

Transamerica Title Insurance Co

DIVISIONS

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

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

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

Southwest Division
114 West Adams Street
Phoenix, Arizona 85003
(602) 262-0311

Owner

Address

Abstract of Title

to

Lots 23 & 24 in Blk- 127 in the C-G-J-
M- C-, Co-

644 Ute (Old City Shops)
Wilson property

**Transamerica Title
Insurance Co**



*Abstracts
Ute Six*

79662

4358

Transamerica Title Insurance Co

EXECUTIVE OFFICE
1720 CALIFORNIA STREET, DENVER
534 9066

Adams County
1720 California Street, Denver
534-9066

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

Boulder County
1317 Spruce Street, Boulder
443-7160

Denver County
1720 California Street, Denver
534-9066

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

Jefferson County
7580 West Colfax Avenue, Lakewood
237-1381

Mesa County
531 Road Avenue, Grand Junction
242-8234

Transamerica Title Insurance Co

1720 California Street - Denver, Colorado 80202

NO. 15277.

92068
31230

*Revised
3,000*

THE MESA COUNTY

ABSTRACT COMPANY

GRAND JUNCTION, COLORADO

ESTABLISHED 1885

INCORPORATED 1893

The only Set of Abstract Books in Mesa County, Colorado.

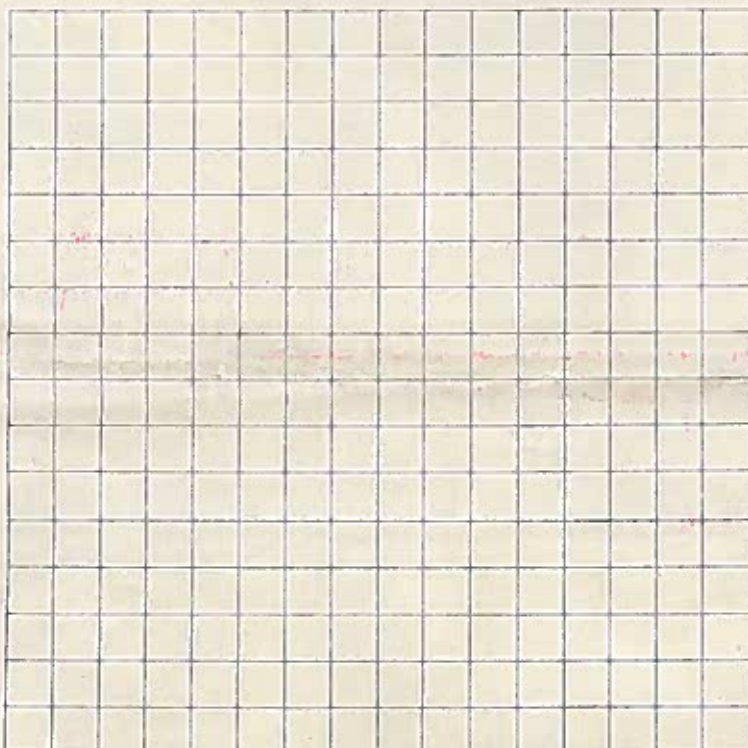
ABSTRACT OF TITLE

TO

LOTS TWENTY-THREE AND TWENTY-FOUR, (23 & 24) IN BLOCK ONE HUNDRED TWENTY-SEVEN, (127), IN THE CITY OF GRAND JUNCTION. (SAID LOTS ARE LOCATED IN THE SOUTH-WEST QUARTER (SW $\frac{1}{4}$) OF SECTION FOURTEEN, SEC. 14), TOWNSHIP ONE (1), SOUTH OF RANGE ONE (1) WEST OF THE UTE PRINCIPAL MERIDIAN).

SITUATE IN

MESA COUNTY, STATE OF COLORADO.



Book 10
Page 4
March 15, 1883
11:00 a. m.

United States Receiver
to
Charles F. Shanks,
Mayor of Grand Junction.

Receiver's Receipt, December 6, 1882. Received \$800 in full for the N. W. $\frac{1}{4}$, S. W. $\frac{1}{4}$, S. E. $\frac{1}{4}$, and S. $\frac{1}{2}$ N. E. $\frac{1}{4}$ Section 14; and N. $\frac{1}{2}$ N. W. $\frac{1}{4}$ Section 23 in Township 1, S. R. 1, W. Ute P. M.

Wm. K. Burchinell, Receiver.
Leadville, Colorado.

(3)

Book 7
Page 3
April 9, 1883
11:15 a. m.

Thomas B. Crawford, (Seal)
Commissioner.
Charles F. Shanks, (Seal)
Mayor.
Attest: P. H. Westmoland, Clerk and Recorder
of the town of Grand Junction.
(Corporate Seal)

Deed. March 16, 1883. Whereas, the corporate authorities of the town of Grand Junction did on December 6, 1882, enter at Land Office as part of Town Site of Grand Junction the N. W. $\frac{1}{4}$, S. W. $\frac{1}{4}$, S. E. $\frac{1}{4}$ and S. $\frac{1}{2}$, N. E. $\frac{1}{4}$ Section 14 and N. $\frac{1}{2}$, N. W. $\frac{1}{4}$ Section 23, Township 1 S. R. 1 W. Ute P. M. in trust for the several use and benefit of the occupants thereof under the provisions of the act of Congress of March 2, 1867.

to
The Grand Junction Town Company.

(4)

Charles F. Shanks, Mayor of said town, on behalf of the Corporate authorities thereof did within thirty days after entry, give notice of entry. Ninety days since first publication has expired, Corporate authorities did, on October 30, 1882, appoint Thomas B. Crawford, Commissioner, to sell and convey any land thereafter to be entered by Corporate authorities in trust for the several use and benefit of the occupants thereof, under provisions of an act of the General Assembly of Colorado, approved March 1, 1881, the said Thomas B. Crawford having qualified as such Commissioner. The said Corporate authorities through Thomas B. Crawford, Commissioner, and Charles F. Shanks, Mayor, in execution of the trust reposed in party of the first part, and in consideration of vested rights which party of the second part has and had in land hereinafter described at time of entry and in consideration of equitable ownership of party of second part by reason of prior, continued present and sole possession and occupancy, having originally selected, located, staked, surveyed, platted and improved said lots and lands and having filed with the Recorder of the then County of Gunnison, declarations of occupancy and plat and further consideration of \$1,500 conveys **Lots 23 and 24 in Block 127 in the City of Grand Junction, (and other property)**

Acknowledged, March 19, 1883, by Thomas B. Crawford, Commissioner, and Charles F. Shanks, Mayor of the town of Grand Junction, before J. W. Boulden, Justice of the Peace, in and for Mesa County, Colorado.

Book of Plats, No. 1
Page 1

The Town of Grand Junction.

Plat. Grand Junction embraces Section 14, Township 1, S. R. 1 W. Plat represents the lands selected, surveyed and platted by The Grand Junction Town Company, streets and alleys are dedicated to public use. Date of dedication March 27, 1882.

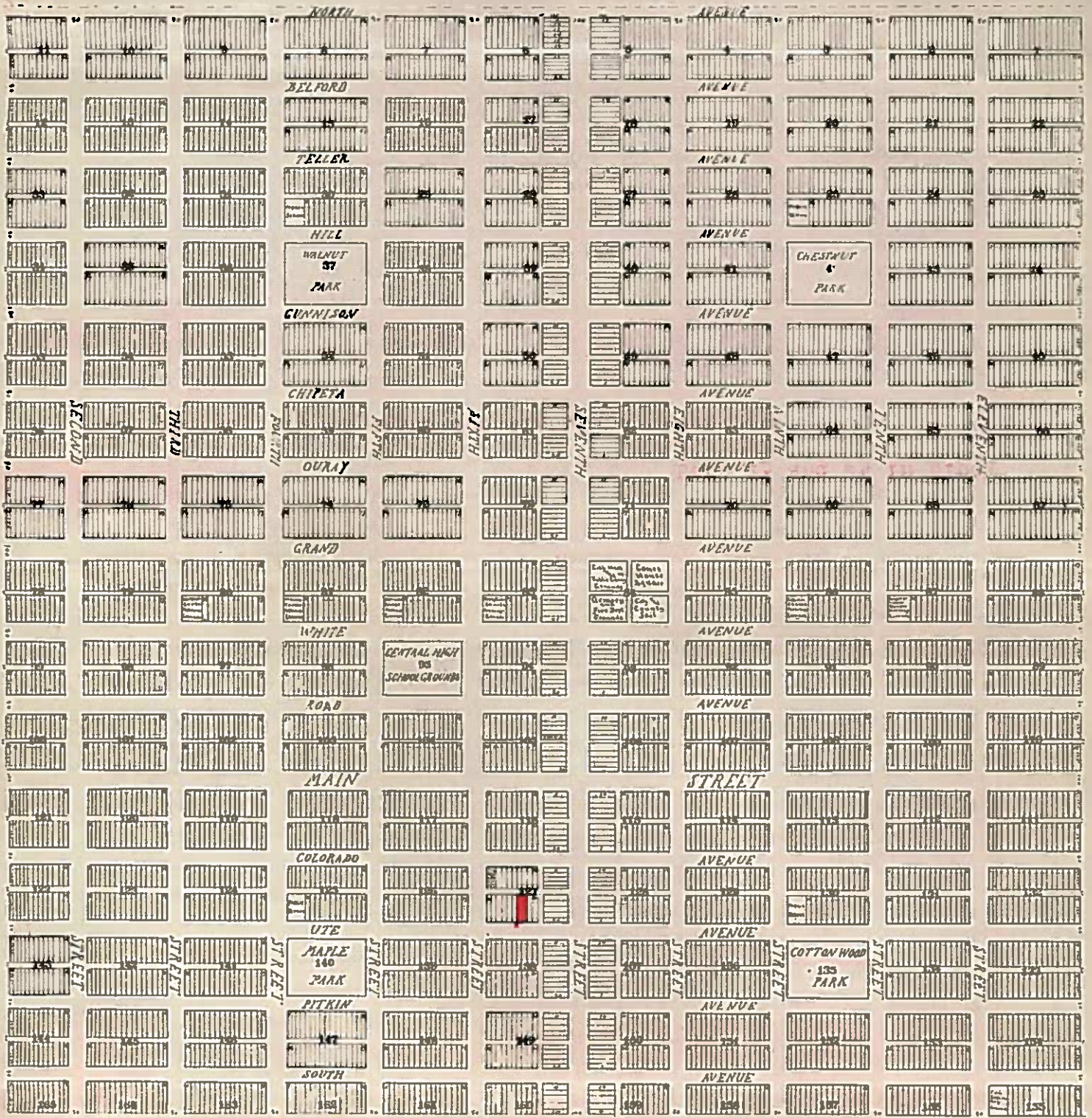
The Grand Junction Town Company,
(Signed) George A. Crawford.
(Town Seal) President.

(5)

Acknowledged March 27, 1882, by George A. Crawford, personally known to the officer as the president of the Grand Junction Town Company, before James W. Bucklin, notary public, Gunnison county, Colorado. (Notary Seal). Certificate of A. J. Bean, County Clerk and Recorder of Gunnison county, Colorado.

(See other side for Plat)

PLAT OF THE TOWN OF
 West ← → East
GRAND JUNCTION,
 Gunnison County, Colorado.



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

Contains Block One Hundred twenty-seven, (127) (and other Blocks)

Book 10
Page 297
May 7, 1884
4:00 p. m.
(6)

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

Charles F. Shanks,

Approved, October 30, 1882.

Mayor.

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

(Seal)

Book 14
Page 214
August 20, 1885
9:30 a. m.
(7)

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

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

Book 20
Page 375
February 1, 1887
2 p. m.
(8)

The Grand Junction Town Company. ||

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

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

Continuation of

ABSTRACT OF TITLE

to

Lots Twenty-three (23) and Twenty-four (24) in Block One Hundred Twenty-seven (127)
in the City of Grand Junction, Mesa County, Colorado.

From Dec. 5" 1917 at 8:00 o'clock A.M.

25. Mark R. Bunting, Public Trustee RELEASE DEED \$2.00 #185747
to
Horace T. DeLong Dated Feb. 13" 1923
Filed Feb. 13" 1923 at 4:10 P.M.
Book 253 page 426
Releases: Lots 23 and 24 in Block 127 in the
City of Grand Junction together with all improvements thereon. From Deed of Trust
dated Nov. 20" 1917 recorded Dec. 3" 1917 in Book 214 page 347 to secure T. M. Con
way the payment of one note. Note Paid.
Ack. Feb. 13" 1923 before Virginia O. Wallace, Notary Public, Mesa County, Colorado
(N. P. Seal) Commission expires Aug. 24" 1925.
- o----o----o-
26. Horace T. DeLong WARRANTY DEED \$10.00 and other #178923
to
Virginia F. Powell good and valuable considerations
Dated May 25" 1922
Filed May 26" 1922 at 1:00 P.M.
Book 255 page 510
Conveys: Lots numbered 23 and 24 in Block Numbered 127 in the City of Grand Junction
as shown on the recuded plat thereof. (\$2.50 IRS) Except 1 certain deed of trust
securing to T. M. Conway notes aggregating \$1200.00 of which \$300.00 has been paid
and \$1000.00 remaining to be paid and is deducted from the purchase price; Said
deed of trust dated Nov. 20" 1917 recorded at page 347 of Book 214 of the recuds
in the office of the Recudr of Mesa County, Colorado.
Ack. May 25" 1922 before Charles B. Rich, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Jan. 13" 1925.
- o----o----o-
27. Mrs. Virginia F. Powell TRUST DEED \$2.00 #135743
to
Public Trustee for use of
D. B. Wright, Guardian. Dated Feb. 10" 1923
Filed Feb. 13" 1923 at 3:10 P.M.
Book 212 page 585
Conveys: Lots 23 and 24 in block 127 in the
City of Grand Junction, Colorado, together
with all improvements thereon. In Trust to secure her note even date herewith pay-
able to the order of D. B. Wright, Guardian, on or before 3 years after date for the
sum of \$400.00 with interest from date at 8% per annum payable semiannually.
(Granting clause and Acknowledgment recite Virginia F. Powell)
Ack. Feb. 10" 1923 before M. Ethel Cox, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires June 17" 1926.

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consist-
ing of Three (3) entries, numbered from Twenty-five (25) to Twenty-seven (27) 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 Mesa County, Colorado, in
any manner affecting or relating to the premises described in the caption hereof,
Subsequent to December 5" 1917 at 8:00 o'clock A.M.

Dated at Grand Junction, Colorado,
February 13" 1923 at 4:11 o'clock P.M.
THE INDEPENDENT ABSTRACT COMPANY, By

Williams Secretary.



CONTINUATION OF ABSTRACT OF TITLE To Lots 23 and 24 in Block 127 in the City of Grand Junction in Mesa County, Colorado, **subsequent** to April 7th., 1924, at 4:41 o'clock P.M.

-0-

#209641
Book 285
Page 90
Apr.14,1925
4:30 P.M.

Virginia F. Powell,
and
Geo. P. Coryell,
Christen Coryell

AGREEMENT Apr. 13,1925
If parties of the second part first make the payments and perform the covenants hereinafter named, party of the first part will convey

Lots 23 and 24 in Block 127 in the City of Grand Junction, Mesa County, Colorado, together with all furniture, by warranty deed, free and clear, except trust deed to The Modern Building and Loan Association upon which there is a balance due of \$469.35, which second parties assume and agree to pay; and deliver an abstract of title therefor so showing. Second parties agree to pay as purchase price the sum of \$4230.45 in the manner following: \$1.00 cash, receipt acknowledged, and \$45.00 per month beginning May 1, 1925, and so continuing until the total sum of \$3761.10 shall have been paid; and to make the Building and Loan payment of \$5.00 per month and \$200.00 on Aug.1,1925, in addition to the regular monthly payments. To avoid foreclosure expenses, parties of the second part have signed quitclaim deed and placed same in escrow to be delivered to party of the first part if second parties fail to meet payments. No interest on deferred payments. 30 days forfeiture clause.

(30)

#244607
Book 316
Page 275
Apr.30,1929
1:45 P.M.

Virginia F. Powell
to
H. Foree

WARRANTY DEED Apr. 23, 1929 \$1.00
Conveys:-**Lots 23 and 24 in Block 127 in the City of Grand Junction, Mesa County, Colorado.** Except all encumbrances of record, Acknowledged Apr. 23, 1929 before Delmar B. Wright, Notary Public, Mesa County, Colorado. (N.P. Seal)

all taxes both general and special. Commission expires July 2, 1932

(31)

#251469
Book 318
Page 509
Mar 13 1930
4:20 P. M.

Hez Foree
and
Lulu Foree

AGREEMENT FOR SALE AND PURCHASE Apr.22,1929
Witnesseth, that if the party of the second part shall first make the payments and perform the covenants herein mentioned to be made and performed by the party of the second part, the party of the first part will thereupon convey to the party of the second part the following described property in Mesa County, Colorado, to-wit: **Lots 23 and 24 in Block 127 in the City of Grand Junction, Mesa County, Colorado,** in fee simple by good and sufficient Warranty Deed free and clear from all liens and encumbrances except Deed of Trust to the Modern Building & Loan Association for the principal sum of \$500.00 paid down to \$322.64 and deliver an abstract of title therefor so showing. And the party of the second part agrees to pay to the party of the first part as the purchase price of said property the sum of \$1810.75 in the manner following, to-wit: \$10.00 cash in hand paid the receipt whereof is hereby acknowledged and \$10.00 or more per month until the full balance of \$1800.75 shall have been paid with interest payable upon deferred payments at rate of 6% per annum, from date until paid payable each six months. Time is the essence of this agreement. (First clause shows H. Foree) (Lulu Foree signs with typewriter) \$54.00 paid on interest and \$100.00 paid on principal Mar.13,1930 endorsed by Hez Foree on back.

For value received in the sum of \$250.00 I hereby sell, assign and transfer to Claude Baker my interest in the within contract. Dated at Grand Junction, Colorado, Mar. 13, 1930 (Signed) Lulu Foree.

(32)

#251522
Book 318
Page 511
Mar 17 1930
10:05 P.M.

H. Foree
and
Lulu Foree

AGREEMENT FOR SALE AND PURCHASE Apr.22,1929
Witnesseth, That if the party of the second
part shall first make the payments and per-
form the covenants herein mentioned to be
made and performed by the party of the second

(33)

part,the party of the first part will thereupon convey to the party of the
second part the following described property situate in Mesa County, Colorado,
to-wit: **Lots 23 and 24 in Block 127 in the City of Grand Junction, Mesa County,
Colorado,** in fee simple by good and sufficient warranty deed free and clear from
all liens and encumbrances except Deed of Trust to the Modern Building and
Loan Association for the principal sum of \$500.00 paid down to \$322.64 and
deliver an abstract of title therefor so showing. And the party of the second
part agrees to pay, to the party of the first part as the purchase price the
sum of \$1810.75 in the manner following to-wit: \$10.00 cash in hand and \$10.00
or more per month until the full balance of \$1800.75 shall have been paid, with
interest at 6% per annum from date until paid payable each six months. No
forfeiture time. Time is the essence of this contract. \$100.00 principal and
\$59.00 interest endorsed on back of contract. (H. Foree does not sign contract.)

#256453
Book 313
Page 279
Oct.30,1930
11:35 A.M.

Lulu Foree
Claude Baker
to
H. Foree

QUIT CLAIM DEED Oct.9,1930 \$1.00
Quitclaims:-**Lots 23 and 24 in Block 127 in
the City of Grand Junction, Mesa County,
Colorado.** This deed is given for the pur-
pose of releasing any claim that grantors

(34)

herein have in and to the above described property by reason of that certain
agreement for the sale and purchase of above property, dated Apr. 22, 1929,
the said agreement and an assignment thereof being recorded in Book 318 pages
509 and 511 of the records of the County Clerk and Recorder of Mesa County,
Colorado. Acknowledged Oct. 10, 1930 by Lulu Foree and Claude Baker before
Charles M. Holmes, Notary Public, Mesa County, Colorado. (N.P. Seal)
Commission expires June 20, 1931.

#41459
Book 29
Page 52

Treasurer of Mesa County
to
M e s a C o u n t y

TAX SALE Dec. 20, 1933 \$85.30
Sold:-**Lots 23 & 24 Block 127 Grand
Junction**

(35)

REDEEMED Oct.29,1935, by H. Foree by The Modern Building and Loan Association

#42954
Book 29
Page 210

Treasurer of Mesa County
to
City of Grand Junction

TAX SALE Dec. 20, 1935 \$4.00
Sold:-**Lots 23 & 24 Block 127 Grand
Junction.**

(36)

REDEEMED Oct.29,1935, by H. Foree by The Modern Building and Loan Association.

#43148
Book 29
Page 222

Treasurer of Mesa County
to
City of Grand Junction

TAX SALE Dec. 20, 1933 \$21.50
Sold:-**Lots 23-24 Block 127 Grand
Junction.**

(37)

REDEEMED Oct.29,1935, by H. Foree by The Modern Building and Loan Association

#300795
Book 350
Page 360
Oct.28,1935
3:20 P.M.

H. F o r e e,
To
Public Trustee, Mesa County,
Colorado, for the use of
The Modern Building and Loan
Association, a Corporation.

TRUST DEED. Oct.28,1935. \$350.00
Conveys:-Lots 23 and 24 in Block 127 in the
City of Grand Junction, Mesa County, Colorado;
including all heating, plumbing and lighting
fixtures and equipment now or hereafter attach-
ed to or used in connection with the premises
herein described. IN TRUST to secure one note

(38)

bearing even date herewith payable to the order of The Modern Building and Loan Association, a corporation, after date for the sum of \$350.00, with interest at 8% per annum. Monthly installments of \$6.00 or more shall be payable on or before the 20th. day of each and every month hereafter until paid, beginning Nov.20, 1935, and shall be applied first to the payment of interest on the unpaid principal of said indebtedness and the balance as dues on 3½ monthly reduction loan shares evidenced by Certificate No. 95, and assigned to said Association as additional security. Monthly payments paid as dues on said shares shall be applied monthly in the reduction of said principal sum and interest shall be computed monthly on the unpaid balance of said indebtedness. Extra payments may be made at any time and interest will be charged only on the unpaid balance; but said Association reserves the right to apply such sums upon the last payment due on said note and require payment of the minimum monthly installments aforesaid. Acknowledged Oct.28,1935, before Lettie B. Holmgren, Notary Public of Mesa County, Colorado. (N. P. Seal) Commission expires July 11,1937.

#300860
Book 353
Page 294
Oct.31,1935
9:00 A.M.

W.S.Meek, Public Trustee
of Mesa County, Colorado
To
Virginia F, Powell.

RELEASE DEED. Oct.31,1935. \$2.00
Releases:-Lots 23 and 24 in Block 127 in the
City of Grand Junction, Mesa County, Colorado;
together with all improvements thereon. FROM
DEED OF TRUST dated Apr.7,1924, recorded Apr.7,
1924, in Book 244 at page 544 of said Mesa County records. Given to secure The
Modern Building and Loan Association payment of one note. NOTE PAID. Acknowl-
edged Oct.31,1935, before Virginia O. Wallace, Notary Public of Mesa County, Colo-
rado. (N. P. Seal) Commission expires Mar.29,1938.

(39)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Ten (10) entries numbered from 30 to 39, inclusive, is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of Mesa County Colorado, in any manner affecting or relating to the real property described in the caption to this continuation subsequent to April 7th., 1924, at 4:41 o'clock P. M.

Dated at Grand Junction, Mesa County, Colorado, this November 1st., A. D. 1935,
at 8:00,o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY


Manager.

Redemption #9699.22 April 19, 1969

60548

1967 RECORD OF TAX SALE

Sold for 1967 Taxes
 Name of Purchaser Charles A. Willsea Date of Sale November 25, 1968

Certificate is to bear interest until redemption at the maximum statutory rate of 18 per cent per annum first six months, 12 per cent per annum next two and one-half years, and 8 per cent per annum thereafter.

YEAR 1967	SCHEDULE NUMBER 2945-14-3-30-004	NAME OF OWNER WHEN KNOWN SMITH MARY E
--------------	-------------------------------------	--

DESCRIPTION OF PROPERTY TAXED AND SOLD	
LOTS 23 & 24 BLK 127 GRAND JUNCTION	
VAL	2710

1967 TAX 239.84 INTEREST TO DATE OF SALE 9.35 ADVERTISING FEE 2.88 CERTIFICATE FEE .55 TOTAL OF CERTIFICATE 252.62	RECORD OF SUBSEQUENT TAXES PAID AND ENDORSED					
	Year	Date of Payment			Schedule No.	AMOUNT PAID
		Mo.	Day	Year		
	19....					
	19....					
	19....					
	19....					
	19....					
	19....					
	19....					
ASSIGNMENTS			REDEMPTION			
To Whom Assigned	Mo.	Day	Year	Redeemed By		
				As:		
				Date Of Redemption	Month Day Year	
TREASURERS DEED			Redemption Certificate No.	Total Paid For Redemption \$		
To Whom Issued	Mo.	Day	Year	Tax Sale Certificate No. 60548		

Redemption # 996712 November 19, 1970

48

60884

19..... RECORD OF TAX SALE

Sold for 19...68... Taxes
 Name of Purchaser.....GOLDEN & MUMBY.....
 Date of Sale...November 24, 1969.....

Certificate is to bear interest until redemption at the maximum statutory rate of 18 per cent per annum first six months, 12 per cent per annum next two and one-half years, and 8 per cent per annum thereafter.

YEAR 1968	SCHEDULE NUMBER 2945-14-3-30-004	NAME OF OWNER WHEN KNOWN SMITH MARY E
---------------------	--	---

DESCRIPTION OF PROPERTY TAXED AND SOLD	
LOTS 23 & 24 BLK 127 GRAND JUNCTION	
VAL	2710

PAID TAX 246.31 INTEREST TO DATE OF SALE 9.61 ADVERTISING FEE 2.08 CERTIFICATE FEE 1.10 TOTAL OF CERTIFICATE 259.90

RECORD OF SUBSEQUENT TAXES PAID AND ENDORSED						
Year	Date of Payment			Schedule No.	AMOUNT PAID	
	Mo.	Day	Year			
19....						
19....						
19....						
19....						
19....						
19....						
19....						
19....						
19....						
19....						

ASSIGNMENTS			
To Whom Assigned	Mo.	Day	Year

REDEMPTION			
Redeemed By			
As:			
Date Of Redemption			
Redemption Certificate No.			Total Paid For Redemption \$

TREASURERS DEED			
To Whom Issued	Mo.	Day	Year

Tax Sale Certificate No. <u>60834</u>	
---------------------------------------	--

MARY EDNA SMITH

whose address is Hot Springs, South Dakota
County of Fall River, State of

State Documentary Fee
Date FEB 7 1972
\$ 1.30

South Dakota, for the consideration of TEN
DOLLARS AND OTHER VALUABLE CONSIDERATION
delivered in hand paid, hereby sell(s) and convey(s) to

ROBERT G. WILSON and BERNADINE R. WILSON,
as joint tenants with the right of survivorship

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

Lots 23 and 24, Block 127, City of
Grand Junction, according to the
recorded Plat thereof;

Conclusive
3,000
CAB

with all its appurtenances, and warrant(s) the title to the same, subject to general property
taxes for the year 1972 payable in 1973, and all general property
taxes and special assessments due and payable thereafter, and all
easements and rights of way of record.

Signed this 1st day of February, 1972.

Mary Edna Smith
Mary Edna Smith

Urbey S. Smith

SOUTH DAKOTA
STATE OF ~~COLORADO~~
County of FALL RIVER } ss.

The foregoing instrument was acknowledged before me this
day of February, 1972, by MARY EDNA SMITH.



Lee O. Knorrbutt
Notary Public

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

195826
Time 3:22 Book 971 Page 621 #1018981
FEB 7 1972

Transamerica Title Insurance Co

A duly licensed and bonded abstractor, operating under certificate of authority granted by the State of Colorado, and whose bond is in force at the date of this certificate

Hereby Certifies

That the foregoing - 9 - entries numbered 42 to 50 constitute a true and correct abstract of all instruments on file or of record in the office of the County Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described real estate located in said Mesa County, Colorado:

From February 28th, 1938, at 8:00 o'clock A. M.

Lots Twenty-three (23) and Twenty-four (24) in Block One Hundred Twenty seven (127) in the City of Grand Junction, Mesa County, Colorado.

Dated this 10th day of February, A.D., 1972, at 8 o'clock A.M.

Transamerica Title Insurance Co

By *Richard B. Williams*
Authorized Signature



Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No. 79662

STATE OF COLORADO, }
 County of **M E S A** } ss.

Case No.....
 IN THE... **DISTRICT**... COURT

IN THE MATTER OF

URBY SMITH

PLAINTIFF.....

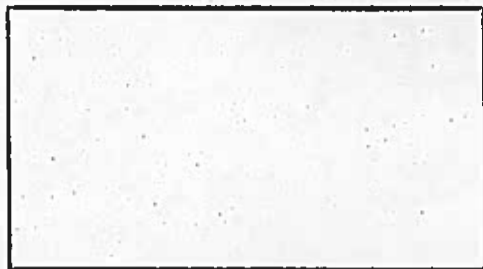
No. **9431**

vs.

MARY EDNA SMITH, LULU. E. FOREE and CLAUDE BAKER

DEFENDANT.....

Certificate of Dismissal of Action



I, **Ben O. Peters** Clerk of the **District** Court,

in and for the County of **Mesa** in the State aforesaid, do hereby certify

that in a certain cause of action lately pending in said Court, wherein

URBY SMITH

was Plaintiff, and

MARY EDNA SMITH, LULU E. FOREE and CLAUDE BAKER

was Defendant, such proceedings were had in said Court on the **26th** day of

February, A. D. 19 **53**, that the said above stated action was, by order of said Court

duly entered of record therein, dismissed at the costs of the said parties

~~*And I do hereby certify that the Writ of Attachment heretofore issued in said action and by the State of Mesa County is void upon~~

~~In testimony whereof, I have hereunto set my hand and affixed hereto~~

In Testimony Whereof, I have hereunto set my hand and affixed hereto

the seal of said Court at my office at **Grand Junction, Colorado**

in the County and State aforesaid, this **1st** day

of **March**, A. D. 19 **72**

Ben O. Peters CLERK.
 Ben O. Peters - -

By..... DEPUTY



*Erase if not the fact.

51. 196581 MAR 14 1972 Time 2:00 Book 973 Page 229 #1021010

XX

ROBERT G. WILSON and
BERNADINE R. WILSON,

whose address is Grand Junction

County of Mesa, State of

Colorado, for the consideration of ten
dollars and other valuable considerations,
dollars in hand paid, hereby sell(s) and convey(s) to

A CURTIS ROBINSON

whose address is Grand Junction

County of

Mesa, and State of Colorado.

the following real property in the

County of Mesa, and State of Colorado, to wit:

An undivided one-half interest in and to the following
described property:

Lots 23 and 24, Block 127, City of Grand Junction.

with all its appurtenances, and warrant(s) the title to the same, subject to general property
taxes for the year 1973 payable in 1974 and all general property
taxes and special assessments due and payable thereafter and all
easements and rights of way of record.

Signed this 23rd day of May, 1973.

X Robert G. Wilson
Robert G. Wilson

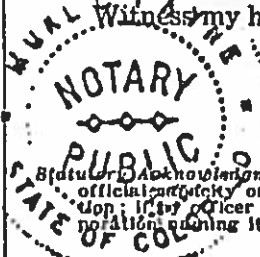
X Bernadine R. Wilson
Bernadine R. Wilson

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 23rd
day of May, 1973, by Robert G. Wilson and Bernadine R.
Wilson.

My commission expires June 28, 1975
Witness my hand and official seal.

Mild C. Payne
Notary Public



State Documentary Fee
Date JUN 19 1973
\$.40

52.

213275

\$4,000.00

Time 2:29 Book 998 Page 432 #1049193

JUN 19 1973

Reception No. 1059433

Annice M. Dunston
Recorder.

A. CURTIS ROBINSON

whose address is Grand Junction

County of Mesa, State of

Colorado, for the consideration of
TEN DOLLARS and other valuable consideration
~~xxxx~~, in hand paid, hereby sell(s) and convey(s) to

ROBERT G. WILSON and BERNADINE R. WILSON, in joint tenancy,

whose address is First National Bank Building, County of
Grand Junction

Mesa, and State of Colorado the following real property in the

County of Mesa, and State of Colorado, to wit:

An undivided one-half interest in and
to the following described property:

Lots 23 and 24 in Block 127 of the City
of Grand Junction;

with all its appurtenances, and warrant(s) the title to the same, subject to general property
taxes for the year 1973 and all subsequent years; subject to ease-
ments and rights of way appearing of record in Mesa County, Colorado.

Signed this 12th day of December, 1973.

x *A. Curtis Robinson*
A. CURTIS ROBINSON

STATE OF COLORADO,
County of MESA } ss.

The foregoing instrument was acknowledged before me this
December 12, 1973, by A. Curtis Robinson.

My commission expires 12/23/76
Witness my hand and official seal.

Wayne G. Stelford
Notary Public



State Documentary Fee
Date DEC 26 1973
\$ 45

Time 2:10 Book 1007 Page 146 #1059433

DEC 26 1973

Letter price \$4,500.00
OK

Reminded
PLOVER BOND

Transamerica Title Insurance Co

A duly licensed and bonded abstractor, operating under certificate of authority granted by the State of Colorado, and whose bond is in force at the date of this certificate

Hereby Certifies

That the foregoing -3- entries numbered 51 to 53 constitute a true and correct abstract of all instruments on file or of record in the office of the County Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described real estate located in said Mesa County, Colorado:

From February 10, 1972, at 8:00 o'clock A. M.

Lots Twenty-three (23) and Twenty-four (24) in Block
One Hundred Twenty-seven (127) in the City of Grand Junction.

Dated this 26th day of December, A.D., 19 73, at 2:11 o'clock PM, ~~8:00 o'clock AM.~~

Transamerica Title Insurance Co

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



Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No. 85222

Recorded at 4:39 o'clock P.M.
Reception No. 1059589
Gymie M. Dunston Recorder

ROBERT G. WILSON and BERNADINE R. WILSON

whose address is Grand Junction

County of Mesa, State of

Colorado, for the consideration of
TEN DOLLARS and other valuable consideration
dollars in hand paid, hereby sell(s) and convey (x) to

State Documentary Fee
Date DEC 28 1973
\$ No Fee

THE CITY OF GRAND JUNCTION

whose address is Grand Junction

County of

Mesa, and State of Colorado

the following real property in the

County of Mesa, and State of Colorado, to wit:

Lots 23 and 24 in Block 127 of the City
of Grand Junction;

with all its appurtenances, and warrant(s) the title to the same, subject to general property
taxes for the year 1973 and all subsequent years; subject to ease-
ments and rights of way appearing of record in Mesa County,
Colorado.

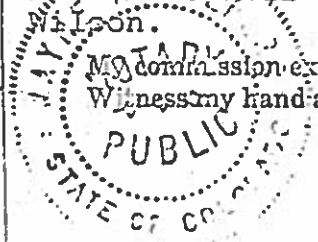
Signed this 12th day of December, 1973.

x Robert G. Wilson
x Bernadine R. Wilson

STATE OF COLORADO,
County of MESA } ss.

The foregoing instrument was acknowledged before me this
day of December 12, 1973, by Robert G. Wilson and Bernadine R.

My commission expires 12/23/76
Witness my hand and official seal.



Notary Public

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

54
219127

Time 4:39 Book 1007 Page 350 #1059589

DEC 28 1973

Recorded at 4:39 o'clock P.M.
Reception No. 1059589
Ann M. Dunston Recorder

ROBERT G. WILSON and BERNADINE R. WILSON

whose address is Grand Junction

County of Mesa, State of

Colorado, for the consideration of TEN DOLLARS and other valuable consideration dollars; in hand paid, hereby sell(s) and convey(x) to

State Documentary Fee
Date DEC 28 1973
\$ No Fee

THE CITY OF GRAND JUNCTION

whose address is Grand Junction

Mesa, and State of Colorado

County of the following real property in the

County of Mesa, and State of Colorado, to wit:

Lots 23 and 24 in Block 127 of the City of Grand Junction;

with all its appurtenances, and warrant(s) the title to the same, subject to general property taxes for the year 1973 and all subsequent years; subject to easements and rights of way appearing of record in Mesa County, Colorado.

Signed this 12th day of December, 1973.

x Robert G. Wilson
x Bernadine R. Wilson

STATE OF COLORADO,
County of MESA } ss.

The foregoing instrument was acknowledged before me this day of December 12, 1973, by Robert G. Wilson and Bernadine R. Wilson.

Notary Public
My commission expires 12/23/76
Witness my hand and official seal.

Notary Public

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

54
219127

Time 4:39 Book 1007 Page 350 #1059589

DEC 28 1973

Transamerica Title Insurance Co

A duly licensed and bonded abstractor, operating under certificate of authority granted by the State of Colorado, and whose bond is in force at the date of this certificate

Hereby Certifies

That the foregoing **-1-** entries numbered **54** to **- - -** constitute a true and correct abstract of all instruments on file or of record in the office of the County Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described real estate located in said Mesa County, Colorado:

From December 26th, 1973, at 2:11 o'clock P. M.

Lots Twenty-three (23) and Twenty-four (24) in Block One Hundred Twenty-seven (127) in the City of Grand Junction.

FOX RIVER BOND
ASSOCIATION

Dated this **31st** day of **December**, A.D., 19 **73**, at 8 o'clock A.M.

Transamerica Title Insurance Co

By

Arden B. Taylor
Authorized Signature



Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No. **85222-2**