iransamerica litte insurance Go

DIVISIONS

Midwest Division 1720 Celifornie Street enver, Catorado 80202 (303) 534-9086

Colifornia Division 1930 Breedway Sekland, Colifornia 94619 2415) 835-4070

Northwest Division 315 5 W Fourth Avenue Portland, Oregon 97204 (553) 222-9931

Southwest Division)) 4 West Adams Street Phoence, Actionan 85003 (MO2) 262,00111

Address

Abstract of Title

Lots 23 4 24 in Bis- 127 in the C-B-

644 Ute (Old City Shops) Wilson property

Transamerica Title Insurance Co



A Service of Transamerica Corporation Transamerica lifte Insurance G

EXECUTIVE OFFICE

Adams County 1720 California Street, Benvie. 534-9064

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

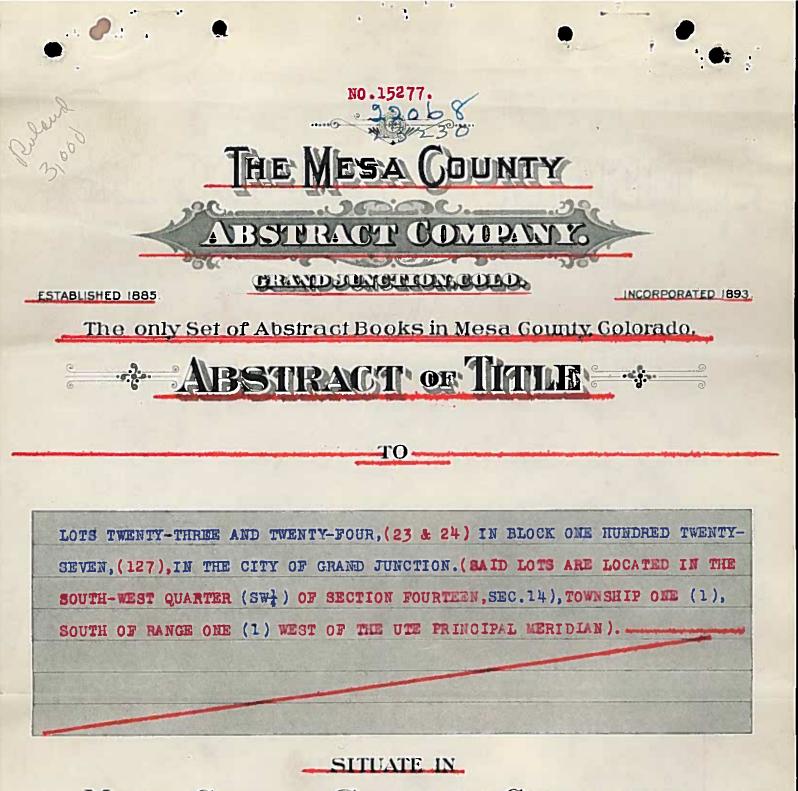
flouider County 1317 Sprace Street, Boolde 440.7160

Danver County 1720 Celifornia Street, Denver 534-9065

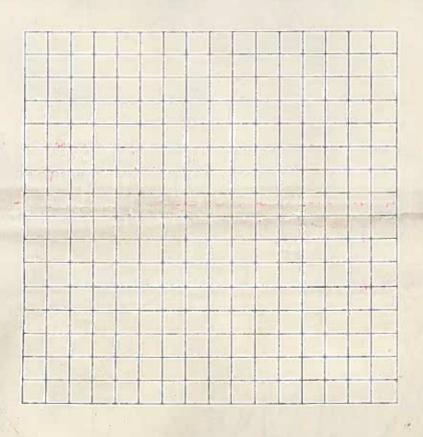
Douglas County 2000 West Littleton Blvd', Littleton 794-4255

Jefferson County 7580 Wear Colfax Avenue, Lakewood 237-1381

Mesa County 531 Rood Avenue, Grand Junction 242-8234 insamerica Intle Insurance



MESA COUNTY, SHATE OF COLORADO.



G-20297 Book 13 Page 144 Nov.16,1881 9:30 A. M.

(1)

1.0.1

The Grand Junction Town DECLARATION OF OCCUPANCY Company George Addison Crawford and Richard Daniel Mooley Directors, to STATM.

3

Claims Occupancy of SW1 Sec. 14, Twp. 1 S R 1 W. Settlement having oeen made Sept. 26, 1881.

Ack. Nov. 7, 1881 by George Addison Crawford before Richard D Mobley J P Gunnison Co. Colorado. (SEAL) Ack. Nov. 16,1881 oy Richard Daniel Mobley pefore George W. Pettit Notary Public Gunnison County, Colorado. (SEAL)

G-23358	Thos. H. Williams,	QUIT CLAIM DEED. April 26,
B00k 13	to	1882. \$60.00. Conveys:-
Page 105	The Grand Junction	Sec. 14, Twp. 1 S R 1 W
May 2,1882	Town Company.	Ute Meridian and more
8:00 A. M.		particularly NET Swi said
		Sec. 14, with right to

(2)

possession and occupancy heretofore claimed by said Thomas H Williams. Ack. April 26,1882 Defore James W Bucklin N P Gunnison County, Colorado.(LS) All places, out signature, grantors name is "Thomas H Williams".

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

5 O J

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

(4)

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

Thomas B. Crawford, (Seal) Commissioner. Charles F. Shanks, (Seal) Mayor. Attest: P. H. Westmoland, Clerk and Recorder

(Corporate Seal)

of the town of Grand Junction.

to The Grand Junction Town Company. Receiver's Receipt, December 6, 1882. Received \$800 in full for the N. W. ¼, S. W. ¼, S. E. ¼, and S. ½ N. E. ¼ Section 14; and N. ½ N. W. ¼ Section 23 in Township 1, S. R. 1, W. Ute P. M.

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

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. ¼, S. W. ¼, S. E. ¼ and S. ¼, N. E. ¼ Section 14 and N. ¼, N. W. ¼ 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.

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

3

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

(5)

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.

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 Gunni-

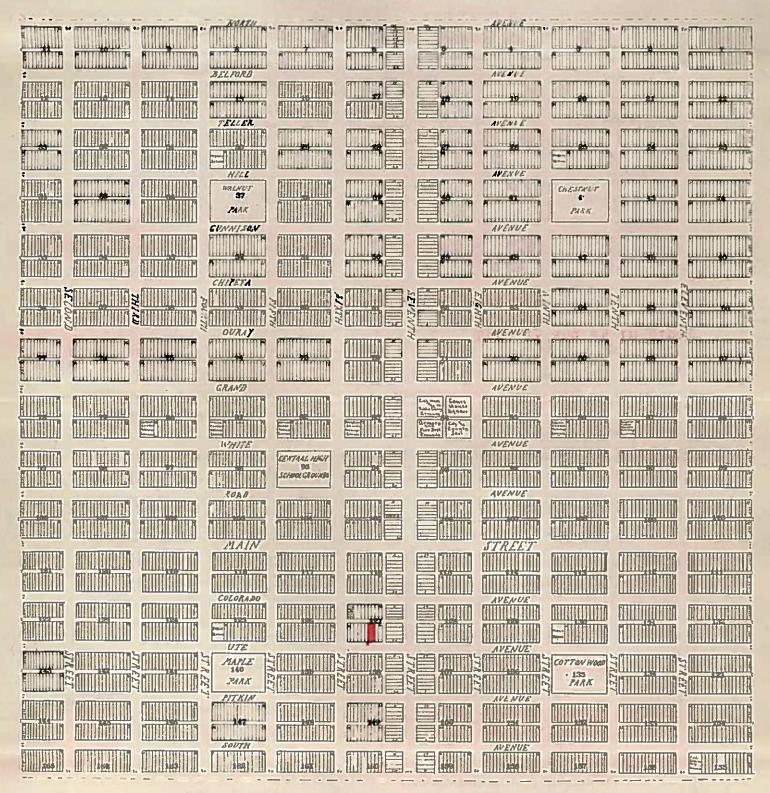
(See other side for Plat)

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. Eean, 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 JD Page 297 May 7, 1884 4:00 p. m.

(6)

Book 14

Page 214

9 30 a. m.

(7)

The Board of Trustees of the Town of Grand

Certified Copy of Ordinance. That Thomas B. Junction, Crawford be, and is hereby appointed, and is authorizied 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 pr_vide 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)

The Grand Junction Town and Improvement Company. August 20, 1885

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

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

(8)

Junction. Directors shall have power to make by-laws. (Signed) George Addison Crawford, M. Rush Warner, Richard D. Mobley. Acknowledged by them October 13, 1881, before George W. Pettit, Notary Public, Gunnison County, Colorado. Certified as 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 23, 1883.

United States

to

Charles F. Shanks, Mayor of the Town of Grand Junction

Patent February 19, 1890, Certificate 820. Whereas Charles F. Shanks, Mayor of the Town 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 United States, a certificate of the Register of the Land Office, at Leadville, Colo. whereby it appears that full payment has been made by Charles F. Shanks, Mayor, for N. W. 14, S. W. 14, S. 14 N. E. 1/4 and W. 1/2 S. E. 1/4 Sec. 14 and N. 1/2 N. W. 1/4 Sec. 23, Twp. 1, S. R. 1 W. Ute Meridian 560 acres. Therefore gives and grants land above described.

The Grand Junction Town and Improvement Company By George A. Crawford, President, Thomas B. Crawford, Secretary, June 12, 1889 (Seal) to Thomas B. Crawford.

Trust Deed, June 12, 1889. \$1.00 given to secure certain notes to divers persons in various - , amounts and also certain book accounts.

Conveys:

Acknowledged June 12, 1889, by George A. Crawford, President, and Thomas B. Crawford, Secretary of The Grand Junction Town and Improvement Company before A. J. McCune, County Clerk Mesa County, Colorado.

	and the second se	and the second
Book Page (10)	and the second	TAX SALE No.232.Jan'y 20,1885.\$40.67 Sold:- Lots 21 to 24 inclusive, in Block 127, Grand Junction, (and other Lots). REDMEMED July 6,1887, by The Grand Junction Town and Improvement Company,
-0-0-0	-0	-0
Book " Page 5 (11)		TAX SALE NO.442.June 21,1886.\$40:96 Sold:- Lots 21 to 24 inclusive.in Block 127,Grand Junction.(and other Lots).REDEEMED July 6,1887,by The Grand Junction Town and Improvement Company.
-0-0-0-0-	-0	-0
Book " Page 2 (12)	F" Treasurer Mesa County	TAX SALE NO.626.June 21,1887.\$46.29 Sold:- Lot 24 in Block 127,Grand Junction,(and other property). REDERMED July 6,1887,by The Grand Junction Town and Improvement Company.

Book 7 Page 345 March 7, 1868 <10 a. m.

(9)

Book 26

Page 479

10:40 a. m.

# 5548 Book 16 Page 466 Feb'y 3,1888 3:20 P.M. (13)	The Grand Junction Town and Improvement Company, By George A.Crawford, President,(Seal) To Alice M.Frazier.	WARRANTY DEED, February 3,1888.\$115. Conveys:- Lots 23 and 24 in Block 127, Grand Junction, Mesa County, Colo- rado.Acknowledged February 3,1888, by George A.Crawford, known to be the President of the Grand Junction Town and Improvement Company, before A.J. Mc Cune, County Clerk, Mesa County, Colorado.(Seal).
# 6045	Alice M.Frazier	
<pre># 00 +9 Book 24 Page 180 June 26,1888 9:25 A.M. (14)</pre>	To Ira M. De Long. Colorado.(Seal).	WARRANTY DEED, April 20, 1888. \$125.00 Conveys: - Lots 23 and 24 in Block 127, Grand Junction, Mesa County, Colo- rado.Acknowledged April 21, 1888, by Alice M.Frazier, before C.W.Baldwin, Deputy County Clerk, Mesa County,
-0-0-0-0-0-0-0-0-	0-	
the second s		-0
# 10691 Book 33 page 124 Dec,5,1890 11:20 A.M. (15)	olson, Notary Public, Bourd	WARRANTY DEED, June 18, 1890. 1350.00 Conveys:- an undivided 1/2 interest in and to Lots 23 and 24 in Block 127, in Grand Junction, In Mesa County Colorado. (and other property) 1890, by Ira M.De Long, before J.H.Nich- ler County, Colorado. (Seal). Commission expires August 22, 1892.
-0-0-0-0-0-0-0-0-		-0
# 27745 Book 63 Page 374 June 21,1898 4:40 P.M. (16)	Horace T.De Long To Ira M. De Long, thereafter.Acknowledged J William A.Marsh, Notary Pu	WARRANTY DEED, June 18, 1898. 3800.00 Conveys:- an undivided 1/2 interest in and to Lots 23 and 24 in Block 127 in Grand Junction, In Mesa County Colorado. (and other property) EXCEPT TAXES FOR THE YEAR 1897, and Tune 21, 1898, by Horace T. De Long, before tolic, Mesa County, Colorado. (Seal).
		mmission expires January 14,1901.
# 57158 Book 105 Page 523 Nov.11,1905 8:05 A.M. (17)	<pre>Ira M.De Long and his Wife,Elizabeth Ann De Long,</pre>	<pre>0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-</pre>
-0-0-0-0-0-0-0-0-0	0-	0-

A COLOR OF THE

# 79448	Horace T. De Long	TRUST DEED, November 2,1908.\$1.00
Book 117 Page 467	TO The Public Trustee of	Conveys:- Lots 23 and 24 in Block 127 in the City of Grand Junction,
Nov.20,1908	Mesa County, Colorado,	In Mesa County, Colorado.IN TRUST, to secure payment of one note of
1:20 P.M.	For use of The Grand Junction	even date herewith, for the princi-
(18)	Building,Loan and Savings Association.	pal sum of \$2000.00 payable in monthly installments of \$30.00 on
(+0)	Savings association.	the first Monday of each and every
	Salar State Trace	month hereafter, until the stock borrowed upon shall have matured
	and dividends declared	thereon and said loan is thereby re-
	Acknowledged November 2	the by-laws of said Association. 0,1908, by Horace T.De Long, before
	W.S.Wallace, a Notary Pu	blic, Mesa County, Colorado. (N.P.Seal) commission expires January 3, 1912.
	the second s	
-0-0-0-0-0-0-0-0-0	0-	0-
# 139887	John Colohan, Plaintiff	TRANSCRIPT OF JUDGMENT, October 2, 1917. In the District Court of Mesa
Book 1 Page 269	Vs (#3279) Horace T.De Long,	county.Colorado.October Term A.D.
Oct.3,1917. 11:10 A.M.	Defendant.	1917.Amount of Judgment:-2691.95 and costs of \$26.80 Certificate
		of true Copy of date October 3,
(19)	1917, by Joseph Quinn, Cl	lerk of said Court. (Dist Court Seal)
-0-0-0-0-0-0-0-0	0-	0-
# 128899	STATEMENT OF THE RESULT	OF THE SPECIAL ELECTION held December
Filed Dec.14,1915	11,1915, in the Grand Va	lley Drainage District, for the purpose ion, "Shall the Board of Directors of
1:20 P.M.	The Grand Valley Drains	lge District be authorized to enter 10-
	Pursuant to the provisi	Contract with the United States". ons of Section 3688 of 2 Mills'Annota-
(20)	ted Statutes of the Sta	te of Colorado, (Revised Edition of 1912) Sharp, Secretary of said District, does
	make the following stat	tement of the result of the special
	Theotion held in said I	District on December 11,1915. Here sets laces in the District; and General Elec
	tion Notice Provides 1)	at mon the furnishing of the investion
	United States Reclamat	pecifications and estimates by the on Service, the District agrees to pay
	to the the thited states of	or before becemper 1.1919, the amount
	of \$30,000.00 without	United States, not to exceed the sum Interest until maturity and interest
	from maturity at 10% D	er annum. Gives names of Judges, etc. cast were 539. 477 votes were cast
	in favor of said quest	ion and 60 votes were cast against salu
	question 2 shoiled bal	lots. There being a majority of 417 question, to-wit: - Shall the Board of
	Directors of the Grand	Valley Drainage District be authorized
	to enter into the prop states". Certified to	by Milo B.Sharp, Secretary, (Off.Seal)
	under date of December	13,1915.
-0-0-0-0-0-0-0-	0-	-0

(21) Statement of the Result of the Special Election held November /7 1917 in The Grand Valley Preinage District. Filed Instrument No. 1409.00. Filed Nov. 24, 1917 R Article Filed Nov. 24, 1917, 8.45 A.M.

Secretary of seid District of date Nov. 22, 1917 (Dist. Seal) That Pursuant to Sec. 3588 of 2 Mills' Annotated Statutes of the State of Colorade, Revised Edition of 1912, the undersigned Wile 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. 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

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 35,303.00 in ten equal annual installments, beginning Dec. 1, 1920 with interest on the unpaid portion thereof from date until paid at 5% per annum. Here follows specifications; map of said District, showing boundaries, which shows said pistrict to be bounded on the North by the Stub Ditch, the grand valley Canal and The Kiefer Fxtension, and on the South by the Grand Piver). 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 Roard of Directors of The Grand Valley Drainage District be authorized to enter into the Proposed Contract with the United States of America?"

<pre># 141088 Book 218 Page 91 Dec.3,1917 3:45 P.M. (22) (From Orig).</pre>	the City of Grand Juncti Acknowledged December 3, before Charles B.Rich.No	RELEASE DEED, Dec. 3, 1917. \$2.00 Made to release Trust Deed dated November 2, 1908, recorded November 20, 1908, in Book 117 at Page 467 of the records of Mess County, given to secure to The Grand Junction, Build- ing and Loan Association payment of ys:- Lots 23 and 24 in Block 127 in on, Mesa County, Colorado. 1917, by John G.Mc Kinney, Public Trustee otary Public, Mesa County, Colorado.
-0-0-0-0-0-0-0-0-	-0	-0
# 141091 Book 210 Page 37 Dec.3,1917 4:20 P.M.	John Colohan, Plaintiff, Vs (# 3279) Horace T. De Long, Defendant.	SATISFACTION OF JUDGMENT, Dec. 3, 1917. State of Colorado) County of Mesa) SS In the District Court of the 7th.Judicial District of the State of Colorado, within and for the
(23)	County of Mesa. Certifica	te of Joseph Quinn. Clerk of said Court
(From Orig).	judgment had in said Cou October 2,1917,for damag record in Judgment Book Court, in favor of John (Horace T.De Long, the Det	(District Court Seal), that a certain irt in the above entitled cause on ges and costs of suit and entered of 3 at Page of the records of the colahan, the Plaintiff and against endant, has been fully satisfied, as now remaining in my office.
-0	-0	-0
# 141092 Book 214 Page 347 Dec.3,1917 4:25 P.M.	Horace T. De Long To The Public Trustee of Mesa County, Colorado, For use of	TRUST DEED, November 20, 1917.\$1.00 Conveys:- Lots 23 and 24 in Block 127 in the City of Grand Junction, together with all the improvements thereon. In Mesa County, Colorado.
(24)	T. H. Conway.	IN TRUST, to secure payment of one note bearing even date herewith,
(From Orig).	from the date thereof up payable semi-annually.De after maturity shall dra The signor of this note on any of the following 1919, if demand for payma Acknowledged December 3 Eugenia Kelly Hall,Nota (N.P.Seal).My Commission	payable 3 years after date, (sub- ject to the conditions herein set sum of \$1200.with interest thereon ntil maturity at 6% per annum, interest efaulted interest and principal sum aw interest at 10% per annum. hereby agrees to pay the sum of \$200. dates:-November 20,1918: November 20, ent is made by the holders of this note 1917, by Horace T.De Long, before ry Public, Mesa County, Colorado. n expires February 20, 1919.
	THE WERA COINTY ARSTRAC	0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-
(1 to 24) incl ment of record the County of ing to the pre	isting of Twenty-four (24 usive, is a full and comple or on file in the office Mesa in the State of Colo mises described in the cap) entries numbered one to twenty-four ete abstract of each and every instru- of the County Clerk and Recorder of rado, in any manner affecting or relat- ption hereto, or any part thereof or
the title ther December, A.D., 1	Dated at Grand Junction 917, at 8:00 o'clock A.M.	,Mesa County, Colorado, this 5th.day of
		COUNTY ABSTRACT COMPANY,
E Contraction		By L. A. Measured Manager

No. 7430

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 Grend Junction, Mesa County, Colorado.

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

HEAR AND THE COMPANY COMPANY COMPANY COMPANY COMPANY AND COMPANY COMPANY COMPANY COMPANY COMPANY COMPANY COMPANY

	Mark R. Bunting, Public Trustee	RELEASE DEED \$2.00	#185747
	to	Dated Feb. 13" 1923	5 7 5 5 6
	Horace T. DaLong	Filed Feb. 13" 1923 at 4:10 F.M.	
		Book 253 page 426	
		Releases: -Lots 23 and 24 in Block 1:	27 in the
1	City of Grand Junction together with a	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		21951
-	Ack. Feb. 13" 1923 before Virginia O.	Wallace, Notary Public, Mesa County,	Colorado
	(N. P. Seal)	Commission expires Aug. 24" 1925.	1. 4° C
			10000

-0----0----0-

Horace T. DeLong _____ to _____ Virginia F. Bowell WAFRANTY DEED \$10.00 and other good and valuable considerations Dated May 25" 1922 Filed May 26" 1922 at 1:00 P.M. Book 255 page 510

#178923

Conveys:-Lots numbered 23 and 24 in Block Numbered 127 in the City of Grand Junction as shown on the recuded plat thereof. (22.50 IRS)) Except 1 cortain deed of trust securing to T. M. Conway notes aggregating \$1200.00 of which \$200.00 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 Bock 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.

-0----0-----0-

#1857.43 TRUST DEED \$2.00 Mrs. Virginia F. Powell Dated Feb. 10" 1923 - to Filed Feb. 13" 1923 at 3:10 P.M. Public Trustee for use of Book 212 page 585 D. B. Wright, Guardian. 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 3, 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. Commission expires June 17" 1926.

(N. P. Seal)

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THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting 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 F.M. THE INDEPENDENT ABSTRACT COMPANY, By

Muama Secretary.



25.

26.

No. 8132

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 February 13" 1923 at 4:11 o'clock P.M.

HIERENERENEN AN ANTAN ANTAN

Mark R. Bunting, Public Trustee	RELEASE DEED \$2.00 #198225	
to	Dated Apr. 7" 1924	
Mrs. Virginia F. Powell	Filed Apr. 7" 1924 at 4:40 P.H.	1
	Book 254 page 453	
	Releases:-Lots 23 and 24 in block 127 in th	e
City of Grand Junction, Colorado, to	ogether with all improvements thereon. From	
	A 1 T 2 3 CH 2007 / D. 1 020	

 Deed of Trust dated Feb. 10" 1923 recorded Feb. 13" 1923 in Book 212 page 585 to secure D. B. Wright Guardian the payment of her note. Note Paid. Ack. Apr. 7" 1924 before Virginia O. Wallace, Notary Public, Mesa County, Colorado (N. P. Seal). Commission expires Aug. 24" 1925.

-0----0----0-

Virginia F. Powell to Public Trustee for use of The Modern Building and Loan Assn. TRUST DEED \$1.00 #198221 Dated Apr. 7" 1924 Filed Apr. 7" 1924 at 3:50 P.M. Book 244 page 544 Conveys:-Lots 23 and 24 in Block 127 in the City of Grand Junction, Colorado, together

430

with all improvements thereon. In Trust to secure her note even date herewith payable to the order of The Modern Building and Loan Association on or before 10 years after date for the sum of \$500.00 with interest from dateat 6% per annum interest payable monthly in advance according to the terms and conditions of said note, \$2.50 interest and \$2.50 monthly dues on Certificate No. 907 for 5 shares of Ciass "D" stock of said Association making a total payment of not less than \$5.00 per month which said sum the said party of the first part agrees to pay to the said Association on the 20th day of each and every month hereafter until said sum of \$500.00 and interest thereon is wholly paid. Ack. Apr. 7" 1924 before M. Ethel Cox, Notary Public, Mesa County, Colorado.

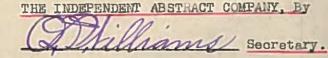
(N. F. Seal) Commission expires June 17" 1926

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STATE OF COLORADO) (SS COUNTY OF MESA)

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Two (2) entries, numbered Twenty-eight (28) and Twenty-nine (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 Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption hereof, subsequent to February 13" 1923 at 4:11 o'clock P.M.

Dated at Grand Junction, Colorado, April 7# 1924 at 4:41 o'clock P.M.



29.

22068 No.

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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.

#209641	Virgi	nia F.	Powell,
Book 285		and	
Page 90	Geo.	P.	Coryell
Apr.14,1925	Chris	ten	Coryell
4.30 P.M.			

2

Coryell,

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12

(30)

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.

_ _ _ _ _ _ _ _ _ _ _

AGREEMENT

#244307		WARRANTY DEED Apr. 23, 1929 \$1.00
Book 316	to	Conveys:-Lots 23 and 24 in Block 127 in the
Page 275		City of Grand Junction, Mesa County, Colo-
Apr.30,1929		rado. Except all encumbrances of record,
1:45 P.M.	all taxes both general and special.	Acknowledged Apr. 23, 1929 before Delmar
	B. Wright, Notary Public, Mesa Cour	rty, Colorado. (N.P. Seal)
(31)	Commission expires July 2, 1932	

.

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

(32)

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

Apr. 13,1925

If parties of the second part first make the

named, party of the first part will convey

payments and perform the covenants hereinafter

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 T ust 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 bahance 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 \$54.00 paid on interest and \$100.00 paid on principal Mar.13,1930 typewriter) 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.

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

H. Foree

and

Lulu Foree

(33)

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

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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.)

QUIT CLAIM DEED Oct.9,1930 \$1.00 #256453 Luly Force Quitclaims:-Lots 23 and 24 in Block 127 in Book 313 Claud Baker the City of Grand Junction, Mesa County, Page 279 to Colorado. This deed is given for the pur-H. Foree Oct.30,1930 pose of releasing any cleim that grantors 11:35 A.M. herein have in and to the above described property by reason of that certain (34)

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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 Boree and Claude Baker before Charles M. Holmes, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires June 20, 1931.

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

#41459 Book 29	Treasurer of Mesa County to	TAX SALE Dec. 20, 1933 \$85.30 Sold: -Lots 23 & 24 Block 127 Grand
Page 52	Mesa County	Junction
(35)	REDEEMED Oct. 29, 1935, by H. Fore	e by The Modern Building and Loan Association

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

.................

#42954	Treasurer of Mesa County	TAX SALE Dec. 20, 1935 \$4.00
Book 29	to	Sold:-Lots 23 & 24 Block 127 Grand
Page 210	City of Grand Junction	Junction.
(36)	REDEEMED Oct.29,1935, by H. Fore	e by The Modern Building and Loan Association.
#43148	Treasurer of Mesa County	TAX SALE Dec. 20, 1933 \$21.50
Book 29	to	Sold:-Lots 23-24 Block 127 Grand
Page 222	City of Grand Junction	Junction.

(37)

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

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

(38)

Foree, 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 attached to or used in connection with the premises herein described. IN TRUST to secure one note

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 Monthly installments of \$6.00 or more shall be payable on or be-8% per annum. fore 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 32 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. Aoknowledged Oct. 28, 1935, before Lettie B. Holmgrain, Notary Public of Mesa County, Colorado. (N. P. Seal) Commission expires July 11,1937.

#300860	W.S.Meek, Public Trustee RELEASE DEED. Oct.31,1935. \$2.00
Book 353	of Mesa County, Colorado Releases:-Lots 23 and 24 in Block 127 in the
Page 294	To City of Grand Junction, Mesa County, Colorado;
Oct.31,1935	Virginia F, Powell. together with all improvements thereon. FROM
9:00 A.M.	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
(39)	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.

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 8:00,0°clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY DA Manager.

CONTINUATION OF ABSTRACT OF TITLE to Lots 23 and 24 in Block 127 in the City of Grand Junction, Mesa County, Colorado, subsequent to November 1, 1935 at 8:00 o'clock A.M.

#320766	H. Forse WARRANTY DEED. April 10, 1937 \$1.00
and the second se	
Book 364	To Conveys: - Lots 23 and 24, in Block 127 in the
Page 101	Lulu E. Foree City of Grand Junction, Mesa County, Colorado.
Apr.10,1937	Subject to taxes assessed for the year 1936 and
2:37 P.M.	due and payable during the year 1937, and all subsequent taxes of every kind or
	nature; subject also to a Trust Deed dated Oct. 28, 1935, given to secure a note
(40)	of that date of \$350.00 to the Modern Building and Loan Association. Acknowledged
	April 10, 1937 before Lettie E. Holmgrain, Notary Public, Mesa County, Colorado.
	(N.P. Seal) Commission expires July 11, 1937. (\$1.00 I.R. S.)
	p
#333574 .	Lulu E. Foree. TRUST DEED. Feb. 24, 1938 \$1.00
Book 361	To Conveys: - Lots 23 and 24, in Block 127 in the
Page 381	Public Trustee, Ness County, City of Grand Junction Mass County Coloredo

Book 361 Page 381 Feb.26,1938 3:12 P.M.

(41)

Public Trustee, Mesa County, Colorado, for the use of The Modern Building and Loan Association. TRUST DEED. Feb. 24, 1938 \$1.00 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 attached to or used in connection with the premises herein described. IN TRUST to secure a certain note

bearing even date herewith, payable to the order of The Modern Building and Loan Association, a Corporation, for the principal sum of \$200.00 with interest from the date hereof until paid at the rate of 8% per amum. Monthly installments of \$4.00 or more, shall be payable on or before the 20th day of each and every month until fully paid, beginning March 20, 1938, and shall be applied and oredited first, to the payment of interest on the unpaid principal of said indebtedness; second, balance to be applied as dues on 2 monthly reduction loan shares issued by the Association, evidenced by Certificate No. 390-8 and assigned to the Association as additional security, it being understood and agreed that s aid monthly payments so paid as dues on said shares shall be applied monthly in re~ ducation of the principal sum, and interest shall be computed monthly on the unpaid balance of indebtedness at the rates specified in said note. Extra payments may be made at any time and interest will be charged only on unpaid balance but said Association reserves the right to apply such sums upon last payment due on said note and require payment of minimum monthly installments aforesaid. Except a Trust Deed given to secure the payment of a note of \$350.00 to The Modern Building and Loan Association, dated Oct. 28, 1935 and recorded in Book 350 at page 360, in the office of the Clerk and Recorder of Mesa County, Colorado. Acknowledged Feb. 26, 1938 before Lettie B. Holmgrain, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires July 1, 1941.

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Two (2) entries, numbered 40 and 41, 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 November 1, 1935 at 8:00 o'clock A.M.

Dated at Grand Junction, Mesa County, Colorado, this February 28th., A. D. 1938, at 8:00 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY,

Manager.

RELEASE DEED \$2.00 # 399406 Burrel C. Reynolds, Public Trustee Dated June 30, 1942 Book 404 to Filed June 30, 1942 Page 373 H. Foree At 11:32 o'clock A. M. Releases: Lots 23 & 24 in Block 127 of the City of Grand Junction, Mesa County, 2 Colorado. Including all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or used in connection with the premises herein described. From Deed of Trust dated October 28, 1935 recorded October 28, 1935 in Book 350 Page 360 to secure The Modern Building & Loan Association, a Corporation the payment of a note. NOTE PAID.

Ack. June 30, 1942 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 13, 1946.

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Burrell C. Reynolds, Public Trustee to

Lulu E. Foree

 RELEASE DEED \$2.00
 # 399407

 Dated June 30, 1942
 Book 404

 Filed June 30, 1942
 Page 374

 At 11:33 o'clock A. M.
 Rleases:

 Iot 23 & 24 in Block 127 of

1 de

the City of Grand Junction, Mesa County, umbing and lighting fixtures and equipment now

Colorado; including all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or used in connection with premises herein described. From Deed of Trust dated February 24, 1938 recorded February 26, 1938 in Book 361 Page 381 to secure The Modern Building & Loan Association, a corporation the payment of a note. NOTE PAID. Ack. June 30, 1942 before Virginia O. Wallace, Notary Public, Mesa County, Colorado.

(N. P. Seal) Commission expires March 13, 1946.

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Lulu E. Force to Mary Edna Smith WARRANTY DEED \$1.00 and other # 551739 good and valuable consideration Book 558 Dated January 30, 1941 Page 319 Filed December 15, 1951 At 10:25 o'clock A. M. Conveys: Lots 23 and 24 in Block 127 in the City of Grand Junction. Mesa County.

the City of Grand Junction, Mesa County, Colorado. Subject to encumbrances of record. (IRS \$1.65) Ack. January 30, 1941 by Lulu E. Force before Lettie B. Holmgrain, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires July 1, 1941.

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Urby Smith, Plaintiff		NOTICE OF LIS PENDENS	# 569530
V8.	a 20 Juli	Filed November 20, 1952	Book 574
Mary Edna Smith,		State of Colorado)	Page 397
Lulu E. Foree and		•) SS	
Claude Baker, Defendants		County of M E S A)	
	12	In the District Court Civil	Action No.
		Notice is hereby given that	the above

named plaintiff has commenced the above entitled action in the District Court of Mesa County, Colorado, and that said action is now pending; that said action is brought for the purpose of quieting title of the plaintiff in and to the following described property, lying, being and situated in Mesa County, Colorado, to-wit: Lots 23 and 24 Block 127 City of Grand Junction, Colorado, according to the official plat thereof, together with all improvements located thereon, and to enjoin the defendant, Lulu E. Foree, from interfering with plaintiffs possession of said property and to have recognized plaintiffs contract to purchase the above described property and for division of the property of plaintiff and defendant, Mary Edna Smith, and for such other and further relief as to the Court may seem just. /s/ Moynihan-Hughes-Sherman By J. A. Hughes, Attorneys for Plaintiff; Address: Montrose, Colorado.

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Transamerica Title Insurance Co

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and the second

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1967 RECORD OF TAX SALE 30545 Sold for 19.67 Taxes Date of Sale___November 25, 1968 Charles A. Willsea Name of Purchaser..... $C_{1,2} \geq 0$ 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. SCHEDULE NUMBER YEAR NAME OF OWNER WHEN KNOWN 1967 2945-14-3-30-004 SMITH MARY E DESCRIPTION OF PROPERTY TAXED AND SOLD LOTS 23 6 24 BLK 127 GRAND JUNCTION VAL 2710 RECORD OF SUBSEQUENT TAXES PAID AND ENDORSED Date of Payment Year Schedul e No. AMOUNT PAID Mo. Day Year 19. 19... 1967 TAX 239.84 INTEREST TO DATE OF SALE 9.35 19... ADVERTISING PEE 2.88 CERTIFICATE FEE .55 19.... TOTAL OF CERTIFICATE 252.62 19. . 19_ 19. 19. 19. ASSIGNMENTS REDEMPTION To Whom Assigned Mo. Day Year Redeemed By As: Day Month Year F Date Of Redemption Total Paid For Redemption S Redemption TREASURERS DEED ertificate No To Whom Issued Mo. Day Year 60548 Tax Sale Certificate No.__ 0

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April 19, 1969

3 i		<u> </u>			29
	Tax Sale Certificate No. 60.548			Villou	
		N CERTIFICA	ΓE	Nº 4097	4
	County of Mesa ss. TREAS	URER'S OFFICE			
	I HEREBY CERTIFY that the Real Estate he				
	Colorado, which was sold for Delinquent generation day of movember 1	Taxes for the year 1			
	having byen endorsed on sa	id sale, has this day been rede	emed by		
	money set opposity said tract, being the amount d	by ue thereon, as provided by lay	the payment w, to-wit:	nt to me of the s	um of
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	of April 19.69	Certificate Fee	_ _		55
2	DONALD W. KANALY. (Scal) Mesa County Treasurer	County Clerk Recording Fee Collected		/	00
	The de in	TOTAL			

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	Purchaser		olden & M	UMBY				- 1 C BIT. J			4
Certificate is 2 per cent per annu	to bear interes m next two and	t until rede d one-half y	mption at the ears, and 8	e maximum per cent pe	statuto r annun	ry rate i there:	of 18 j after.	per cent pe	er annum	first six	moi
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1960 TAX			246•3	Year 19	Mo.	-	<u>'ı</u>	Schedul e I	· · · · ·	AMOUNT	PAI
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INTEREST F ADVENTISIN CENTIFICAT	G PEE E FEE		9+6 2+8 1+1	Year 19	Mo.	-	<u>'ı</u>	Schedul e I	· · · · ·	AMOUNT	PAI
INTEREST F ADVENTISIN CENTIFICAT	G PEE E FEE		9+6 2+8 1+1	Year 19	Mo.	-	<u>'ı</u>	Schedul e I	· · · · ·	AMOUNT	PAI
INTEREST F ADVENTISIN CENTIFICAT	G PEE E FEE		9+6 2+8 1+1	Year 19	Mo.	-	<u>'ı</u>	Schedul e I	· · · · ·	AMOUNT	PAI
INTEREST F ADVENTISIN CENTIFICAT	G PEE E FEE		9+6 2+8 1+1	Year 19	Mo.	-	<u>'ı</u>	Schedul e I	· · · · ·	AMOUNT	
INTEREST F ADVERTISIN CENTIFICAT TOTAL OF C	G PEE E FEE	5	9.6 2.8 1.1 259.9	Year 19	Mo.	-	Year	Schedul e I	No.	AMOUNT	
INTEREST F ADVERTISIN CENTIFICAT TOTAL OF C	G PEE E FEE ERTIFICAT	5	9.6 2.8 1.1 259.9	Year 19	Mo.		Year		No.		
INTEREST F ADVERTISIN CENTIFICAT TOTAL OF C	G PEE E FEE ERTIFICAT	E, NTS	9.6 2.8 1.1 259.9	Year 1 1 1 1 1 1 1 1 1 1 1 1 1	Mo.		Year		No.		
INTEREST F ADVENTISIN CENTIFICAT	G PEE E FEE ERTIFICAT	E, NTS	9.6 2.8 1.1 259.9	Year 1 19 1 19	Mo.	Day	Year		No.		

	ON CERTIFICA		Nº 4157	0
I HEREBY CERTIFY that the Real Estate h olorado, which was sold for DelinquentGENERA by ofNOVEMBER	LTaxes for the year 1 1969, and taxes for the yea aid sale, has this day been red	968 on ar 1969. comed by the payme	the24tb	
DESCRIPTION OF LAND RE	DEEMED	YEAR	AMOUNT P	AID 1
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VAL 2710		5665 		
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N WITNESS WHEREOF I have hebeunto set	Amt. of Redemption		581	
ny hand and scal this 19th day	Certificate Fee			
DONAUD NE KANADY Mesa County Tressurer	County Clerk Recording Fee Collected		1	
	TOTAL	. N. 101	583	

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	tion No.1018981		Quanton Re	order.
				;
	MARY EDNA SMITH		×.	
whose address is	Hot Springs, Sou	ith Dakota	State Doc	umentary Fee
	County of Fall Riv	ver , State	of Date FE	B 7 1972
OLLARS AND O	akota , for the conside OTHER VALUABLE CONS aid, hereby sell(s) and conv	SIDERATION -	\$ <u></u>	
ROBERT	G. WILSON and BERNA t tenants with the	DINE R. WIL		<u> </u>
	Grand Junction		,	County of
Mesa	, and State of	Colorado	the following re	al property in the
8	County of	Mesa	, and State o	f Colorado, to wit:
7 1				
N	Lots 23 and 24, Grand Junction, recorded Plat th	according t		1997 - 12
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taxes for t taxes and s	rtenances, and warrant(s) he year 1972 payab pecial assessments nd rights of way of	le in 1973, due and pay	and all gener	al property
Signed this	lst day	of February	, 19 72.	10
	5 3	Mary F	, 19 72. <u><i>if Edua</i></u> Tha Smith	Smeth.
1.1	1 N	911	, l la +t	,
STATE	South Dakota Of CoecenxBox	355.	y. Afre	······
	County of FALL RIVER			
The foregoinday of TUADeb	ng instrument was acknowl ruary , 1972 , by	edged before me MARY EDN		
V HRyTchanis Witness my	ston expires St. ht.	2. 8×4, 197	5.	4
AUBLI,O		Leco	. Lumbi	Notary Public
H DA Statutory Acknowled	gmentIf by natural person or per	rsons here insert name	or names; if by person a cutor attorney-in-fact or	cting in representative o

Transamerica Title Insurance Co

A duly licensed and bonded abstracter, 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

day of

10th

February

, A.D., 19**72**

, at 8 o'clock A.M.

3 2 2

Transamerica Title Insurance Co

By Rich and B Selliams Authorized Signature

Transamerica Title Insurance Co

MESA COUNTY BRANCH 531 ROOD AVENUE GRAND JUNCTION, COLORADO



Abstract No. 79662

County of Mesa	10 P. Amie M. Sumotoper loj By BJOK 973 FAG
STATE OF COLORADO,)	Case No
County of MESA	IN THE DISTRICT COURT
IN THE MATTER OF	
URBY SMITH	
Plaintiff	
No. 9431 VB.	Certificate of Dismissal of Action
MADY PONA ONTOH THTH P	
MARY EDNA SMITH, LULU. E. FOREE and CLAUDE BAKER	
DEFENDAN	T
I. Ben O. Peters	
	in the State aforesaid, do hereby certify
hat in a certain cause of action lately pending in	a said Court, wherein
URBY SMITH	
February , A. D. 19.53., that t duly entered of record therein, dismissed at the c	ad in said Court on the <u>26th</u> day of the said above stated action was, by order of said Court costs of the said <u>parties</u>
TAXATER MUMAN MUM BANAS BANDA MARAN	
Sayah shokningona kyds wroc kipon	
ischer redar dagesiantik staastor on was staas	end: zliestezzezł.
ischy reconnectionals simples at thereby and ease to In Testimony When	nci disabaxed. reof, I have hereunto set my hand and affixed heret
ischy reconnectionals simples at thereby and ease to In Testimony When	end zliezbezgezi. reof, I have hereunto set my hand and affixed heret
is by responsed simples at the seal of said C	and disabanged. reof, I have hereunto set my hand and affixed heret Court at my office at Grand Junction, ^C o
is in Testimony When the seal of said C in the County an	nci disabaxed. reof, I have hereunto set my hand and affixed heret
is by responsed simples at the seal of said C	end dischergerd. reof, I have hereunto set my hand and affixed heret Court at my office at <u>Grand Junction</u> , <u>Col</u> ad State aforesaid, this <u>lst</u> day
is in Testimony When the seal of said C in the County an	and distate aforesaid, this

JUN 19 19/3 BOCK 998 FAGE 432 tate of Colorado) Jounty of Mesa 1 ss. Reception No.1.049193. Recorder. XX ROBERT G. WILSON and BERNADINE R. WILSON, whose address is Grand Junction State Documentary Fee County of Mesa , State of Date JUN 19 1973 Colorado \$ 40 , for the consideration of ten dollars and other valuable considerations, dollarsy 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 52. 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. \$4,000.00 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 #1049193 easements and rights of way of record. 1<u>5</u> Signed this 23rd day of , 1973 . Page whe <u>8</u>66 Robert G. Wilson Book X Demadene K. Welan Bernadine R. Wilson STATE OF COLORADO. 2:29 88. County of Mesa Time The foregoing instrument was acknowledged before me this 23rd day of May ,19 73, by Robert G. Wilson and Bernadine R. Wilson. NUN 1 9 1973 My sommission expires Yune 28, 1975 iness my hand and official seal. mul C. Pays Notary Public ment.—If by natural person or persons here insert name or names; if by person acting in representative or r as attorney-in-fact then insert name of person as executor attorney-in-fact or other capacity or descrip-of corporation then insert name of such officer or officers as the president or other officers of such cor-No. 897. Warranty Deed-Short Ferm-Sec. 118-1-13, C.H.S. 1963-Bradford Publishing Co., 1824-46 Stout Street, Denver, Colorado-9-72

State of Colorado DEC 2 6 1973 BOOK 1007 FAGE 146 2:10 Recorded at. County of Mesa 1 se. Reception No. 1059433 inston ymil Recorder A. CURTIS ROBINSON 1 whose address is Grand Junction 1000 1.1 State Documentary Fee County of Mesa 1994 , State of 0.2 Date DEC 2 6 1973 Colorado W , for the consideration of 45 TEN DOLLARS and other valuable consideration xixikary, 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 Grand Junction 53. County of Мева 1. ... , 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; 1.5 Strainformatic Contents #1059433 Ance Page 146 #4,5000 1007 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. Book 2:10 Time 127 Signed this day of December 19 73. Robinson STATE OF COLORADO. DEC 26 County of MESA The foregoing instrument was acknowledged before me this "Accember 12 ,19 73, by igy of A. Curtis Robinson. A contrastion expires 12/23/76 pony hand and official seal. m G. Sheford Signify Abinowledgment.—If by natural person official capacity or as attorney-in-fact then in tion: If by officer of corporation then insert a potation naming it. iotary Public 'E if by person acting in representative or ney-in-fact or other capacity or descrip-president or other officers of such cor-<u>ا آ</u> م No. 897. Warranty Deed -See. 218-1-18, C.R.S. 1963-Bradford Publishing Co., 1824-40 Stout Street, Denver, Colorado --4-78

Transamerica Title Insurance Co

A duly licensed and bonded abstracter, 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

entries numbered 51 53 That the foregoing -3to 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

85222

December

2:11 o'clock PM , A.D., 19 73 , at EXCRONCE MAK MI.

Transamerica Title Insurance Co

liams By Lichar KMF Authorized Signature





Transamerica Title Insurance Co

MESA COUNTY BRANCH 531 ROOD AVENUE GRAND JUNCTION, COLORADO

Abstract No.

BODX1COT FASECS . DEC 2 8 1973 State of Colorado) 4:37 .o'clock T.M. Recorded at.... County of Mesa 1 52. Dunator Recorder. 10 mil M. Reception No .. メ ROBERT G. WILSON and BERNADINE R. WILSON whose address is Grand Junction State Documentary rea County of Mesa , State of Date DEC 2 8 1973 Colorado , for the consideration of SI. 3 TEN DOLLARS and other valuable consideration collarsy in hand paid, hereby sell(3) and convey (x) to 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 54 of Grand Junction; 21912 with all its appurtenances, and warrant(s) the title to the same, subject to general property 4:39 Book 1007 Page 350 #1059589 taxes for the year 1973 and all subsequent years; subject to easements and rights of way appearing of record in Mesa County, Colorado. 127 Signed this day of December 1973 STATE OF COLORADO, 88. County of MESA Time The foregoing instrument was acknowledged before me this day of Dedember 12, 1973, by Robert G. Wilson and Bernadine R. My commission expires 12/23/76 DEC 28 1973 Winessmy hand and official seal. PUBLIC Stayn a. Shol u. Notary Public 2 CT CC Statutory Acknowledgment.-If by natural person or persons here insert name or names; if by person acting in representative or of ideal capacity or as atterney-in-fact then insert name of person as executor atterney-in-fact or other expansion of description; if by efficer of corporation then insert name of such officer or officers as the president or other efficers of such corporation naming it. No. 897. Warranty Deed-Short Form-Sec. 118-1-13, C.R.S. 1963-Bradford Publishing Co., 1824-46 Stout Street, Denver, Colorado -4-73

BODX 1007 FASE 250 . DIC 2 8 1973 4:39 o'clock P. M. Dimetri Recorder. State of Coloradol Recorded at ... County of Mesa 1 52. Reception No. 1059589 メ ROBERT G. WILSON and BERNADINE R. WILSON whose address is Grand Junction State Documentary rea County of Mesa , State of Date DEC 28 1973 Colorado , for the consideration of Ni SIL. 3. TEN DOLLARS and other valuable consideration collars; in hand paid, hereby sell(s) and convey(x) to 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 54 of Grand Junction; 21912 with all its appurtenances, and warrant(s) the title to the same, subject to general property Page 350 #1059589 taxes for the year 1973 and all subsequent years; subject to easements and rights of way appearing of record in Mesa County, Colorado. 127 day of Defember Signed this 1973 . 4:39 Book 1007 STATE OF COLORADO, -33 County of MESA Time The foregoing instrument was acknowledged before me this day of Dedember パス, 1973, by Robert G. Wilson and Bernadine R. Wilcon. MS tomin ssion expires 12/23/76 Witnessmy hand and official seal. 197. PUBLIC Stayn a. Sholf 2 0 0 S, 20 10 S Notary Public DEC Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or an attorney-in-fact then insert name of person as exceutor attorney-in-fact or other capacity or deteription; if by officer of corporation then insert name of such officer or officers as the president or other officers of such corporation naming it. No. 897. Warranty Deed-Short Form-Sec. 118-1-13, C.R.S. 1968-Bradford Publishing Co., 1824-46 Stout Street, Denver, Calorado -4-73 12

Transamerica Title Insurance Co

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

Bereby Certifies

54 That the foregoing -1entries numbered 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 Twentyseven (127) in the City of Grand Junction.

Dated this **31st**

day of

December

, A.D., 19 73 , at 8 o'clock A.M.

Transamerica Title Insurance Co Authorized Signature



Transamerica Title Insurance Co

By

MESA COUNTY BRANCH 531 ROOD AVENUE GRAND JUNCTION, COLORADO

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