920.44 feet to beginning (and other (property)).

Except taxes for the year 1899, which the second party assumes.

Ack. by Monroe L. Allison and Thomas B. Crawford, personally known to be the President and Secretary of said Company, Jan.5"1900, before Joshua F. Crozier, N. P. Arapahoe County, Colorado, (Seal) Comm. expires Jan.18"1901.

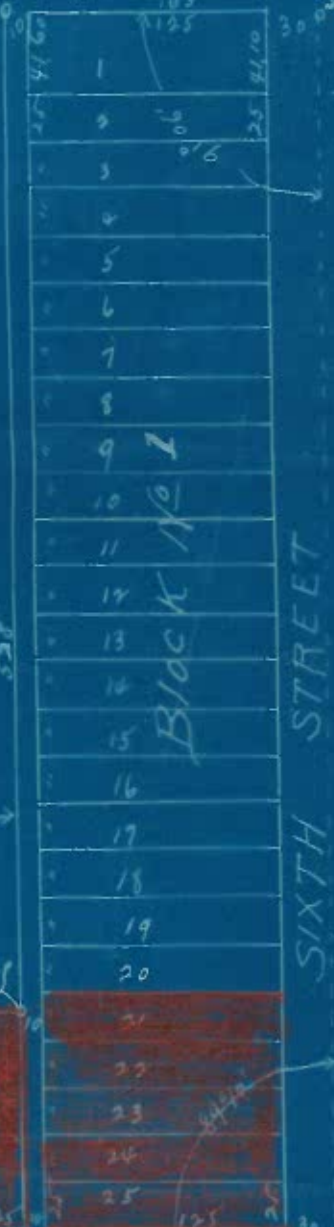
Book 66, page 120.

(24)

NE Cor. of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 23 A chared stake with an Iron Pin $\frac{3}{4}$ x 14"

PLAT 05
The Grand Junction Town & Development Co's Addition No 1 to the City of Grand Junction, Colorado.

Block No 2



Block No 3



MIDWAY

CRAWFORD AVE.

WINTERS AVE.

NOLAND AVE.

STRUTHERS AVE.

SUBDIVISION

NISWITZ'S

29367

165 125 25 30 41 10 30 00 920.00 30 00

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The Grand Junction Town and Development Co's Addition No. 1 to the City of Grand Junction,) Dedication, Dated October 10th 1908, Filed Nov. 19th 1908, 4.10 P.M.

Know all men by these presents, that The Grand Junction Town and Development Company a corporation existing under and by virtue of the laws of the State of Colorado, have caused the following described tract of land to be surveyed and platted as shown on this plat, to-wit:

Commencing at the North-east corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23 Tp. One South, Range One West of the Ute Meridian (Which corner is a charred stake about 4 $\frac{1}{2}$ inches in diameter with an iron pin 3/4" x 14" driven in its center) thence West on the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 330 feet to the place of beginning, thence South 920.44 ft on a line from the place of beginning to a point 293.62 ft West of the SE corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ (which corner is an iron rod 5/8" x 30" inches by a red cedar post in the fence line on the South side of Struthers Avenue) thence with an angle from North to West of 83° degrees 43' minutes, 330 ft West, thence North parallel to the East boundary 391.5 ft, thence East parallel to the North line 165.0 ft, thence North 523.0 ft to the North line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, thence East on said North line 165.0 ft to the place of beginning.

The above named Company hereby dedicate to the Public, for its use and benefit, all the streets and alleys as shown and indicated by this plat.

Witness our hands and Corporate seal.

(Corporate Seal) The Grand Junction Town and Development Company, J. R. McKinnie, President, E. C. Sharer, Secretary.

State of Colorado,)
County of El Paso.) SS.

I, Winifred Mitchell, a Notary Public in and for the State and County aforesaid, do hereby certify that J. R. McKinnie, President and E. C. Sharer, Secretary respectively of The Grand Junction Town and Development Company, known to me to be the same persons who signed the above and foregoing plat and dedication, appeared before me this day in person and acknowledged that they signed, sealed and delivered the same as their own free and voluntary act and deed and as the free and voluntary act and deed of the said Company for the uses and purposes therein set forth. Given under my hand and Notarial Seal this 10th day of October A.D. 1908. (N P. Seal). My Commission expires May 25th 1912.

Winifred Mitchell,
Notary Public.
Plat Book 3, page 15.

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The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of Twenty-five Entries, numbered from 1 to 25 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 or any part thereof or the title thereto. Dated at Grand Junction, Colorado, November 19th 1908 at 4.10 P.M.

THE COLORADO ABSTRACT AND TITLE COMPANY,
By *[Signature]* Manager.

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

LOTS TWENTY-ONE TO TWENTY-FIVE, (21 to 25), BOTH INCLUSIVE IN BLOCK ONE, (1), AND ALL OF BLOCKS TWO, (2), THREE, (3) AND FOUR, (4) OF THE GRAND JUNCTION TOWN AND DEVELOPMENT COMPANY'S ADDITION NO. ONE, (1) TO THE CITY OF GRAND JUNCTION, IN MESA COUNTY, COLORADO, SUBSEQUENT TO NOVEMBER 19, 1908, AT 4:10 O'CLOCK P.M.

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Book "L"
Page 165

(26)

Treasurer Mesa County
To
Mesa County.

TAX SALE NO. 11826. December 8, 1911.
\$40.06 Sold:- Lots 2 to 25 inclusive in Block 1, Lots 1 to 6 inclusive in Block 2, Lots 1 to 8 inclusive in Block 3, and Lots 1 to 8 inclusive in Block 4 Grand Junction Town & Development

Company's Addition No. 1. REDEEMED June 21, 1921, by The Grand Junction Town & Dev. Company. Includes taxes for 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918 and 1919.

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No. 161228
Filed
June 9, 1920
8:00 A. M.

(27)

THE GRAND JUNCTION TOWN
AND DEVELOPMENT COMPANY.

CERTIFICATE OF EXTENSION AND
RENEWAL OF ARTICLES OF INCORPORATION.

May 27th. 1920.

J. R. McKinnie, President and E. C. Sharer, Secretary of the Grand Junction Town and Development Company, a corporation, do hereby certify that at a special meeting of the stockholders of said corporation, the question of the renewal of the corporation was proposed, the term of existence of the corporation was extended and renewed for a term of Twenty years from the date of the expiration of the articles of incorporation, to-wit: January 4, 1920, and the following resolution adopted:-Whereas, the term of years for which the Grand Junction Town and Development Company was organized under the laws of this State expired January 4th, 1920. And, Whereas, such corporation has not been administered upon as an expired corporation; or gone into liquidation or had any settlement of its affairs: Now Therefore, be it Resolved, the Corporation of The Grand Junction Town and Development Company be extended and renewed for a term of Twenty years from the date of the expiration of the incorporation of the Company, to-wit:-Twenty years from January 4, 1920, and that the Secretary be instructed to cast the ballot of all present or represented by proxy, in favor thereof. Be It Further Resolved, that the President and Secretary be, and hereby are instructed and directed to prepare and execute a Certificate of Extension and Renewal of Articles of Incorporation in form as provided by law, and that the same be filed and that the officers of this Corporation be fully authorized to do all things necessary to give all effect to this resolution. 2912 shares of the capital stock were voted in favor of said resolution, and none against it: that number of shares in good faith outstanding is 3000, and that the number of shares voting in favor of said resolution is more than a majority. Signed:-J. R. McKinnie, President.

Attest:-E. C. Sharer, Secretary. (Corporate Seal.)

State of Colorado,)
(ss.
County of El Paso.)

J. R. McKinnie, and E. C. Sharer, each of lawful age, being first duly sworn on oath each deposes and says: that the said J. R. McKinnie is the President, and the said E. C. Sharer is the Secretary of The Grand Junction Town and Development Company; that the Seal affixed to the foregoing certificate is the common and corporate seal of the said Corporation: that they have read the foregoing certificate and know the contents thereof, and that the same are true.

Signed: J. R. McKinnie,
E. C. SHARER.

Subscribed and sworn to May 27, 1920, before Jasper C. Ackerman, Notary Public. (N. P. Seal.) My commission expires February 1st, 1923.

Statement of the Result of the Special Election held December 11, 1915 in The Grand Valley Drainage District, for the purpose of Submitting the question "Shall the Board of Directors of The Grand Valley Drainage District be authorized to enter into the proposed form on contract with the United States.

(28) Pursuant to the Provisions of Section 3688 of 2 Mills Annotated Statutes of the State of Colorado (Revised Edition of 1912) the Undersigned Milo B. Sharp, Secretary of said District, does make the following statement of the result of the Special Election held in said District on December 11, 1915. Here sets out different polling places in the District. Provides that upon the furnishing of the investigations, surveys, plans and specifications and estimates by the United States Reclamation Service, the District agrees to pay to the United States on or before December 1, 1919 the amount expended thereon by the United States, not to exceed the sum of Thirty Thousand Dollars, without interest until maturity and interest from maturity at 10 per cent per annum. Gives names of Judges. Total number of votes cast were 539. Four hundred seventy-seven votes were cast in favor of said question and 60 votes were cast against said question. There being a majority of 417 votes in favor of said question, to-wit: "Shall the Board of Directors of the Grand Valley Drainage District be Authorized to enter into the proposed form of Contract with the United States."

Certified to by Milo B. Sharp, Secretary (Official Seal) under date of Dec. 13, 1915.
Filed Dec. 14, 1915, 1:20 p. m. Filed Instrument No. 128899.

Statement of the Result of the Special Election held November 17, 1917 in The Grand Valley Drainage District.
Filed Instrument No. 140900. Filed Nov. 24, 1917, 8:45 a. m.

Certificate of Milo B. Sharp, Secretary of said District of date Nov. 22, 1917 (Dist. Seal) That pursuant to Sec. 3688 of 2 Mills' Annotated Statutes of the State of Colorado, Revised Edition of 1912, the undersigned Milo B. Sharp, the duly elected, qualified and acting Secretary of said District, does hereby make the following statement of the result of the special election held in The Grand Valley Drainage District on Nov. 17, 1917.

(29) Said election was called by order of the Board of Directors of the said District for the purpose of submitting to the qualified electors thereof the question, "Shall the Board of Directors of The Grand Valley Drainage District be Authorized to enter into the Proposed Contract with the United States of America?" (Here follows copies of notices of said election; copy of proposed contract, which set out among other things that the U.S. in consideration of benefits to be derived agrees to pay the said District the sum of \$10000.00 within 30 days after the signature hereof, and the District agrees in accordance with a certain contract dated Dec. 13, 1915, to repay the U.S. the sum of \$35,383.00 in ten equal annual installments beginning Dec. 1, 1920 with interest on the unpaid portion thereof from date until paid at 5 per cent per annum. Here follows specifications; map of said District, showing boundaries, which shows said District to be bounded on the North by the Stub Ditch, the Grand Valley Canal and The Kiefer Extension, and on the South by the Grand River).

The result of said election was as follows: 720 votes were cast in favor of said question, and 75 votes were cast against said question, there being a majority of 645 votes cast in favor of said question, to-wit: "Shall The Board of Directors of The Grand Valley Drainage District be authorized to enter into the Proposed Contract with the United States of America?"

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Four, (4) entries numbered Twenty-six to Twenty-nine (26 to 29), both 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 the County of Mesa in the State of 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 November 19th, 1908, at 4:10 o'clock P.M.

Dated at Grand Junction, Mesa County, Colorado, this 22nd. day of June, A.D. 1921, at 8:00 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY,

By J. A. Measures _____
Manager.

A b s t r a c t o f T i t l e

To
in Block 1

Lots 21 to 25 both inclusive, and all of Blocks 2,3 and 4 of The Grand Junction Town and Development Company's Addition No. One to the City of Grand Junction, in Mesa County, Colorado.

From date June 22, 1921 at 8.00 A.M.

(30)

The Grand Junction Town and Development Company, a Colorado Corporation, by William Weiser, President. Attest: E. C. Sharer, Secretary (Corporate Seal)

-to-

Elizabeth Cox, Ruth Wickersham and Elinore Latimer, Trustees.

Conveys: Lots 21 to 25 both inclusive in Block No. 1 and all of Blocks 2,3 and 4 in The Grand Junction Town and Development Company's Addition No. 1 to the City of Grand Junction, as shown by the Company's Original Plat of said Addition, filed for record Nov. 19, 1908, recorded in Book 3 of Plats at page 15 thereof of the records of said Mesa County. 50 cent I. R. Stamp.

Except liens and taxes which may have accrued since December 31, 1920.

Ack. June 21, 1921 by The Grand Junction Town and Development Company, by William Weiser, President, as the voluntary act and deed of said Company, before C. Avis Russell, a Notary Public of Mesa County, Colorado. (N.P. Seal) Comm. expires July 25, 1923.

Book 102, Page 328.

Warranty Deed.

) Dated June 21, 1921.

(Filed Aug. 30, 1921, 1.45 P.M.

) \$1.00 and other good and valuable considerations.

COMPARED

214343

No.

WARR

411

ED

TO

STATE OF COLORADO,

COUNTY OF

Mesa

SS.

I hereby certify that this instrument was filed for record in my office at 10⁰⁰ o'clock A. M., OCT 10 1925 and is duly recorded in book 287 page 177

Ella M. Gallupe Recorder.

By

Deputy.

Fees, \$ 1.30

FRED A. RECK CITY CLERK

This Deed, Made this thirty-first day of August in the year of our Lord one thousand nine hundred and --25-- between

Elizabeth Cox, Ruth Wickersham and Elinore Latimer, Trustees

of the County of Mesa and State of Colorado, of the first part, and The City of Grand Junction, a municipal Corporation

of the County of Mesa and State of Colorado, of the second part;

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration ~~DOLLARS~~

to the said part ies of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part y of the second part its ^{successors} ~~heirs~~ and assigns forever, all the following described lot or parcel of land situate, lying and being in the County of Mesa and State of Colorado, to-wit:

Lots numbered Twenty-one (21) to Twenty-five (25) both inclusive, in Block numbered One (1), and all of Blocks numbered Two (2), Three (3) and Four (4), in the Grand Junction Town and Development Company's Addition No. 1, to the City of Grand Junction, as shown by the Company's Original Plat of said Addition, filed for record November 19, 1908, and duly recorded in Book 3 of Plats at Page 15 thereof, of the records of said Mesa County.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said parties of the first part either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto The City of Grand Junction, a municipal corporation the said party of the second part its ^{SUCCESSORS} ~~heirs~~ and assigns forever.

And the said Elizabeth Cox, Ruth Wickersham and Elinore Latimer, Trustees

parties of the first part,

for them selves their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its ^{SUCCESSORS} ~~heirs~~ and assigns, that at the time of the ensealing and delivery of these presents they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever,

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

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

Signed, Sealed and Delivered in Presence of

Ruth Wickersham



Elizabeth Cox



Elinore Latimer



STATE OF COLORADO,

COUNTY OF Mesa

SS.

I, Virginia Wallace McKinney Notary Public

in and for said Mesa County, in the State aforesaid, do hereby certify that

Elizabeth Cox, Ruth Wickersham and Elinore Latimer, Trustees

who are personally known to me to be the persons whose names are subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, for the uses and purposes therein set forth, and also as their free and voluntary act and deed as Trustees.

Given under my hand and notarial seal, this 6th day of October, A. D. 1925.

My commission expires August 27, 1929, A. D.

Virginia Wallace McKinney

Notary Public.

Gift