

No. 12595.

No.

No.

No.

No.

No.

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# ABSTRACT OF TITLE

— TO —

Lot 18. Block 116,  
Grand Junction.

with Mrs. Gilbert Lindberg

Wm R & Katherine McKeever

---

Prepared by

**The Mesa County Abstract Co.**

GRAND JUNCTION, MESA CO., COLO.

ESTABLISHED 1895

INCORPORATED 1903

THE ONLY SET OF ABSTRACT BOOKS  
IN MESA COUNTY, COLORADO

No. 12595.



**THE MESA COUNTY**

**ABSTRACT COMPANY**

**GRAND JUNCTION, COLO.**

ESTABLISHED 1885.

INCORPORATED 1893.

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

**ABSTRACT OF TITLE**

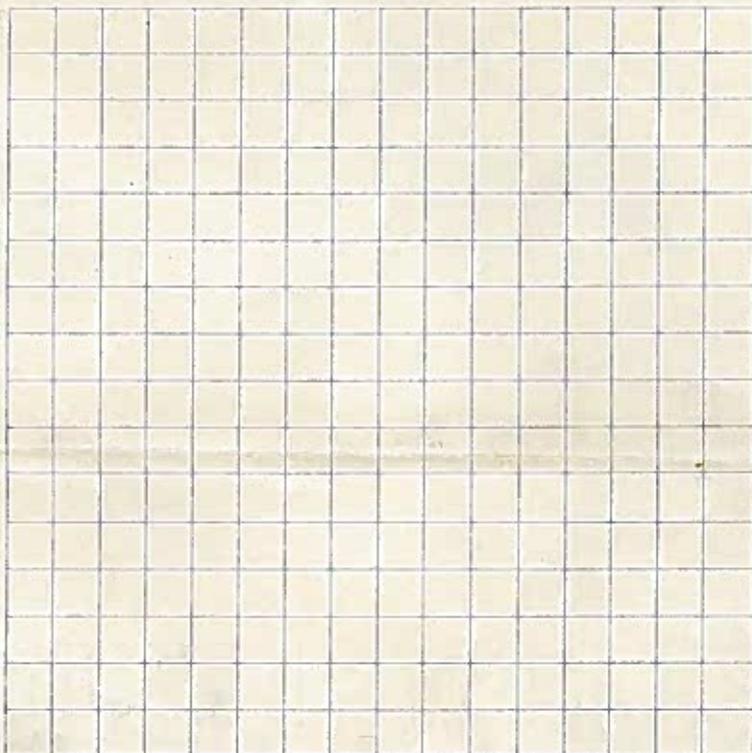
TO

25 ft. by 135.45'

LOT EIGHTEEN (18) IN BLOCK ONE HUNDRED AND  
SIXTEEN (116) IN THE CITY OF GRAND JUNCTION.

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.  $\frac{1}{4}$  N. W.  $\frac{1}{4}$  Section 23 in Township 1, S. R. 1, W. Ute P. M.

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

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)  
to  
The Grand Junction Town Company.

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.

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

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.

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)**



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. Bean, 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 116 of Grand Junction.

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

3  
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.

4  
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.

5  
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

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.

Book 7  
Page 345  
March 7, 1890  
8:40 a. m.

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.  $\frac{1}{4}$ , S. W.  $\frac{1}{4}$ , S.  $\frac{1}{2}$  N. E.  $\frac{1}{4}$  and W.  $\frac{1}{2}$  S. E.  $\frac{1}{4}$  Sec. 14 and N.  $\frac{1}{2}$  N. W.  $\frac{1}{4}$  Sec. 23, Twp. 1, S. R. 1 W. Ute Meridian 560 acres. Therefore gives and grants land above described.

6

The Grand Junction Town and Improvement Company

By George A. Crawford, President,

Thomas B. Crawford, Secretary,

(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:

Book 26  
Page 479  
June 12, 1889  
10:40 a. m.

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.

The Town of Grand Junction

(a corporation)

Plaintiff

vs.

The Grand Junction Town and Improvement Co.

(a corporation)

George A. Crawford and Henry C. Parsons, .

Defendants.

Notice of Les Pendens, in District Court, Mesa County. Object of action is to set aside, as a cloud upon title of the corporate authorities of Town of Grand Junction, two deeds, the first made March 16, 1883, by Thomas B. Crawford, Commissioner, and Charles F. Shanks, Mayor, and attested by P. H. Westmorland, Clerk and Recorder, and acknowledged, March 19, 1883,

before J. W. Boulden, Justice of the Peace of Mesa County, recorded April 9, 1883. Also to set aside, and remove as a cloud upon the title of the Corporate Authorities of Town of Grand Junction, deed, made February 18, 1884, by Thomas B. Crawford, Commissioner, and W. J. Miller, Mayor, acknowledged February 18, 1884, before Henry R. Rhone, Notary Public, Mesa County, Colorado, recorded February 19, 1884, the first of said Deeds being to the Grand Junction Town Company and the second of said deeds being to The Grand Junction Town and Improvement Company. Lands affected by this action are:

Lot 18 in Block 116 of Grand Junction (and other property)

Dated June 12, 1889.

(Signed) The Town of Grand Junction,

by Henry R. Rhone, Mayor.

(Seal) Attest: C. W. Baldwin, Recorder; Orson Adams, Jr., J. T. Sharp, McDonald Pardue, M. O. Whitehead, C. P. Bliss, Joseph Crosby, Trustees.

The Town of Grand Junction

vs.

The Grand Junction Town and Improvement Co.

George A. Crawford

Henry C. Parsons

Order of Dismissal, Placita of District Court, Mesa County, Colorado, July Term, 1889. On July 19, 1889, being one of the days of the July Term, following proceedings were had:

In this action, on application of the Plaintiff,

by its attorneys, it is ordered by the Court that this cause be, and the same is hereby dismissed at the cost of the said Plaintiff, without prejudice to a future action. Certified as a true copy of Order of Dismissal entered of record in said cause by Arthur P. Cook, Clerk of said Court, on the 22d day of July, 1889.

Book 23  
Page 485  
June 12, 1889  
8:30 a. m.

23-515  
July 22, 1889  
4:50 p. m.

8







#101585  
Book 152  
Page 146  
Sept. 27, 1911  
10:30 A M

Reuben E Starr, as  
Administrator of the  
Estate of John P Mitchell  
Deceased.  
to  
Mrs. M E Whitney.

**ADMINISTRATOR'S MORTGAGE.** This  
Indenture, Made this 23, day of Sept.  
A.D. 1911, by and between Reuben E  
Starr as Administrator of the Estate  
of John P Mitchell late of the County  
of Mesa and State of Colorado,  
deceased, party of the first part;  
and Mrs. M E Whitney of the said  
County of Mesa and State of Colorado

party of the second part; WITNESSETH, That Whereas, at the June  
1911 term, of the County Court in and for the County of Mesa  
in the State of Colorado and in a certain matter then pending  
in said Court in which the said Reuben E Starr as Administrator  
of the Estate of John P Mitchell, deceased, was petitioner in  
his petition praying for the Mortgaging of certain real estate  
of said John P Mitchell, deceased, the following Decree and  
Order was entered in said Court, to-wit:

In the Matter of the  
Estate of John P Mitchell  
Deceased. No. 726.

**DECREE FOR MORTGAGE OF REAL ESTATE.**

State of Colorado, )  
County of Mesa. ) ss  
In the County Court in Probate, June  
Term, A D 1911.

On this day comes Reuben E Starr, the Administrator of said  
Estate, in person and by his Attorney's Griffith and Watson,  
and this cause now coming on to be heard upon said  
Administrators petition for the Mortgage of the real estate of  
said decedent, or a portion thereof; and it now satisfactorily  
appearing to the Court from the records and files of said  
Court herein that an order was heretofore entered herein fixing  
July 24, 1911 as the day for the hearing upon said petition,  
and that the day and date of said hearing has heretofore been  
duly and regularly continued to this day; That a true copy  
of said order was duly mailed, properly stamped and addressed  
to each of the following named persons at their several  
addresses shown in said petition, to-wit: William A Mitchell,  
Mrs. Minerva T Young and Mrs. Margaret J Wilson, each of whom  
now is and at all times herein referred to has been a non-  
resident of the State of Colorado; that a true copy of said  
order was duly published in The Grand Junction News, a weekly  
newspaper of general circulation published in the City of Grand  
Junction in said Mesa County, for not less than 4 successive  
weeks as required by law, a copy of which published order with  
the publishers affidavit of publication thereto attached has  
been filed herein; and that said publication is regular and in  
due form of law. And the Court having examined the records  
of said Court in said Cause and having heard the testimony and  
examined the exhibits now here produced and taken in open Court  
and having duly considered the same finds that proper and legal  
grounds exist for the Mortgaging of the whole of the real  
estate hereinafter described (or so much thereof as may be  
necessary) for the purpose of paying and satisfying the  
indebtedness and claims allowed and to be allowed against said  
estate and the costs and expenses of administration including  
the 1910 taxes levied upon the property of said estate and also  
including the sum of money heretofore borrowed by said  
Administrator with which to pay the 1909 taxes upon said  
property; that the claims heretofore allowed against said  
estate amount to approximately Three hundred Dollars (\$300.00)  
with interest, that there is now due for the 1910 taxes upon  
said property approximately \$946.12; that said Administrator  
in order to pay said 1909 taxes and to save to said estate the  
interest penalties provided by law for delinquent taxes on  
December 1, 1910 borrowed the sum of \$853.99, which sum is now  
due, together with interest thereon at the rate of 10% per  
annum from December 1, 1910; that the total estimated costs and

(over)

expenses of administration herein is \$450.00; that it is necessary for said administrator to borrow the sum of \$2500.00 with which to pay said claims, indebtedness, costs and expenses of administration; and that it is for the best interests of said Estate and for all persons interested therein including the heirs at law of said decedent; that said Administrator borrow said sum of \$2500.00, upon the Mortgage security of all or part of the real property of said estate; and that said sum be borrowed for the period of not less than 2 years and that the rate of interest upon said loan shall be 8% per annum payable semi-annually; that said Administrator has duly executed and filed in this Court a Bond with good and sufficient surety conditioned for the faithful accounting for any and all sums received from such Mortgage in the penal sum of \$5000.00, said sum being twice the amount to be raised by said mortgage, which said bond is now hereby approved by the Court; That an inventory of the real and personal estate and an Appraisalment of the real and personal estate have been duly made and filed herein and approved by this Court' The Court further finds from the evidence herein that said Administrator was unable to make a sale of real estate herein pursuant to a Petition filed in this Court August 23, 1910, wherefore the order and decree for sale of real estate made upon said petition is hereby vacated and set aside. The Court further finds from the evidence herein that 8% per annum is the prevailing rate of interest for loans upon real estate security in Mesa County, Colorado, and that said rate is a reasonable rate herein; and that in said County of Mesa it is customary to pay a commission for procuring loans and that 2% of said sum of \$2500.00 is a reasonable commission to be allowed and paid by said Administrator for procuring the said loan of \$2500.00. And now the Court being fully and sufficiently advised in the premises, it is therefore, by virtue of the law and by reason of the findings aforesaid, considered, ordered, adjudged and decreed by the Court that said petitioner proceed at once as Administrator to borrow the sum of \$2500.00, and that as such Administrator he execute and deliver to the person lending said amount his negotiable promissory note therein and thereby promising to repay to the order of said lender the sum of \$2500.00 together with interest thereon from the date thereof, until paid at the rate of 8% per annum payable semi-annually, together with 10% for Attorney's fees if said note shall be collected by and Attorney; And it is further ordered that said Administrator proceed according to law to execute and deliver to such lender a Mortgage for the purpose of securing the prompt payment of said note, said Mortgage to convey all of the right, title and interest which the said John P Mitchell deceased, at the time of his death had in and to the real estate hereinafter described or so much thereof as may be necessary to enable said Administrator to borrow said \$2500.00, to-wit: **Lots 17, 18 and 19 in Block 129, City of Grand Junction, in Mesa County, Colorado, 2, Lot 18 and the E½ of Lots 19 and 20 in Block 116 in said City, 3, The South 50 feet of the North 75 feet of Lots 28, 29, 30, 31 and 32 in Block 123 in said City. 4, Lots 6, 7, 8, and 9 in Sec. 36 Twp. 1 S R 1 W of the Ute Meridian, 5, Lot 3 in Sec. 31, Twp. 1 S R 1 E of the Ute Meridian. 6, The E½ NE¼ NE¼ and SE¼ NE¼ of Sec. 31, Twp. 1 S R 1 E of the Ute Meridian.** It is further ordered by the Court that in no event shall the Petitioner herein either directly or indirectly be the Mortgagee in said Mortgage or be in anywise interested in said Mortgage, save as the Administrator of said Estate. And it is further ordered by the Court that immediately upon making a contract for such loan and mortgage, said Administrator report his action in the premises to this Court. And it is further ordered by this Court that this cause stand continued until the 18th day of September A D 1911 at 10:00 A M for hearing and

(over)

Action upon the report and for such other and further proceedings in the premises as may be necessary or proper. Done in open Court this 21st day of August, A.D. 1911. By the Court, Walter S Sullivan, Judge.

AND WHEREAS, In pursuance of such order and Decree, the said party of the first part did on September 22nd, A.D. 1911 enter into a certain agreement with the party of the second part for a loan to the party of the first part as Administrator of the sum of \$2,500.00, and did agree to execute and deliver to the party of the second part a Mortgage upon certain real estate the terms of which agreement and description of which real estate are more particularly mentioned and set forth in the report of said Administrator on file in this Court in the above entitled proceeding; and Whereas, on the 23 day of September A D 1911, said day being one of the regular days of the September A D 1911 Term of said Court, the party of the first part as such administrator submitted to said Court a Report relative to said loan and Mortgage so as aforesaid agreed upon, as required by law; and at said term on the day last aforesaid said report was ratified and confirmed by order of said Court and the said party of the first part as Administrator as aforesaid was authorized and directed to execute and deliver to the party of the second part his promissory note for the sum of \$2500.00, and to execute and deliver to the party of the second part a Mortgage upon said premises pursuant to the agreements and promises set forth in said report, which order is as follows, to-wit:

In the Matter of the  
Estate of John P  
Mitchell, deceased.

**ORDER CONFIRMING MORTGAGE OF REAL  
ESTATE.** State of Colorado, )  
County of Mesa. ) ss.

In the County Court in Probate.

Now on this day, the same being one of the regular days of the September Term, A D 1911, the above entitled matter having heretofore been continued until this day for hearing upon the report of the Administrator of said Estate setting forth his acts and doings in the matter of procuring a loan of \$2500.00 as Administrator of the said Estate and executing a Mortgage upon certain property of said Estate, described in the decree for mortgage of real estate herein, Reuben E Starr, the Administrator, appearing in person and by Griffith and Watson, his Attorney's. And thereupon this cause comes on to be heard upon said report, and it appearing to the satisfaction of the Court and the Court so finding that no objections are now here made or filed against said report and that the same is free from legal objection; that in procuring the loan and in making the promises and agreements set forth in said report the said Administrator has in all respects fully complied with the statute in such case made and provided and with the Order and Decree of this Court in the premises. It is therefore, by virtue of the law and by reason of the premises ordered, adjudged and decreed by the Court that said Report be and the same is hereby approved; And that the Agreement of the Administrator to Mortgage the premises in said Report mentioned and described, to-wit: All and singular Lots numbered 17, 18, and 19 in Block numbered 129, Lot 18 and  $\frac{1}{2}$  of Lots 19 and 20 in Block 116, and the South 50 feet of the North 75 feet of Lots numbered 28, 29, 30, 31 and 32 in Block 123, all in the City of Grand Junction, in the County of Mesa and State of Colorado, be and the same is hereby ratified, confirmed and approved; and the said Administrator is hereby authorized and directed immediately to execute and deliver the note and mortgage as set forth in said Report. Done in open Court on this 23rd day of September A D 1911. By the Court, Walter S Sullivan, County Judge.

(over)

NOW THEREFORE, This Indenture, Witnesseth, that the said party of the first part by virtue of the Order and Decree aforesaid and in consideration of the premises and in further consideration of the sum of \$2,500.00 to him as such Administrator in hand paid by the party of the second part, the receipt of which is hereby Acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain and convey unto the party of the second part, her heirs and assigns, the following described premises and property, to-wit: All and singular Lots numbered 17, 18, and 19 in Block 129, Lot numbered 18, and E $\frac{1}{2}$  of Lots numbered 19 and 20 in Block 116 and the South 50 feet of the North 75 feet of Lots numbered 28, 29, 30, 31 and 32 in Block 123, all in the City of Grand Junction in the County of Mesa and State of Colorado.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and also all of the estate, interest and claim whatsoever, either in law or in equity, which the said John P Mitchell, deceased, had in and to said premises at the time of his death. PROVIDED, always and these premises are upon this express condition that if the said party of the first part or the heirs at law of said John P Mitchell, deceased, their executors, administrators or assigns, shall well and truly pay or cause to be paid to the said party of the second part, her heirs, administrators, executors or assigns, the aforesaid sum of money with the interest thereon at the time and in the manner specified in the above mentioned promissory note according to the true intent and meaning thereof, then these presents and everything herein expressed shall be absolutely null and void; and the said party of the first part, as Administrator as aforesaid, does hereby stipulate, covenant and agree to and with the party of the second part that he, the said party of the first part as such Administrator and the heirs at law of said John P Mitchell, deceased, will in due season pay all taxes and assessments on said premises and at the request of the legal holder of said note will keep the buildings that may at any time be on said premises, during the continuance of said indebtedness insured in said Company or Companies as the said holder of said note may from time to time direct for such sum or sums as such Company or Companies will insure for, and will assign and deliver the policy or policies of insurance to the holder of said indebtedness as further security for the payment thereof; and that in case of refusal or neglect of the party of the first part or of said heirs at law thus to insure or assign or deliver the policies of insurance or to pay such taxes or assessments, then the holder of said note may procure such insurance or pay such taxes or assessments and all moneys thus paid with interest thereon at 8% per annum shall become so much additional indebtedness secured by this Mortgage and shall be paid out of the proceeds of any foreclosure sale hereunder; and that in case of default in the payment of said note or the interest thereon according to the tenor and effect of said note, or in case of the breach or violation of any of the covenants or agreements herein by the party of the first part or by said heirs at law then and in that event the whole of said principal sum secured by said Mortgage and interest thereon from the time of foreclosure sale hereunder may at once at the option of the legal holder of said note become due and payable, anything herein or in said note contained to the contrary notwithstanding, and this mortgage may then be immediately foreclosed to pay the same by the said party of the second part, her heirs, executors, administrators or assigns and that in the execution hereof the said party of the first part has in all respects complied with the Order and Decree aforesaid and with the directions of the law in such case made and provided. IN WITNESS WHEREOF, the said party of the first part as such Administrator aforesaid has hereto set his hand and seal

(over)



#106976  
Book 184  
Page 41  
May 2, 1912  
11:00 A. M.

State of Colorado, )  
County of Mesa. )SS.

IN THE COUNTY COURT IN PROBATE.  
March Term A.D.1912.

In The Matter of the  
Estate of John P. Mitchell  
Deceased.

**ORDER ON FINAL SETTLEMENT AND DECREE  
OF HEIRSHIP.**

Now on this 7th day of  
May A.D.1912, the same being one of  
the regular juridical days of said

term, comes Reuben E. Starr, the Administrator of said Estate, in person and by his Attorneys, Griffith & Watson, and also comes Margaret J. Wilson, one of the heirs at law of said decedent, by her Attorney N. C. Miller, Esq., and also comes William A. Mitchell, one of the heirs at law of said decedent, by his Attorney John A. Clark, Esq., and the said Administrator thereupon files his final report and account herein and asks that the same be approved and distribution be made among the heirs at law of said decedent as required by law. And it appearing from the affidavit of the Publisher of the Grand Junction News, a Weekly Newspaper of general circulation published in said County, that notice has been given to the creditors and to all persons interested in the matters of said estate now to come before this Court that a final report would be presented to this Court on the 6th day of May A.D.1912, and an order of distribution made, by publication of notice to that effect in said newspaper for four consecutive weeks, as required by order of this Court, which said hearing was regularly continued to this day, and no one appearing to make objections to said account and report of said Administrator, and the Court having fully examined the same, it is therefore, ordered that said account and report be and the same is hereby approved. And it appearing to the Court that said Administrator has paid in full all costs of administration and all claims against said Estate of every class; and that he has properly accounted for all property and moneys that have come into his hands as such administrator. AND IT further appearing that the following property, to-wit: 1 cook stove, 1 linoleum and carpets and 1 lawn mower in or at the dwelling house on the corner of ninth and Ute have not been sold and are in the hands of said administrator; And it further appearing that said Administrator has been unable to collect the following accounts, to-wit: From Quince Hutton balance of account for rent, amounting to \$162.00 and from J. W. Cowden balance due on \$200.00 promissory note of \$101.15 with interest. It is therefore, ordered that said Cook stove, linolium, carpets and lawn mower be by said Administrator delivered and turned over to said heirs at law hereinafter named and that the note and accounts be by said administrator duly assigned, transferred and delivered to the said heirs at law. It is further ordered by the Court that the said Administrator be and he is hereby fully and finally discharged from further services herein as such administrator and that the sureties on his official bond as such administrator be and they are hereby released. AND thereupon the matter of the ascertainment and determination of the heirs at law of said decedent came on regularly to be heard upon the Petition of the said William A Mitchell pursuant to the orders of this Court heretofore entered herein and it appearing to the Court from the records and files herein that notice of this hearing has been regularly published according to law as evidenced by the affidavit of the publisher of The Grand Junction News filed herein. And thereupon, the Court having received and heard the testimony and proofs introduced herein and having considered the same and being sufficiently advised in the premises doth **FIND, ASCERTAIN AND DETERMINE** that said decedent died on or about July 2, 1910 and that at and prior to the date of his death said decedent was a resident of said County of Mesa and that said decedent died intestate and at the time of his said death he was the owner



No. 22131  
" 23252  
" 24083

25074

*Trumbull*  
*McKelvey*

---

# ABSTRACT OF TITLE

TO

Lots 16 and 17 in Block 116 in the

City of Grand Junction, Mesa County,

Colorado.

---

Prepared By

**The Mesa County Abstract Co.**

ROOM 101, COUNTY COURT HOUSE  
GRAND JUNCTION, MESA COUNTY, COLORADO

Established 1885

Incorporated 1893

**THE ONLY SET OF ABSTRACT BOOKS  
IN MESA COUNTY, COLORADO**

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SENTINEL Press

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40

(23)

Geo. J. D. Williams, Public Trustee )  
OF MESA COUNTY, COLO. -TO- )  
John E. Stull and Jennie )  
M. Stull. )  
RELEASES: LOT 17 IN BLOCK 116 IN THE CITY OF GRAND JUNCTION,  
IN MESA COUNTY, COLORADO. FROM TRUST DEED DATED DEC. 14,  
1900, RECORDED DEC. 17, 1900 IN BOOK 67 AT PAGE 278,  
GIVEN TO SECURE TO MARION O. DELAPLAIN PAYMENT OF ONE NOTE.  
NOTE PAID.  
ACK. DEC. 1, 1902 BY GEO. J. D. WILLIAMS, PUBLIC TRUSTEE  
OF MESA COUNTY, COLORADO, BEFORE J. B. MANN, COUNTY CLERK OF  
MESA COUNTY, COLORADO. (CO. CLK. SEAL) BOOK 85, PAGE 120.

\*\*\*\*\*

41

(24)

William E. Bevier and Loretta J. )  
Bevier. )  
-TO- )  
Edwin G. Connelly and Geraldine )  
G. Connelly. )  
WARRANTY DEED.  
DATED AUG. 23, 1926. )  
FILED AUG. 24, 1926. ) 1.10  
P.M. \$1000.00

CONVEYS: LOTS 16 AND 17 IN BLOCK 116 IN THE CITY OF GRAND  
JUNCTION, IN MESA COUNTY, COLORADO.  
EXCEPT AS TO TAXES ASSESSED IN THE YEAR 1926 DUE IN 1927  
AND ALL TAXES THEREAFTER.  
ACK. AUG. 23, 1926 BY WILLIAM E. BEVIER AND LAURETTA J.  
BEVIER, BEFORE HORACE T. DELONG, A NOTARY PUBLIC OF MESA  
COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES DEC. 8, 1926.  
BOOK 289, PAGE 351.

\*\*\*\*\*

42

(25)

Edwin G. Connelly and Geraldine )  
G. Connelly. )  
-TO- )  
The Public Trustee of Mesa County, )  
Colorado, for use of the Valley )  
Building and Loan Association. )  
TRUST DEED.  
DATED MAY 12, 1927. )  
FILED MAY 14, 1927. ) 3.45  
P.M. \$1.00

CONVEYS: LOTS 16 AND 17 IN BLOCK 116 IN THE CITY OF GRAND  
JUNCTION, IN MESA COUNTY, COLORADO. GIVEN TO SECURE THEIR  
NOTE BEARING EVEN DATE HERewith PAYABLE ON OR BEFORE NINE  
YEARS AFTER DATE FOR THE PRINCIPAL SUM OF \$400.00, WITH  
INTEREST FROM DATE UNTIL PAID AT 85 CENTS PER MONTH ON EACH  
\$100.00 OF SAID PRINCIPAL SUM, PAYABLE MONTHLY ON OR BEFORE  
THE THIRD TUESDAY OF EACH AND EVERY MONTH IN ADVANCE,  
TOGETHER WITH DUES, FINES AND OTHER CHARGES AS THEREIN  
PROVIDED.  
ACK. MAY 14, 1927 BY EDWIN G. CONNELLY AND GERALDINE  
G. CONNELLY, BEFORE ANNA M. WAGLER, A NOTARY PUBLIC OF MESA  
COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES MARCH 3, 1928.  
BOOK 302, PAGE 75.

\*\*\*\*\*

THE COLORADO ABSTRACT AND TITLE COMPANY HEREBY CERTIFIES  
THAT THE FOREGOING (CONSISTING OF SIX ENTRIES, NUMBERED  
FROM 20 TO 25 INCLUSIVE) IS A FULL AND COMPLETE ABSTRACT  
OF EACH AND EVERY INSTRUMENT OF RECORD OR ON FILE IN THE  
OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY,  
COLORADO, IN ANY MANNER AFFECTING OR RELATING TO THE PREMISES  
DESCRIBED IN THE CAPTION OF THIS CONTINUATION, SUBSEQUENT  
TO APRIL 16, 1900 AT 5 P.M.  
DATED AT GRAND JUNCTION, COLORADO, MAY 14, 1927 AT 3.46 P.M.

THE COLORADO ABSTRACT AND TITLE COMPANY

*Ernest Leaverton*  
PRESIDENT.

ABSTRACT OF TITLE

To

LOTS 16 AND 17 IN BLOCK 116 IN THE CITY OF GRAND JUNCTION,  
IN MESA COUNTY, COLORADO,  
FROM DATE MAY 14, 1927 AT 3.46 P.M.

(26)

43  
A. SCOTT MCKINNEY, PUBLIC TRUSTEE OF MESA COUNTY, COLO.,  
- TO -  
EDWIN G. CONNELLY AND GERALDINE G. CONNELLY. )  
RELEASE DEED.  
DATED MAY 28, 1927.  
FILED MAY 28, 1927, 10.55 AM  
\$2.00

CONVEYS: LOTS 16 AND 17 IN BLOCK 116 IN THE CITY OF GRAND JUNCTION, IN MESA COUNTY, COLORADO, FROM TRUST DEED DATED MAY 12, 1927, RECORDED MAY 14, 1927 IN BOOK 302 AT PAGE 75, GIVEN TO SECURE TO THE VALLEY BUILDING AND LOAN ASSOCIATION PAYMENT OF THEIR NOTE. NOTE PAID.

ACK. MAY 28, 1927 BY A. SCOTT MCKINNEY, PUBLIC TRUSTEE OF MESA COUNTY, COLORADO, BEFORE VIRGINIA WALLACE MCKINNEY, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES AUG. 27, 1929. BOOK 301, PAGE 301.

(27)

44  
EDWIN G. CONNELLY AND GERALDINE G. CONNELLY.  
- TO -  
HELEN M. FARNHAM AND EUNICE F. FARNHAM. )  
BILL OF SALE.  
DATED AUG. 18, 1927.  
FILED AUG. 18, 1927, 4.16 PM  
\$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATIONS.  
CONVEYS: THE TWO STORY, SHINGLE ROOF, FRAME DWELLING HOUSE COMPLETE WITH FURNACE, THE HOUSE TO BE REMOVED BY OCT. 1, 1927. LOCATED AT 125 SOUTH 7TH ST. ON LOT 17 BLOCK 116, GRAND JUNCTION, COLORADO.  
BOOK 294, PAGE 499.

(28)

45  
EDWIN G. CONNELLY.  
- TO -  
GERALDINE G. CONNELLY. )  
WARRANTY DEED.  
DATED NOV. 5, 1928.  
FILED NOV. 5, 1928, 9.45 A.M.  
\$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATIONS.  
CONVEYS: AN UNDIVIDED ONE-HALF INTEREST IN AND TO LOTS 16 AND 17 IN BLOCK 116 IN THE CITY OF GRAND JUNCTION, IN MESA COUNTY, COLORADO.  
ACK. NOV. 5, 1928 BY EDWIN G. CONNELLY, BEFORE VICTOR C. GARMS, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES APRIL 16, 1929. BOOK 303, PAGE 525.

THE COLORADO ABSTRACT AND TITLE COMPANY HEREBY CERTIFIES THAT THE FOREGOING (CONSISTING OF THREE ENTRIES, NUMBERED FROM 26 TO 28 INCLUSIVE) IS A FULL AND COMPLETE ABSTRACT OF EACH AND EVERY INSTRUMENT OF RECORD OR ON FILE IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO, IN ANY MANNER AFFECTING OR RELATING TO THE PREMISES DESCRIBED IN THE CAPTION OF THIS CONTINUATION, SUBSEQUENT TO MAY 14, 1927 AT 3.46 P.M.  
DATED AT GRAND JUNCTION, COLORADO, MARCH 25, 1930 AT 8.00 A.M.

THE COLORADO ABSTRACT AND TITLE COMPANY

*Ernest Leaverton*  
PRESIDENT.

CONTINUATION OF ABSTRACT OF TITLE To Lots 16 and 17 in Block 116 in the City of Grand Junction in Mesa County, Colorado, **subsequent** to March 25th., 1930, at 8:00 o'clock A. M.

-0-

#251752 Book 315 Page 539 Mar.25,1930 3:00 P.M.	Geraldine G. Connely, To Henry L. Price,	WARRANTY DEED. Mar.25,1930. \$1.00 Conveys:- <b>Lots 16 and 17 in Block 116 in the City of Grand Junction, Mesa County, Colorado.</b> Acknowledged Mar.25,1930, before Anna M. Wagler, Notary Public of Mesa County, Colorado. (N.P.Seal) Commission expires Mar.3,1932.
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(46)

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#36446 Book 27 Page 109	Treasurer of Mesa County, To Mesa County.	TAX SALE. Dec.17,1931. \$68.90 Sold:- <b>Lots 16 and 17 in Block 116, Crd. Jct.</b>
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(47) REDEEMED Dec.27,1935, by Henry L. Price by The Modern Building & Loan Assn.

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#302631 Book 350 Page 375 Dec.21,1935 8:40 A.M.	Henry L. Price, Beatrice V. Price, To Public Trustee, Mesa County, Colorado, for the use of The Modern Building and Loan Association, A Corporation.	TRUST DEED. Dec.12,1935. \$1.00 Conveys:- <b>Lots 16 and 17 in Block 116 of the City of Grand Junction, Mesa County, Colorado,</b> and other property; including all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or used in con- nection 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 cor- poration, for the sum of \$700.00, with interest at 8% per annum. Monthly install- ments of \$13.50 or more shall be payable on or before the 20th. day of each and every month until paid, beginning Jan.20,1936, and shall be applied first to the payment of interest on the unpaid principal of said indebtedness, and the balance as dues on seven monthly reduction loan shares evidenced by Certificate No. 110, and assigned to said Association as additional security. Monthly payments paid a- dues on said shares shall be applied monthly in the reduction of said principal sum and shall be computed monthly on the unpaid balance of said indebtedness. To create a reserve fund, parties of the first part also agree to pay, concurrently with the above required monthly payments on note, 1/12 of the sum of the annual taxes assessed on said real estate, estimated to be \$6.50 per month, and if the fund thus created is not sufficient to pay accruing taxes, first party agrees to increase such monthly payments or to pay any deficiency on demand. Extra pay- ments may be made at any time and interest will be charged only on the unpaid bal- ance; 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. (Granting clause recites, "Henry L. Price and Beatrice V. Price, hus- band and wife). Acknowledged Dec.20,1935, before Lettie B. Holmgrain, Notary Public of Mesa County, Colorado. (N.P.Seal) Commission expires July 11,1937.
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(48)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Three (3) entries numbered from 46 to 48, inclusive, is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of Mesa County Colorado, in any manner affecting or relating to the real property described in the caption to this continuation **subsequent** to March 25th., 1930, at 8:00 o'clock A. M.

Dated at Grand Junction, Mesa County, Colorado, this December 31st., A. D. 1935, at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY J. H. Reeme  
 Manager.





THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Three (3) entries, numbered from 51 to 53, inclusive, is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the real property described in the caption to this continuation, **subsequent** to March 18th., 1938 at 8:00 o'clock A. M.

Dated at Grand Junction, Mesa County, Colorado, this December 29th., A. D. 1939  
at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY L. W. Reame  
Manager.

CONTINUATION OF ABSTRACT OF TITLE To Lots 16 and 17 in Block 116 in the City of Grand Junction, Mesa County, Colorado, subsequent to December 29th., 1939, at 8:00 o'clock A. M.

-0-

#398190 Henry L. Price, Beatrice V. Price,  
Book 401 Price,  
Page 11 To  
May 22, 1942, Public Trustee, Mesa County, Colorado, for the use of  
12:12 P.M. The Modern Building and Loan Association.  
(54)

TRUST DEED. May 19, 1942. \$1050.00  
Conveys:-Lots 16 and 17 in Block 116 in the City of Grand Junction, Mesa County, Colorado, and other lots, together with all improvements thereon, 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 for the sum of \$1050.00, with interest at 8% per annum. Monthly installments of \$18.50 or more shall be payable on or before the 20th. day of each and every month hereafter until said amount and interest thereon is fully paid, and other provisions. Acknowledged May 20th., 1942, before Lettie B. Holmgren, Notary Public of Mesa County, Colorado. (N. P. Seal). Commission expires June 21st., 1945.

#398291 Burrell C. Reynolds, Public Trustee of Mesa County, Colorado,  
Book 404  
Page 298 To  
May 26, 1942 Henry L. Price, Beatrice V. Price.  
3:55 P.M.  
(55)

RELEASE DEED. May 26, 1942. \$2.00  
Releases:-Lots 16 and 17 in Block 116 in the City of Grand Junction, Mesa County, Colorado, and other lots; together with all improvements thereon, 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 Dec.15,1939, recorded Dec.15,1939, in Book 385 at page 299 of said Mesa County records. Given to secure The Modern Building and Loan Association payment of one note. NOTE PAID. Acknowledged May 26th., 1942, before Virginia O. Wallace, Notary Public of Mesa County, Colorado. (N. P. Seal) Commission expires Mar.13,1946.

THE MESA COUNTY ABSTRACT COMPANY HEREBY CERTIFIES that the foregoing, consisting of Two (2) entries numbered 54 and 55, 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 December 29th., 1939, at 8:00 o'clock A. M.

Dated at Grand Junction, Mesa County, Colorado, this May 27th., A. D. 1942, at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY L. A. Reame  
Manager.



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# Abstract of Title.

FOR

*John. Still*

OF

*Grand Junction = Colo*

*Lot Numbered 16"*

*Block Numbered 116*  
*of Grand. Jet = Colo*

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PREPARED BY

**The Mesa County  
Abstract Company.**

**Grand Junction,**

**Mesa County, - - Colorado.**

Fees *5.95*

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GRAND JUNCTION NEWS PRINT.

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30  
31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50  
51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70  
71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90  
91 92 93 94 95 96 97 98 99 100

ABSTRACT OF TITLE TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN MESA COUNTY, COLORADO, TO-WIT:

-----  
Lot Numbered Sixteen (16) in Block Numbered One Hundred and Sixteen (116) of The Town of Grand Junction.  
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---

No. 1

*Instrument:* **ARTICLES OF INCORPORATION.**

*Date,* October 13th, 1881.

*Acknowledged,* October 13th, 1881.

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

*Recorded,* Book 20, Page 375.

---

**THE STATE OF COLORADO**

TO

**THE GRAND JUNCTION TOWN COMPANY**

Of Mesa County, Colo.

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

---

No. 2

*Instrument:* **AMENDED ARTICLES OF INCORPORATION.**

*Date,* December 6th, 1883.

*Acknowledged,* December 6th, 1883.

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

*Recorded,* Book 14, Page 214.

---

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

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No. 3

*Instrument:* **U. S. RECEIPT.**

*Date,* December 6th, 1882.

*Consideration,* \$800.00.

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

*Recorded,* Book 10, Page 4.

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**U. S. RECEIVER**  
TO  
**CHARLES F. SHANKS,**

**Mayor of Grand Junction,**

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

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No. 4

*Instrument:* **PLAT.**

*Date, March 27th, 1882.*

*Acknowledged, March 27th, 1882.*

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

*Recorded, Book 1 of Plats, Page 1.*

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**THE GRAND JUNCTION TOWN AND IMPROVEMENT CO.**

**TO**

**THE PUBLIC,**

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

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No. 5

*Instrument:* **AN ORDINANCE.**

*Date, October 30th, 1882.*

*Consideration, . . . . . \$*\_\_\_\_\_

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

*Recorded, Book 10, Page 297.*

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**THE TOWN OF GRAND JUNCTION**

TO

**THOMAS B. CRAWFORD,**

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

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No. 6

Instrument: **DEED.**

Date, March 16th, 1883.

Consideration, - - - - \$1,500.00.

Acknowledged March 19, 1883.

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

Recorded, Book 7, Page 3.

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**The Corporate Authorities of the Town of Grand Junction,**

—BY—

**THOMAS B. CRAWFORD, Commissioner,**

**and CHAS. F. SHANKS, Mayor.**

—TO—

**THE GRAND JUNCTION TOWN COMPANY,**

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

(Continued on next page.)

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No. 7

Instrument: **PATENT.**

Date, February 19th, 1890.

Consideration, . . . . . \$ \_\_\_\_\_

Filed for record, March 7th, 1890, at 8:40  
o'clock A. M.

Recorded, Book 7, Page 345.

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**THE UNITED STATES**

TO

**CHARLES F. SHANKS,**

Mayor of Grand Junction,

In trust for the several use and benefit of the  
occupants of the Townsite of Grand Junc-  
tion :

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

No. 8

Instrument Warranty Deed

Date March 26th 1883

Consideration \$ 880.00

Acknowledged March 26th 1883

Filed for record March 26th 1883

at 3.00 o'clock P. M.

Recorded Book 16 Page 17

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The Grand Junction Town Co

To

M B Van Horn.

---

Lot Numbered 16 in Block Numbered 116 of Grand Junction.

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No 9

Instrument Warranty Deed

Date Jany 16th 1885

Consideration \$ 1.00

Acknowledged Jany 16th 1885

Filed for record Sept 21st 1885

at 2.40 o'clock P M.

Recorded Book 13 Page 110

M B Van Horn.

To

W L Van Horn.

Lot Numbered 16 in Block Number-  
ed 116 of Grand Junction.

No. 10

Instrument Warranty Deed

Date March 28th 1888

Consideration \$ 200.00

Acknowledged March 28th 1888

Filed for record March 28th 1888

at 8.00 o'clock A M.

Recorded Book 24 Page 125

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W L Van Horn.

To

M B. Van Horn.

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Lot Numbered 16 in Block Numbered  
ed 116 of Grand Junction.

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No. //

Instrument Trust Deed

Date April 3rd 1888

Consideration \$ 1500.00

Acknowledged April 3rd 1888

Filed for record April 5th 1888

at 8.00 o'clock A M.

Recorded Book 18 Page 38

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M B Van Horn.

To

D P Kingsley Trustee  
use of  
N S Heerd.

R 12414

-----  
Lot Numbered 16 in Block Number-  
ed 116 of Grand Junction, and  
other lots.  
-----

No 121

Instrument Release Deed

Date November 29th 1889

Consideration \$ 1.00

Acknowledged November 29th 1889

Filed for record Feby 24th 1890

at 10.55 o'clock A M.

Recorded Book 4 Page 485

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Albert H Weber Successor in  
Trust.

To

M B Van Horn.

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Releasing Trust Deed in Book  
18 Page 38 on the Lot 15 Block  
116 of Grand Junction, and  
other lots.

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No 13

Instrument Quit Claim Deed

Date March 18th 1895

Consideration \$ 200.00

Acknowledged March 18th 1895

Filed for record March 18th 1895

at 8.00 o'clock A M.

Recorded Book 2 Page 504

M B Van Horn.

To

A M Van Horn.

Lot Numberd 16 in Block Numbered  
116 of Grand Junction.

No 14

Instrument Release Deed

Date March 17th 1898

Consideration \$ 1.00

Acknowledged March 17th 1898

Filed for record March 17th 1898

at 11.00 o'clock A M.

Recorded Book 60 Page 278

C H Wallis Sheriff of Mesa  
County & Successor in Trust

To

M B Van Horn.

Releasing Trust Deed in Book 18

page 38 on Lot Numbered 16 in

Block Numbered 116 of Grand

Junction, and other lots.

Trustee is Absent from County  
and State.

Instrument Tax Sale

Date Dec 26th 1898

Consideration \$ 10.25

Acknowledged

Filed for Record

at o'clock M.

Recorded Book H Page 24

The Treasurer of Mesa County

To

Jessie H Garver.

The same lot as described in  
the Caption to this Abstract.

Redeemed March 24th 1900 by

John E Stull.

No 16

Instrument **Warranty Deed**

Date **March 2nd** 1900

Consideration \$ **250.00**

Acknowledged **March 22nd** 1900

Filed for Record **March 24th** 1900

at **3.10** o'clock **P** M.

Recorded Book **71** Page **182**

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**A M Van Horn**

**To**

**John E Stull.**

---

**The same land as described in  
the Caption to this Abstract.**

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No 17

Instrument Trust Deed

Date April 13th 1900

Consideration \$ 500.00

Acknowledged April 16th 1900

Filed for Record April 16th 1900

at 3.35 o'clock P M.

Recorded Book 72 Page 16

John E Stull & Jennie M Stull

To

Mesa County Public Trustee  
use of  
The Fidelity Savings Asson.

The same lot as described in  
the Caption to this Abstract.

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of -17- entries) is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the caption, or any part thereof, or the title thereto.

Dated at Grand Junction, Colorado, this 16th day of April = 1900  
1899 at 5<sup>00</sup> P.M.

The Mesa County Abstract Company,

By

W. H. Boyer  
Mgr

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# Abstract of Title.

FOR

*John E. Stull*  
OF  
*Grand Jet " Colo.*

*Lot 17 Block 116 of*  
*Grand Jet = Colo*

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PREPARED BY

**The Mesa County  
Abstract Company.**

**Grand Junction,**

**Mesa County, - - Colorado.**

Fees. *\$6.85*

10 10 10 10 10 10 10 10 10 10 10 10 10 10 10

10 10 10 10 10 10 10 10 10 10 10 10 10 10 10

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ABSTRACT OF TITLE TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN MESA COUNTY, COLO) RADO, TO-WIT:

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Lots Numbered Seventeen (17) in Block Numbered One Hundred and Sixteen (116) of the Town of Grand Junction, Colorado.

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No. 18

*Instrument:* **ARTICLES OF INCORPORATION.**

*Date,* October 13th, 1881.

*Acknowledged,* October 13th, 1881.

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

*Recorded,* Book 20, Page 375.

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**THE STATE OF COLORADO**

TO

**THE GRAND JUNCTION TOWN COMPANY**

Of Mesa County, Colo.

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

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No. 2 19

*Instrument:* **AMENDED ARTICLES OF INCORPORATION.**

*Date,* December 6th, 1883.

*Acknowledged,* December 6th, 1883.

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

*Recorded,* Book 14, Page 214.

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

No. 3

20

**Instrument: U. S. RECEIPT.**

*Date, December 6th, 1882.*

*Consideration, \$800.00.*

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

*Recorded, Book 10, Page 4.*

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**U. S. RECEIVER**

TO

**CHARLES F. SHANKS,**

*Mayor of Grand Junction,*

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

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No. 4 21

*Instrument:* **AN ORDINANCE.**

*Date,* October 30th, 1882.

*Consideration,* . . . . . \$\_\_\_\_\_

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

*Recorded,* Book 10, Page 297.

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**THE TOWN OF GRAND JUNCTION**

**TO**

**THOMAS B. CRAWFORD,**

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

No. 5 ✓✓

Instrument: **PLAT.**

Date, *March 27th, 1882.*

*Acknowledged, March 27th, 1882.*

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

*Recorded, Book 1 of Plats, Page 1.*

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**THE GRAND JUNCTION TOWN AND IMPROVEMENT CO.**

TO

**THE PUBLIC,**

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

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No. 6

v3

Instrument: **DEED.**

Date, March 16th, 1883.

Consideration, - - - - \$1,500.00.

Acknowledged March 19, 1883.

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

Recorded, Book 7, Page 3.

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**The Corporate Authorities of the Town of Grand Junction,**

—BY—

**THOMAS B. CRAWFORD, Commissioner,**

**and CHAS. F. SHANKS, Mayor.**

—TO—

**THE GRAND JUNCTION TOWN COMPANY,**

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

(Continued on next page.)

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No. 7

24

Instrument: **PATENT.**

Date, February 19th, 1890.

Consideration, . . . . . \$ \_\_\_\_\_

Filed for record, March 7th, 1890, at 8:40  
o'clock A. M.

Recorded, Book 7, Page 345.

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**THE UNITED STATES**

TO

**CHARLES F. SHANKS,**

Mayor of Grand Junction.

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

The northwest quarter, the southwest quarter, the south half of the northeast quarter, and the west half of the southeast quarter of section 14, and the north half of the northwest quarter of section 23, all in township 1 south of range 1 west of the Ute Meridian.

No. 8

25

Instrument, Tax Sale

Date, June 20th 1885

Consideration, \$ 9.72

Acknowledged,

Filed for Record,

at o'clock, M.

Recorded Book D, Page 7

SUN STEAM PRINT

The Treasurer of Mesa County

To

Mesa County.

The same lot as described in the Caption to this Abstract, and other lot.

Redeemed July 6th -1887.

No. 9 26

Instrument, Tax Sale

Date, June 21st 1886

Consideration, \$ 18.00

Acknowledged,

Filed for Record,

at o'clock, M.

Recorded Book E, Page 56

SUN STEAM PRINT

The Treasurer of Mesa County

To

Mesa County.

The same lots as described in the Caption to this Abstract, and other lots.

Redeemed July 6th -1887

No. 10 27

Instrument, Tax Sale

Date, June 21st 1887.

Consideration, \$ 7.46

Acknowledged,

Filed for Record,

at o'clock, M.

Recorded Book F, Page 22

SUN STEAM PRINT

The Treasurer of Mesa County

To

Mesa County.

The same lot as described in  
the Caption to this Abstract,  
and other lots.

Redeemed July 6th -1887.

No. 11 28

Instrument, Lis pendens

Date, June 12th 1889

Consideration, \$ \_\_\_\_\_

Acknowledged, \_\_\_\_\_

Filed for Record, June 12th 1889

at 8.30 o'clock, A M.

Recorded Book 33, Page 485

SUN STEAM PRINT

The Town of Grand Junction

VS

The Grand Junction Town and  
Improvement Company.

-----

The same lot as described in  
the Caption to this Abstract,  
and other lots.

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No. 12 29

Instrument, Trust Deed

Date, June 12th 1889

Consideration, \$ 50,583,89

Acknowledged, June 12th 1889

Filed for Record, June 12th 1889

at 10.40 o'clock, A M.

Recorded Book 26, Page 479

SUN STEAM PRINT

The Grand Junction Town and Improvement Company.

To

214

Thomas B Crawford Trustee

The same lot as described in the Caption to this Abstract, and other lots.

No. 13 30

Instrument, Dismissal

Date, July 19th 1889

Consideration, \$ \_\_\_\_\_

Acknowledged, \_\_\_\_\_

Filed for Record, July 22nd 1889

at 4.50 o'clock, P M.

Recorded Book 23, Page 515

SUN STEAM PRINT

The Town of Grand Junction.

To

The Grand Junction Town and  
Improvement Company.

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Dismissing suit of The ~~####~~  
Town of Grand Junction -VS -  
The Grand Junction Town and  
Improvement Company on the  
same lots as described in the  
Caption to this Abstract, and  
other lots.

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No. 14 31

Instrument, Release Deed

Date, June 11th 1892

Consideration, \$ 1.00

Acknowledged, June 11th 1892

Filed for Record, June 11th 1892

at 10.45 o'clock, A M.

Recorded Book 34, Page 373

SUN STEAM PRINT

Thomas B Crawford Trustee

To

The Grand Junction Town and Improvement Company.

-----  
Releasing Trust Deed in Book  
26 Page 479 on the same lot  
as described in the Caption  
to this Abstract, and other  
lots.  
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No. 15-32 ✓

Instrument, Tax Sale

Date, December 5th 1899

Consideration, \$ 9.05

Acknowledged,

Filed for Record,

at o'clock, M.

Recorded Book E, Page 85

SUN STEAM PRINT

The Treasurer of Mesa County

To

C C Stein.

The same lot as described in  
the Caption to this Abstract.

No. 16 33

Instrument, Articles of Incorporation.

Date, \_\_\_\_\_

Consideration, \$ 300000.00

Acknowledged, Jan'y 3rd 1900

Filed for Record, Feb'y 1st 1900

at 4.00 o'clock, P M.

Revised By: Filed --- Page -----

SUN STEAM PRINT

The State

To

The Grand Junction Town and Development Company.

Objects: Acquiring all kinds of Real Estate anywhere in the United States, disposing of same, improving real estate, and doing a general real estate investment, trading, and brokerage business.

No. 17 34 ✓

Instrument, Warranty Deed

Date, Jan'y 5th 1900

Consideration, \$ 100,000.00

Acknowledged, Jan'y 5th 1900

Filed for Record, Feby 1st 1900

at 4.05 o'clock, P M.

Recorded Book 66, Page 120

SUN STEAM PRINT

The Grand Junction Town and  
Improvement Company.

To

The Grand Junction Town and  
Development Company.

-----

The same lots as described in  
the Caption to this Abstract,  
and other lots.

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No. 18 35

Instrument Warranty Deed

Date August 24th 1900

Consideration, \$ 250.00

Acknowledged August 24th 1900

Filed for Record Sep 7th 1900

at 2.30 o'clock P M.

Recorded Book 31 Page 273

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The Grand Junction Town and  
Improvement Company.

To

John E Stull.

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The same land as described in  
the Caption to this Abstract.

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No. 19 36

Instrument Trust Deed

Date Dec 14th 1900

Consideration, \$ 900.00

Acknowledged Dec 14th 1900

Filed for Record Dec 17th 1900

at 9.30 o'clock A M

Recorded Book 67, Page 278

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John E Stull and Jennie M  
Stull

To R 23

Mesa County Public Trustee  
use of  
Marion O Delaplaine

---

The same lot as described in  
the Caption to this Abstract.

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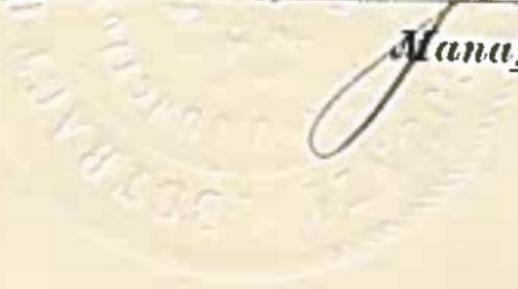
The Mesa County Abstract Company hereby certifies that the foregoing (consisting of 19 entries) is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the caption, or any part thereof, or the title thereto.

Dated at Grand Junction, Colorado,  
17<sup>th</sup> day of Dec  
1900, at 5<sup>00</sup> o'clock P. M.

The Mesa County Abstract Company,

By

W. J. Taylor  
Manager.



# 4934

# Abstract of Title

TO

LOT 18 AND THE E $\frac{1}{2}$  OF LOTS

19 AND 20 IN BLOCK 113,

IN GRAND JUNCTION,

Mrs + Mrs Herbert L. Lumber

Wm R. & Katharine McKeown

**Mesa County, Colorado**

Issued to \_\_\_\_\_

The  
**Colorado Abstract and Title Co.**

ABSTRACTORS OF TITLE

FOR

MESA COUNTY

AT

GRAND JUNCTION, COLORADO

INCORPORATED

BONDED

Continuation of

ABSTRACT OF TITLE

to

Lots Seventeen (17), Eighteen (18), Nineteen (19), in Block One Hundred Twenty-nine (129; Lot Eighteen (18) in Block One Hundred Sixteen (116); the East half of Lots Nineteen (19) and Twenty (20) in Block One Hundred Sixteen (116) and Beginning Fifty feet (50) North of the Southwest corner of Block One Hundred Twenty-three (123) in Grand Junction, thence North Fifty (50) feet, East One Hundred Twenty-five (125) feet, South Fifty (50) feet, West One Hundred Twenty-five (125) feet to beginning.

From May 22" 1912 at 8:00 o'clock A. M.

1. George Bullock, Plaintiff  
vs  
Minerva T. Young, Defendant.

CERTIFICATE OF LEVY. #112855.  
Dated March 28" 1913.  
Filed March 28" 1913 at 3:30 P. M.  
Book 180 page 354.  
State of Colorado, County of Mesa, SS.

I, Charles F. Schrader, Sheriff of Mesa County, do hereby certify that by virtue of a certain writ of attachment to me directed from the County Court of Mesa County, State of Colorado, in favor of George Bullock, Plaintiff, against Minerva T. Young, Defendant, dated March 28" 1913, I did on this 28th day of March 1913 levy upon the following real estate to-wit:-The undivided one-third interest of Minerva T. Young, the above named defendant in Lots 17, 18, and 19 in Block 129, Lot 18 and the E 1/2 of Lots 19 and 20 of Block 116, the S 50 feet of the N 75 feet of Lots 28, 29, 30, 31, and 32 and the W 15 feet of Lot 27 of Block 123 all in the City of Grand Junction, Mesa County, Colorado.

(Signed) Chas. F. Schrader, Sheriff, by A. J. Peck, Deputy.

-o----o----o-

2. George Bullock, Plaintiff,  
vs  
Minerva T. Young, Defendant.

WRIT OF ATTACHMENT. #112856.  
Dated March 28" 1913.  
Filed March 28" 1913 at 3:35 P. M.  
Book 180 page 19.  
State of Colorado, County of Mesa, SS.  
In the County Court.

Directed to the Sheriff of Mesa County to recover from the defendant, Minerva T. Young in the said action the sum of \$45.00 and costs of suit and attach property of said defendant not exempt from execution etc. (Signed) Ada Richards, Clerk. (C.C. Seal) RETURN:-State of Colorado, County of Mesa, SS. I do hereby certify that I have duly executed the within writ on this 28th day of March, A. D. 1913, by filing with the Recorder of Deeds of Mesa County, Colorado, a copy of this writ together with a description of the property attached, which description is as follows:-The undivided one-third interest of Minerva T. Young, the above named defendant, in Lots 17, 18, and 19 of Block 129, Lot 18 and the E 1/2 of Lots 19 and 20 in Block 116, the S 50 feet of the N 75 feet of Lots 28, 29, 30, 31, and 32 and the W 15 feet of Lot 27 of Block 123, all of the City of Grand Junction, Mesa County, Colorado.

(Signed) Charles F. Schrader, Sheriff, by A. J. Peck, Deputy.

-o----o----o-

3. George Bullock, Plaintiff  
vs #2980.  
Minerva T. Young, Defendant.

ORDER OF DISMISSAL. #113072.  
Dated April 5" 1913  
Filed April 7" 1913 at 3:05 P. M.  
Book 184 page 255.  
State of Colorado, County of Mesa, SS.

In the County Court. Comes Plaintiff and on his motion is it ordered by the Court that this cause be and the same is hereby dismissed at the costs of the said Plaintiff to be taxed. Certificate of true copy hereto attached, dated April 7" 1913, by Ada Richards, Clerk. (County Court Seal).

-o----o----o-



Mary Cornelia Bullen, Samuel M. Wilson, Cora D. Wilson, Ralph B. Wilson and Bessie R. Wilson

4.

to  
William A. Mitchell and Minerva T. Young

QUIT CLAIM DEED. \$10.00 #115106.  
Dated July 14" 1913  
Filed Aug. 2" 1913 at 3:10 P. M.  
Book 175 page 530.

Quit Claims:-Lots 17, 18, and 19 in Block 129 in the City of Grand Junction; Lot 18, and the E $\frac{1}{2}$  of Lots 19 and 20 in Block 116 in the City of Grand Junction; the S 50 feet of the N 75 feet of Lots 28, 29, 30, 31, and 32, and the W 15 feet of Lot 27, in Block 123 in the City of Grand Junction; Lots 6, 7, 8, and 9 in Sec. 36; also Lot 3 in Sec. 31, all in Twp. 1S. R. 1E. U. M., being about 133 acres; and the E $\frac{1}{2}$  NE $\frac{1}{2}$  NE $\frac{1}{2}$  Sec. 31, and the SE $\frac{1}{2}$  NE $\frac{1}{2}$  of Sec. 31, in Twp. 1S. R. 1E. U. M. being about 60 acres, all being situated in Mesa County, Colorado. And the said Grantors, Mary Cornelia Bullen, Samuel M. Wilson and Ralph B. Wilson do herein represent and declare themselves to be the only children and only heirs at law of Margaret J. Wilson, now deceased, late of Chicago in the County of Cook, State of Illinois.  
Ack. July 14" 1913 by Mary Cornelia Bullen, a widow, before Selah L. Bennett, Notary Public, New York County, New York. (N. P. Seal) Commission Expires Mar. 30" 1914.  
Ack. July 29" 1913 by Samuel M. Wilson and Cora Wilson, his wife, and Ralph B. Wilson and Bessie Wilson, his wife, before Peter P. Plutz, Notary Public, Cook County, Illinois. (N. P. Seal) Commission Expires \_\_\_\_\_.  
(Granting clause gives Mary Cornelia Bullen, a widow, Samuel M. Wilson and Cora Wilson, his wife, Ralph B. Wilson and Bessie Wilson, his wife).

-o----o----o-

Treasurer of Mesa County  
to  
Mesa County

5.

TAX SALE. \$30.40 #13704.  
Dated Dec. 16" 1913.  
Book N page 101.  
Sale of:-S. 50 feet of N. 75 feet Lots 28 to 32 inc, Block 123, G. Jct.

-o----o----o-

Treasurer of Mesa County  
to  
City of Grand Junction, Colo.

6.

TAX SALE. \$567.90 #13923  
Dated Dec. 16" 1913  
Book N page 130.  
Sale of:-W. 15 feet of Lot 27 and S. 50 ft. of N. 75 ft. Lots 28 to 32 inc, Block 123, G. Jct.

-o----o----o-

Treasurer of Mesa County  
to  
City of Grand Junction, Colorado

7.

TAX SALE. \$1.90 #16892.  
Dated Dec. 9" 1915.  
Book P page 134.  
Sale of:-S. 50 feet of N. 75 feet of Lots 28 to 32 Block 123, G. Jct. inclusive.

-o----o----o-

Treasurer of Mesa County  
to  
City of G. Jct.

8.

TAX SALE. \$34.70 #20096.  
Dated Dec. 15" 1917.  
Book R page 97  
Sale of:-Lot 18 Block 116 G. Jct.

REDEEMED February 15, 1922, by Mary E. Wood.

-o----o----o-

Treasurer of Mesa County  
to  
City of G. Jct.

9.

TAX SALE. \$50.05 #20097.  
Dated Dec. 15" 1917.  
Book R page 97.  
Sale of:-E $\frac{1}{2}$  19 and E $\frac{1}{2}$  20 Block 116, G. Jct.

REDEEMED Feb'y 15, 1922, by Mary E. Wood.

-o----o----o-

Treasurer of Mesa County  
to  
Mesa County,

10.

TAX SALE. \$29.75 #20406.  
Dated Dec. 20" 1918  
Book S page 30  
Sale of:-S 50 feet of N 75 feet Lots 28 to 32 incl. Blk. 123, G. Jct.

-o----o----o-



*lots 25' x 135.45'*

11. W. A. Mitchell  
Sarah E. Mitchell  
— to —  
George E. Cox

QUIT CLAIM DEED. \$1.00 and other #154105  
good and valuable consideration in hand paid  
Dated Sept. 1" 1919.

Filed Sept. 10" 1919 at 3:50 P. M.  
Book 229 page 426.

Quit Claims:-Lots 17, 18, and 19 in Block 129, City of Grand Junction, Colorado; Lot 18 and E $\frac{1}{2}$  of lots 19 and 20 in Block 116 in said City of Grand Junction; and the S. 50 feet of the N. 75 feet of Lots 28, 29, 30, 31 and 32 and W. 15 feet of Lot 27, all in Block 123 in said City of Grand Junction, all in Mesa County, Colorado. Also lots 6, 7, 8, and 9 in Sec. 36, Twp. 1S. R. 1W. and lot 3 of Sec. 31, Twp. 1S. R. 1E. also the E $\frac{1}{2}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$  and the SE $\frac{1}{2}$  NE $\frac{1}{4}$  Sec. 31, Twp. 1S. R. 1E. all in Mesa County, Colorado. And all real estate vested in grantor W. A. Mitchell as heir of John P. Mitchell, deceased, and grantee of Mrs. Wilson, also heir of said Jno. P. Mitchell, deceased. (\$1.00 I.R.S.) (Granting clause gives W. A. Mitchell and Sarah E. Mitchell, his wife). Ack. Sept. 3" 1919 by W. A. Mitchell and Sarah E. Mitchell, husband and wife, before E. G. Godfrey, Notary Public, Warren County, Illinois. (N. P. Seal).

-o----o----o-

12. Minerva T. Young  
— to —  
George E. Cox

QUIT CLAIM DEED. \$1.00 and other #154626.  
good and valuable consideration in hand paid.  
Dated Oct. 1" 1919.

Filed Oct. 6" 1919 at 8:38 A. M.  
Book 229 page 446.

Quit Claims:-Lots 17, 18, and 19 in Block 129, City of Grand Junction, Colorado; lot 18 and E $\frac{1}{2}$  of lots 19 and 20 in Block 116 in said City of Grand Junction; and the S. 50 feet of the N. 75 feet of lots 28, 29, 30, 31 and 32 and W. 15 feet of Lot 27, all in Block 123 in said City of Grand Junction, all in Mesa County, Colorado. Also lots 6, 7, 8, & 9 in Sec. 36, Twp. 1S. R. 1W. and lot 3 of Sec. 31, Twp. 1S. R. 1E. also the E $\frac{1}{2}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$  and the SE $\frac{1}{2}$  NE $\frac{1}{4}$  Sec. 31, Twp. 1S. R. 1E. all in Mesa County, Colorado. The intention being to convey and I do hereby convey all my interest in any real estate in said County of which John P. Mitchell died seized. (\$1.00 I.R.S.)

Ack. Oct. 1" 1919 before Bessie E. McClanahan, Notary Public, Warren County, Illinois (N. P. Seal)

-o----o----o-

13. Jeff Watson, Sheriff of  
Mesa County, Colorado  
— to —  
Mrs. M. E. Whitney

SHERIFF'S CERTIFICATE OF SALE. #160916.

Dated May 25" 1920.

Filed May 26" 1920 at 2:25 P. M.

Book 230 page 548.

State of Colorado, County of Mesa, SS.

I, Jeff Watson, Sheriff of the County of Mesa, in the State of Colorado, do hereby certify, that by virtue of a certain writ of special execution on foreclosure to me directed from the office of the Clerk of the District Court of Mesa County, Colorado, in favor of Mrs. M. E. Whitney, plaintiff, and against Reuben E. Starr as administrator of the Estate of John P. Mitchell, deceased, William A. Mitchell, and Mrs. Minerva T. Young, as heirs at law of John P. Mitchell, deceased, defendants, dated Apr. 21" 1920, I was commanded to make of the goods and chattels, lands and tenements of the defendants described in said order of foreclosure and special execution the sum of \$3523.82 debt and the further sum of \$31.67 costs, and interest upon said sum from March 6" 1920, and for want of sufficient goods and chattels whereof to make the aforesaid sum of money, with interest thereon, I did in virtue of said special execution and order of foreclosure seize all the right, title, claim, interest, estate and property of the above named defendants of, in and to the following described real estate situated in the City of Grand Junction, County of Mesa and State of Colorado, and described as follows, to-wit: Lots numbered 17, 18, and 19 in Block 129, in the City of Grand Junction, Colorado; Lot 18 and the E $\frac{1}{2}$  of Lots numbered 19 and 20 in Block 116, in said City of Grand Junction; and the S. 50 ft. of the N. 75 ft. of Lots numbered 28, 29, 30, 31 and 32, in Block 123, in the City of Grand Junction, Colorado,

and having duly advertised the said property, in the manner prescribed by statute and in accordance with the order of the Court made in the foreclosure suit, to be sold on May 25" 1920 at 10 o'clock a.m., at the east front door of the County Court House, in said City of Grand Junction, in said County, I did expose the same for sale at public auction at said time and place, and at said sale the plaintiff, Mrs. M. E. Whitney, bid the sum of \$1600.00 for Lots 17, 18 and 19 in Block 129 in the City of Grand Junction, Colorado, and also bid the sum of \$2,013.72 for Lot 18 and

#13 continued next sheet.



#13 continued.

the E $\frac{1}{2}$  of lots numbered 19 and 20, in Block 116, in said City of Grand Junction, and also bid the sum of \$1.00 for the S. 50 ft. of the N. 75 ft. of Lots numbered 28, 29, 30, 31 and 32, in Block 123, in the City of Grand Junction, Colorado, the said sum so bid by the said Mrs. M. E. Whitney for each of the aforesaid lots and parcels of land, as aforesaid, being the highest and best bid offered for said lots and parcels of land, or either of the same, at said sale;

And I, the said Jeff Watson, Sheriff as aforesaid, do hereby certify that the said sale so made by me, as aforesaid, to the said Mrs. M. E. Whitney will become absolute and she, the said purchaser, will be entitled to a deed for said lands from me as Sheriff aforesaid at the expiration of nine months from the day of said sale, namely, March 1<sup>st</sup> 1921, unless the same shall be before that time redeemed agreeably to the provisions of the statutes in such case made and provided.

-o---o---o-

STATE OF COLORADO)

(SS.

COUNTY OF MESA )

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Thirteen (13) entries, numbered from 1 to 13 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 May 22<sup>nd</sup> 1912 at 8:00 o'clock A. M.

Dated at Grand Junction, Colorado.

June 12<sup>th</sup> 1920 at 8:00 o'clock A. M.

THE INDEPENDENT ABSTRACT COMPANY, by

*D. Williams* Secretary.

-o---o---o-

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

LOT EIGHTEEN, (18) AND THE EAST HALF OF LOTE NINETEEN AND TWENTY, (E<sup>1</sup> 19 & 20) IN BLOCK ONE HUNDRED SIXTEEN, (116), IN THE CITY OF GRAND JUNCTION, IN MESA COUNTY, COLORADO, SUBSEQUENT TO JUNE 12th. 1920, AT 8:00 O'CLOCK A.M.

#####

# 163628  
Book 250  
Page 270  
Oct. 13, 1920  
4:40 P.M.

Mrs. M. E. Whitney,  
Plaintiff,  
Vs.  
Reuben E. Starr, as ad-  
ministrator of the Es-  
tate of John P. Mitchell  
deceased, William A.  
Mitchell and Mrs. Miner-  
va T. Young, as heirs at  
law of John P. Mitchell,  
deceased, Defendants

) State of Colorado )  
) County of Mesa ) SS  
) IN THE DISTRICT COURT. NO. 3492.  
**ORDER CONFIRMING SALE OF REAL ESTATE**  
) And now on this 13th. day of October  
) A.D. 1920, this cause came on to be  
) heard upon the application of the  
) plaintiff for an order confirming  
) the sale of the real estate hereto-  
) fore made by the Sheriff of Mesa  
) County, Colorado, and upon the report  
) and return of the Sheriff of said

County under his special execution on foreclosure, made by him on the 25th. day of May, A.D. 1920, in pursuance of the order and decree of this Court, entered herein on the 6th. day of March 1920. The Plaintiff appearing by her attorney, S. N. Wheeler, and it appearing to the satisfaction of the Court that no objections are now herein made or filed against the said Sheriff's return in making said sale: that in making said sale the said Sheriff of Mesa County, Colorado, has in all respects fully complied with the statutes in such case made and provided and with the order of this Court in the premises: that the said sale was legally made and fairly conducted and that the sum bid for the said property so sold was not disproportionate to the value thereof, and that a greater sum than specified in said Sheriff's report and return cannot be obtained for said property or any tract or parcel thereof. It is therefore by the law and by reason of the premises ordered, adjudged and decreed by the Court, that the sale made by the said Jeff Watron, the Sheriff of Mesa County, Colorado, to Mrs. Mary E. Whitney on the 25th. day of May A.D. 1920, of the following described lots and parcels of land situated in the City of Grand Junction, County of Mesa and State of Colorado, to-wit:- Lots numbered 17, 18 and 19 in Block 129 in the City of Grand Junction, Colorado: **Lot 18 and the E<sup>1</sup> of lots numbered 19 and 20 in Block 116 in said City of Grand Junction, Colorado,** and also the South 50 feet of the North 75 feet of lots numbered 28, 29, 30, 31 and 32 in Block 123 in the said City of Grand Junction, Colorado, for the sum of \$3614.72 be, and the same is hereby approved and confirmed. It is further ordered, adjudged and decreed by the Court that the said Jeff Watson, as Sheriff of Mesa County, Colorado, or his successor in office, is hereby authorized, directed and empowered to make, execute acknowledge and deliver unto the said Mrs. Mary E. Whitney, or her assigns a good and sufficient Sheriff's deed of conveyance, conveying to the said purchaser or her assigns the title to the aforesaid lots and each and every part thereof after the time when the equity of redemption shall have expired, unless the said property shall be before that time redeemed agreeably to the provisions of the statutes of the State of Colorado in such case made and provided. Dated at Grand Junction, Colorado, this 13th. day of October, A.D. 1920. In Open Court Thomas J. Black, Judge. Certificate of true copy attached of date October 13, 1920, by Joseph Quinn, Clerk of the District Court. (District Court Seal).

(14)

#####

# 167392  
Book 251  
Page 356  
March 7, 1921  
8:45 A.M.

Frank N. Du Cray, (Seal)  
Sheriff of Mesa County  
aforesaid, and Successor  
in Office to Jeff Watson  
former Sheriff of said  
County,

To  
Mrs. M. E. Whitney Wood,  
formerly Mrs. M. E. Whitney

**SHERIFF'S DEED**, March 5th. 1921.  
WHEREAS, on March 6, 1920, the District  
Court of the 7th. Judicial District  
of the State of Colorado, sitting in  
and for the County of Mesa, in said  
State, made and entered a decree in  
the matter of the suit of Mrs. M. E.  
Whitney, plaintiff, vs. Reuben E. Starr  
as administrator of the Estate of  
John P. Mitchell, deceased, William A.  
Mitchell, and Mrs. Minerva T. Young, as  
heirs at law of John P. Mitchell deceased, defendants in cause  
No. 3492, which said suit was then pending in said District  
Court, and which said decree of said Court is on file and of  
record in Judgment book 3, page 236 in the office of the Clerk  
of the District Court of Mesa County, Colorado, and is in words  
and figures as follows, to-wit:— State of Colorado)  
County of Mesa) SS

In the District Court, No. 3492.

Mrs. M. E. Whitney,  
Plaintiff, )

Vs. )

Reuben E. Starr, as ad- )  
ministrator of the es- )  
tate of John P. Mitchell )  
deceased, William A. )  
Mitchell, and Mrs. Miner- )  
va T. Young, as heirs at )  
law of John P. Mitchell )  
Deceased, Defendants. )

**FORECLOSURE DECREE.**

Now on this day, the same being one  
of the regular juridical days of the  
March term of the District Court of  
Mesa County, Colorado, this cause came  
on for hearing before the Court,  
upon the complaint of the plaintiff  
herein and the evidence introduced  
in support thereof: the plaintiff  
appearing in person and by her at-  
torney, S. N. Wheeler, and the defendant

Reuben E. Starr, as administrator of John P. Mitchell, deceased,  
although duly, and personally served with summons and a copy  
of complaint in this action on January 25, 1919, in the County  
of Mesa and State of Colorado, appeared neither in person nor  
by attorney; but makes default herein: and the defendants,  
William A. Mitchell and Mrs. Minerva T. Young, heirs at law of  
John P. Mitchell, deceased, although duly served with summons,  
by publication thereof in the Weekly Sentinel, a weekly news-  
paper of general circulation published in Mesa County, Colo-  
rado, for the time, and in the manner as required by law, ap-  
peared neither in person nor by attorney, but make default:  
which default has been entered, and the Court finds:

**FIRST:**—that this action was duly commenced in the District  
Court of Mesa County, Colorado, on January 21, 1919, by the fil-  
ing of the complaint herein, and the issuance of a summons by  
the Clerk of this Court directed to each of the defendants  
in said action: and the Court further finds from the evidence  
now here produced in Court, that the defendant, Reuben E. Starr,  
as administrator of the estate of John P. Mitchell, deceased,  
on September 22, 1911, made, executed and delivered to the plain-  
tiff under order of the County Court of Mesa County, Colorado,  
his promissory note in the sum of \$2500.00 due 2 years after  
date for value received, with interest thereon at the rate of  
8% per annum, interest payable semi-annually, and for the pur-  
pose of securing the payment of said note according to its  
tenure and effect, the said Defendant, Reuben E. Starr, as admin-  
istrator of the estate of John P. Mitchell, deceased, acting un-  
der the authority and approval of the County Court of Mesa  
County, Colorado, did, on September 23, 1911, make, execute and  
deliver to the plaintiff a mortgage deed conveying to the  
plaintiff **Lot 18 and the E $\frac{1}{2}$  of Lots 19 and 20 in Block 116,**  
**in the City of Grand Junction, Colorado.** (and other property)  
and which said mortgage deed was afterwards, and on September  
27, 1911, duly recorded in the office of the County Clerk and Re-  
corder of Deeds of Mesa County, Colorado, in Book 152 at Page 146  
thereof, and that the plaintiff is still the owner and holder of  
said note and mortgage deed.

( O V E R )

(15)

Continuation  
of # 167392

SECOND:- That no part of the aforesaid \$2500.00 has been paid:there there is now due and unpaid to the plaintiff, upon said promissory note the sum of \$2500.00 together with interest thereon to this date the sum of \$527.32 :that the plaintiff has paid taxes upon the above described property in the sum of \$561.12 and has paid the further sum of \$369.38 for water rentals and the upkeep of said premises, making a total of \$3957.82 due the plaintiff upon said note, interest, taxes, water rentals and upkeep of said property:that the sum of \$300 is a reasonable sum to be allowed the plaintiff for her attorney's fee, under the terms and conditions of said note: That the plaintiff has received rents upon the said property aggregating the sum of \$734.00 which should be credited upon said indebtedness, leaving a balance due to the plaintiff, including the sum of \$500.00 attorney's fee the sum of \$3523.82 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by The Court, that all and singular the mortgaged premises, as set forth in plaintiff's complaint herein, or so much thereof as may be sufficient to raise the amount due to the plaintiff for the principal, interest, taxes, water rentals and upkeep of said property, and attorney's fees and costs of this suit, as well as expenses of sale, and which may be sold separately without material injury to the parties interested, be sold at public auction, by, or under the direction of the Sheriff of Mesa County, Colorado, in which said County the said mortgaged premises are situated: that said sale be made in the City of Grand Junction, County of Mesa and State of Colorado, at the east front door of the County Court House in said City, and that said Sheriff give public notice of the time and place of such sale for not less than 30 days prior thereto, and in the manner as provided by law, and that the ~~#####~~ plaintiff or any of the parties to this suit, may become the purchaser, or purchasers at such sale: and that the Sheriff issue to the purchaser or purchasers at such sale, a certificate of purchase, as required by law, and that such Sheriff, after the time required by law for redemption has passed, shall execute a Sheriff's Deed to the purchaser or purchasers, to the mortgaged premises, upon the production of said certificate of purchase by the holder thereof. It is further ordered, adjudged and decreed by the Court that the said Sheriff out of the proceeds of sale retain his fees, disbursements, and commissions of sale and pay to the plaintiff the amount due upon her said note, taxes, expenses and attorney fees and the costs incurred in this action, or so much thereof as the said proceedings of sale will pay upon the amount. That the defendants or each of them, and all persons claiming or to claim, from or under them, or either of them, since the institution of this suit, and all persons having liens subsequent to the date of said mortgage deed, by judgment or by decree, upon the premises described in said mortgage deed, and their personal representatives, and all persons having any liens or claim by deed, mortgage, conveyance, or otherwise, and their heirs or personal representatives and all persons claiming under them, and all persons claiming to have acquired any estate or interest in or to said premises subsequent to the filing of said suit be forever barred and foreclosed of and from all equity or redemption and claim in or to said mortgaged premises, and every part and parcel thereof, from, and after the date of the delivery of the said Sheriff's deed. The particular description and boundaries of the property authorized to be sold under, and by virtue of this decree so far as the same can be ascertained from the mortgage referred to, and the complaint filed in this action, is as follows:- **Lot 18 and the E $\frac{1}{2}$  of Lots 19 and 20 in Block 116, in the City of Grand Junction, Colorado,** (and other property). Done in open Court the 6th day of March, A.D. 1920. Signed:- Thomas J. Black, Judge.

( O V E R )

Continuation  
of # 167392.

And whereas on April 21, 1920, in pursuance of the aforesaid judgment of foreclosure, there was issued in said cause by the Clerk of the District Court of Mesa County, Colorado, a special execution on foreclosure, which was on said 21st. day of April 1920, delivered to the Sheriff of Mesa County, Colorado, for execution, commanding said Sheriff to sell at public auction **Lot 18 and the E $\frac{1}{2}$  of Lots 19 and 20 in Block 116 in the City of Grand Junction,** (and other property), or so much thereof as may be necessary to make the aforesaid sum, to-wit:- \$3523.82 and cost of suit, with interest thereon from March 6th. 1920, due the plaintiff, after advertising said property for sale and giving notice thereof as in the aforesaid decree directed. And whereas, the said Sheriff of Mesa County, Colorado, in pursuance of said judgment and special execution on foreclosure, did, on May 25, 1920, at 10:00 o'clock in the forenoon of said day at the east front door of the County Court House in said City of Grand Junction, Colorado, after giving due and proper notice thereof, as by law required expose and offer for sale at public auction at said time and place the aforesaid property, and that at said sale the plaintiff, Mrs. M.E. Whitney bid the sum of \$2013.72 for **Lot 18 and the E $\frac{1}{2}$  of Lot 19 and 20, in Block 116 in the City of Grand Junction,** (and other amounts for other property there and then sold). The said property being the same property as described and set forth in the plaintiff's complaint and in said decree of foreclosure, and in said special execution on foreclosure: that the said sums so bid by the said Mrs. M.E. Whitney for each of the aforesaid lots or parcels of land as aforesaid, being the highest and best bid received or offered for said lots, or either of them, at said sale, the said Sheriff of Mesa County, struck and sold the aforesaid lots and parcels of lots on said day at said sale to the said Mrs. M.E. Whitney for the prices offered by her, respectively for each of the said lots so sold on said day at said Sheriff's sale, and thereupon the said Sheriff of Mesa County, executed and issued the usual certificate of sale in duplicate, in due form of law, and delivered one thereof, to the said purchaser, Mrs. M.E. Whitney, and caused the other to be filed and recorded in the office of the County Recorder in the County of Mesa and State of Colorado. And whereas, upon due return by the said Sheriff of Mesa County, Colorado, of the sale so made by him on said 25th. day of May, A.D. 1920 of the aforesaid lots to the said Mrs. M.E. Whitney which said return with the Clerk of said District on June 15, 1920, an order of conformation was made and entered by the District Court of Mesa County, Colorado, on October 13th. 1920, approving and confirming the sale of said **Lot 18 and the E $\frac{1}{2}$  of Lots 19 and 20 in Block 116, in the City of Grand Junction,** (and other property) so made by the said Sheriff of Mesa County, Colorado, to the said Mrs. M.E. Whitney, on said 25th. day of May 1920. And whereas, more than nine months have elapsed since the date of said sale, and no redemption has been made of the premises so sold, as aforesaid, or any part thereof, by or on behalf of the said judgment debtors, the said defendants, or by or on behalf of any other person. And Whereas, the said Mrs. M.E. Whitney has assigned her said Sheriff's certificate of sale to said property so issued to her by the Sheriff of Mesa County, Colorado, on May 25, 1920, to Mrs. M.E. Whitney Wood. Now this indenture witnesseth, that I, Frank N. Du Cray, the duly elected, qualified and acting Sheriff of Mesa County, Colorado, and successor in office of Jeff Watson, the former Sheriff of said County, in consideration of the premises, and in order to carry into effect the sale so made by the Sheriff of Mesa County, Colorado, to the said Mrs. M.E. Whitney on May 25, 1920, and in pursuance of said judgment or decree, and in compliance with the special execution on foreclosure heretofore issued in said cause, and in conformity with the statutes of Colorado, in such case made and provided, and also in consideration of the premises and the sum of \$3523.82 debt and interest and costs upon said sum from March 6, 1920, at the rate of 8% per annum, so bidden and paid by the said purchaser, Mrs. M.E. Whitney, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and do hereby grant, bargain, sell and convey unto the said Mrs. M.E. Whitney Wood, her heirs and assigns

( O V E R )

Continuation  
of # 167392.

the following lots or tracks of land, to-wit:- Lot 18 and the  
E $\frac{1}{2}$  of Lots 19 and 20 in Block 116 in the City of Grand Junc-  
tion, (and other lots), as shown by the recorded plat thereof,,  
together with all and singular the tenements, hereditament and  
appurtenances thereunto belonging, or in anywise appertaining,  
including the rents, issues and profits thereof.  
Acknowledged March 5th. 1921, by Frank N. Du Cray, Sheriff of Mesa  
County, Colorado, successor in office to Jeff Watson, before  
Ethel L. Hall, Notary Public, Mesa County, Colorado. (N.B. Seal)  
My Commission expires January 27, 1925.

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THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the  
foregoing, consisting of Two, (2) entries numbered Fourteen, (14) and Fifteen,  
(15) is a full and complete abstract of each and every instrument of record  
in the office of the County Clerk and Recorder of the County of Mesa in the  
State of Colorado, in any manner affecting or relating to the premises desc-  
ribed in the caption to this continuation, or any part thereof or the title  
thereto, **SUBSEQUENT** to June 12th. 1920, at 8:00 o'clock A.M.

Dated at Grand Junction, Mesa County, Colorado, this 13th. day of  
March, A.D. 1922, at 8:00 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY,

By J. A. Meadows \_\_\_\_\_  
Manager.





I, William Kilgour of the Village of Morrisburg in the County of Dundas, Cabinet maker, do hereby make publish and declare this to be my last Will and Testament.

1. I will and direct that My Executors shall pay my just debts and funeral and Testamentary expenses out of my Estate.

2. I give and bequeath all my household furniture to my wife.

3. I give devise and bequeath all the residue of my property real and personal of which I may die possessed to my wife and my brother John Wilson Kilgour of the Town of Beauharnois in the province of Quebec as Trustees to be held by them until my youngest child becomes of the full age of twenty one years, upon the following trusts and subject to the following directions namely:

I direct that the said Trustees may carry on the business I now carry on, so long as they shall think fit, and that whenever they shall think best they may close up the said business and realize the value in money and shall invest the proceeds on good real estate security. Whatever money there may be belonging to my Estate, not invested in the said business shall be similarly invested by the said Trustees. If the said business shall be carried on until my youngest child becomes of the age of twenty one years, I will and direct that my said Trustees shall then close up the said business and realize the value in money, but if either my wife or any of my children should wish to carry on the said business, the preference shall be given to them, in disposing of the same.

I will and direct that my said wife shall receive the yearly profits from the said business if so carried on, and the yearly interest from money invested and the yearly rents and profits from my real Estate and in general the whole yearly income from my Estate until my youngest child becomes of the age of twenty one years to be expended by her in the maintenance of herself and my children of whom I hereby appoint her guardian.

I will and direct that the said Trustees shall have power to sell my real estate whenever they shall see fit up till the time of my youngest child becoming of the age of twenty one years and in such case shall invest the proceeds and pay the yearly interest as above mentioned, until the same be sold I will and direct that my wife shall have my house and lot in the Village of Morrisburg, for a home for herself and the children if she should choose to live there, and if not the same shall be rented, and the yearly rents paid to her as above mentioned.

On my youngest child becoming of the age of twenty-one years I will and direct that my personal property shall be divided by the said Trustees one half to my wife and the other half equally amongst my children, and if any of them should be dead leaving children, such children shall take their parents share, and that my real estate shall belong one half to my wife and the other half to my children equally children of any deceased child to take their parents share.

In case any of my children should desire a superior education and it should be necessary for them to attend any school or College away from home for that purpose, and if the said Trustees should approve of it, I empower them to expend such sums as may be necessary for that purpose, such sums to be afterwards deducted from such child's share of my Estate.

I further direct that the said Trustees may at their discretion advance to any of my children on their reaching the age of twenty one years such part of the share coming to such child from my Estate as the said Trustees may think fit.

Lastly, I appoint my wife and my brother John Wilson Kilgour above mentioned to be the Executrix and Executor of this my Will.

In Witness Whereof I have hereunto set my hand and seal this 19th day of March, 1884.

Signed sealed published and declared by the said Testator William Kilgour on the day above mentioned as and for his last Will and Testament in the presence of us, both present at the same time who afterwards at his request, in his presence and in the

presence of each other have hereunto subscribed our names as witnesses.

Signed Hugh Montgomery )  
Adam Johnston ) (Sgd) Wm. Kilgour ( Seal)

State of Colorado, In the County Court, Mesa County,  
County of Mesa. ) ss. Colorado. June Term, 1923.  
In the matter of the probate Order of Court Admitting  
of the Last Will and Testament of Foreign Will to Probate.  
William Kilgour, Deceased. )

On this 3d day of August A. D. 1923, comes on for hearing the petition of Bernice Russell, with a copy of the Last Will and Testament of the said William Kilgour, deceased, together with the proof of the probate and record thereof in the Surrogate Court of the United Counties of Stormont, Dundas and Glengarry in the Province of Ontario, Canada, all of which is duly certified in the manner required by the statutes of the State of Colorado and the Acts of the Congress of the United States and of America in such case made and provided, being filed herein, and thereupon the said petitioner by her attorney moves that the said Will be admitted to probate and record in this Court, and the Court having examined the said exemplified copy of the said Last Will and Testament of the said William Kilgour, deceased, and the record of the said Court admitting the same to probate, as certified as aforesaid, doth find:

That the said Last Will and Testament was duly proved, allowed and admitted to probate and record as the Last Will and Testament of the said William Kilgour, deceased, in the Surrogate Court of the United Counties of Stormont, Dundas and Glengarry in the Province of Ontario, Canada, on the 1th day of January, A. D. 1902, and that the same was duly proved agreeably to the laws and usages of the Province of Ontario, and that the said record of the said Court admitting the same to probate, as aforesaid, was and is duly certified in the manner required by the statutes of the State of Colorado, and the Acts of the Congress of the U. S. A., in such case made and provided.

And the Court further finds from the proof submitted that Ralph Kilgour was a minor under the age of 21 years on Feb. 16, 1903.

Wherefore, the Court doth order and direct that the said Last Will and Testament of the said William Kilgour, deceased, be admitted to probate and record in this Court, without any further proof of the execution thereof, and without notice to the heirs or devisees or legatees of the said testator, the said William Kilgour, deceased, and doth further order that letters or of administration may issue thereon if the same shall be desired or deemed necessary as in other cases.

By the Court: N. C. Miller, Judge.

Certificate of true copies of said Will and Order in said estate filed and now of record in my office, by Gladys Moss, Clerk of the County Court of Mesa County, Colorado, of date Aug. 3, 1923 (County Court seal) by Vergon E. Simpson, Deputy.  
Filed Aug. 4, 1923 8. A.M. Book 272, Page 78

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MRS. M. E. WHITNEY WOOD,  
-TO-  
HENRY L. PRICE.

(17)

WARRANTY DEED.  
DATED MAR. 11, 1922.  
FILED JULY 8, 1927, 1.16 PM  
\$1.00 AND OTHER GOOD AND  
VALUABLE CONSIDERATION.

CONVEYS: THE EAST ONE-HALF OF LOTS 19 AND 20 AND ALL OF LOT 18 IN BLOCK 116 IN THE CITY OF GRAND JUNCTION, IN MESA COUNTY COLORADO. EXCEPT ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE IN 1923 AND THEREAFTER.

ACK. MARCH 11, 1922 BY MRS. M. E. WHITNEY WOOD, BEFORE ARTHUR T. GORMLEY, A NOTARY PUBLIC OF MESA COUNTY, COLO. (N.P. SEAL) COMM. EXPIRES SEPT. 26, 1925.

BOOK 300, PAGE 564.

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HENRY L. PRICE,  
-TO-  
THE PUBLIC TRUSTEE OF MESA COUNTY,  
COLORADO, FOR USE OF THE MESA  
COUNTY BUILDING AND LOAN ASSOCIATION.)

(18)

TRUST DEED.  
DATED JULY 7, 1927;  
FILED JULY 8, 1927; 1.17  
P.M. \$1.00

CONVEYS: THE EAST HALF OF LOTS 19 AND 20 AND ALL OF LOT 18 IN BLOCK 116 IN THE CITY OF GRAND JUNCTION, IN MESA COUNTY, COLORADO. GIVEN TO SECURE HIS NOTE BEARING EVEN DATE HEREWITH PAYABLE ON OR BEFORE NINE YEARS AFTER DATE FOR THE PRINCIPAL SUM OF \$1500.00, WITH INTEREST FROM DATE UNTIL PAID AT 5/6 OF 1% PER MONTH, INTEREST PAYABLE MONTHLY ON OR BEFORE THE THIRD MONDAY OF EACH AND EVERY MONTH IN ADVANCE, TOGETHER WITH DUES, FINES AND OTHER CHARGES THEREIN PROVIDED.

ACK. JULY 8, 1927 BY HENRY L. PRICE, BEFORE ARTHUR T. GORMLEY, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES OCT. 2, 1929.

BOOK 302, PAGE 88.

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THE COLORADO ABSTRACT AND TITLE COMPANY HEREBY CERTIFIES THAT THE FOREGOING (CONSISTING OF THREE ENTRIES, NUMBERED FROM 16 TO 18 INCLUSIVE) IS A FULL AND COMPLETE ABSTRACT OF EACH AND EVERY INSTRUMENT OF RECORD OR ON FILE IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO, IN ANY MANNER AFFECTING OR RELATING TO THE PREMISES DESCRIBED IN THE CAPTION OF THIS CONTINUATION, SUBSEQUENT TO MARCH 13, 1922 AT 8 A.M. DATED AT GRAND JUNCTION, COLORADO, JULY 8, 1927 AT 1.18 PM.

THE COLORADO ABSTRACT AND TITLE COMPANY

*Ernest Leaverton*  
PRESIDENT.

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

to

Lot 18 and the East Half of Lots 19 and 20 in Block 116 in the City of Grand Junction,  
Mesa County, Colorado.

From date July 8, 1927 at 1:18 P. M.

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(19)

Treasurer of Mesa County	)	TAX SALE #38900
to	)	Dated Dec. 19, 1932
Mesa County	)	\$43.00

Sold:-Lot 18 Block 116 Grand Junction  
 REDEEMED Nov. 1, 1934 by Henry L. Price by Mesa Co. Bldg. & Loan \$128.60 1931,1932,1933  
 Tax Sale Book 28 page 175

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(20)

Treasurer of Mesa County	)	TAX SALE #38901
to	)	Dated Dec. 19, 1932
Mesa County	)	\$62.85

Sold:-E $\frac{1}{2}$  of Lots 19 & 20 Block 116 Grand Junction  
 REDEEMED Nov. 1, 1934 by H. L. Price by Mesa Co. Bldg. and Loan \$182.65 1931,1932,1933  
 Tax Sale Book 28 page 175

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(21)

Treasurer of Mesa County	)	TAX SALE #40182
to	)	Dated Dec. 19, 1932
City of Grand Junction	)	\$4.50

Sold:-Lot 18 and E $\frac{1}{2}$  Lots 19 and 20 Block 116 Grand Junction  
 REDEEMED Nov. 1, 1934 by Henry Price by Mesa Co. Building and Loan 1932,1933,1934 \$13.05  
 Tax Sale Book 28 page 279

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(22)

Treasurer of Mesa County	)	TAX SALE #40418
to	)	Dated Dec. 19, 1932
City of Grand Junction	)	\$12.40

Sold:-E $\frac{1}{2}$  Lot 19 and E $\frac{1}{2}$  Lot 20 Block 116 Grand Junction  
 REDEEMED Nov. 1, 1934 by Henry Price by Mesa Co. Bldg. & Loan 1932,1933,1934 \$37.60  
 Tax Sale Book 28 page 293

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(23)

Treasurer of Mesa County	)	TAX SALE #40419
to	)	Dated Dec. 19, 1932
City of Grand Junction	)	\$21.15

Sold:-Lot 18 Block 116 Grand Junction  
 REDEEMED Nov. 1, 1934 by Henry L. Price by Mesa Co. Building and Loan \$66.48 1932,1933,  
 1934.  
 Tax Sale Book 28 page 293

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(24)  
Treasurer of Mesa County )  
to ) TAX SALE #40439  
City of Grand Junction ) Dated Dec. 19, 1932  
\$72.90  
Sold:-Lot 18 and  $E\frac{1}{2}$  Lots 19 and 20 Block 116 Grand Junction.  
REDEEMED Nov. 1, 1934 by Henry Price by Mesa Co. Bldg. & Loan \$91.75 1932,1933,1934  
Tax Sale Book 28 page 294

(25)  
Treasurer of Mesa County )  
to ) TAX SALE #39760  
City of Grand Junction ) Dated Dec. 19, 1932  
\$1.30  
Sold:- $E\frac{1}{2}$  Lot 20 Block 116 Grand Junction  
REDEEMED Nov. 1, 1934 by Henry Price by Mesa Co. Building & Loan \$2.15  
Tax Sale Book 28 page 256

(26)  
Beatrice V. Price, wife )  
of Henry L. Price ) MARGINAL HOMESTEAD ENTRY  
to ) Dated Mar. 9, 1937 at 10:40 A.M.  
The State ) Filed Mar. 9, 1937 at 10:40 A.M.  
Marginal Homestead entered on  $E\frac{1}{2}$  of Lots 19 and 20 and all Lot 18 Block 116 City  
of Grand Junction, Mesa County, Colorado.  
Signed in presence of Annie M. Dunston, Deputy County Clerk.  
Book 300 page 564

(27)  
W. S. Meek, Public Trustee )  
in Mesa County, Colorado ) RELEASE DEED  
to ) Dated Mar. 13, 1937  
Henry L. Price ) Filed Mar. 13, 1937 at 11:21 A.M.  
\$2.00  
Releases:-The  $E\frac{1}{2}$  of Lots 19 and 20 and all of Lot 18 in Block 116 in the City of  
Grand Junction, in Mesa County, Colorado.  
FROM TRUST DEED dated July 7, 1927 recorded July 8, 1927 in Book 302 page 88  
to secure The Mesa County Building and Loan Association the payment of his note. Note Paid  
Ack. Mar. 13, 1937 by W. S. Meek, Public Trustee in Mesa County, Colorado, before  
Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N.P. Seal)  
Commission expires Mar. 29, 1938.  
Book 359 page 463

THE COLORADO ABSTRACT AND TITLE COMPANY hereby certifies that the foregoing (consisting  
of Nine Entries, numbered from 19 to 27, 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 title to  
the real property described in the caption of this continuation, subsequent to July 8,  
1927 at 1:18 P. M.

Dated at Grand Junction, Colorado, March 13, 1937 at 11:22 A. M.

THE COLORADO ABSTRACT AND TITLE COMPANY

*Ernest Beaverton*  
President

No.

No.

No.

No.

# ABSTRACT OF TITLE

— TO —

East 1/2 of Lots 19 <sup>and</sup> 20,

Block 116 Grand

Junction.

met Mrs. Hubert <sup>Limbert</sup>

Wm R. & Thomas M. Kelly

Prepared by

## The Mesa County Abstract Co.

GRAND JUNCTION, MESA CO., COLO.

ESTABLISHED 1895

INCORPORATED 1893

THE ONLY SET OF ABSTRACT BOOKS  
IN MESA COUNTY, COLORADO

847



# THE MESA COUNTY

## ABSTRACT COMPANY

GRAND JUNCTION, COLO.

ESTABLISHED 1885

INCORPORATED 1893

The only Abstracters of Title in Mesa County, Colorado.

### ABSTRACT OF TITLE

TO

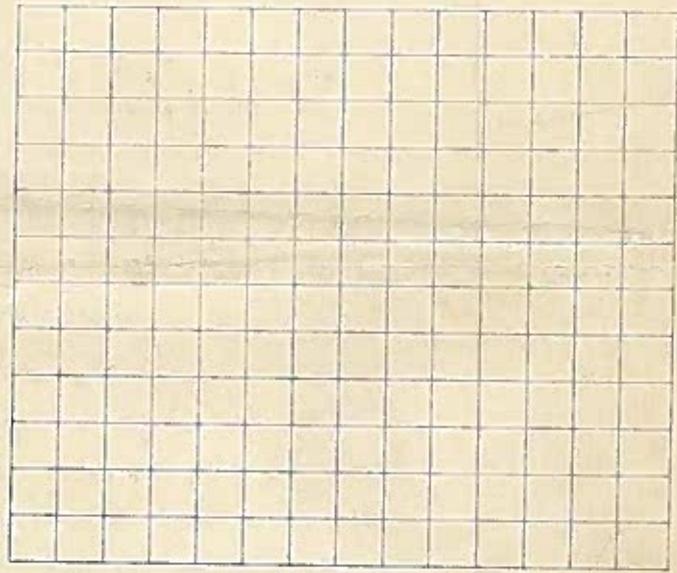
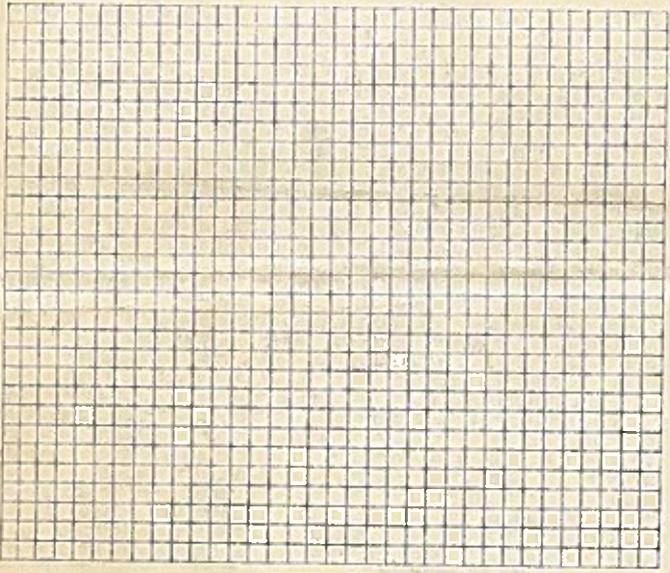
50 ft. by 67.73<sup>x</sup>

*Lots 19 and 20 in Block 116 of  
the City of Grand Junction*

SITUATE IN

[Redacted area]

MESA COUNTY, STATE OF COLORADO.



Book 10  
Page 4  
March 15, 1883  
11:00 a. m.  
(1)

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. 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.

Book 7  
Page 3  
April 9, 1883  
11:15 a. m.  
(2)

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)  
to  
The Grand Junction Town Company.

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. ½, N. E. ¼ Section 14 and N. ½, 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 19 and 20 Block 116 of  
Grand. Jct. 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  
(3)

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 Gunnison

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. Bean, 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 116 of Grand Junction

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

(4)

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,

Mayor.

Approved, October 30, 1882.

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.

(5)

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.

(6)

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

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.

Book 7  
Page 315  
March 7, 1880  
8:40 a. m.

(7)

United States

to

Charles F. Shanks,

Mayor of the Town of Grand Junction

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.  $\frac{1}{4}$ , S. W.  $\frac{1}{4}$ , S.  $\frac{1}{2}$  N. E.  $\frac{1}{4}$  and W.  $\frac{1}{2}$  S. E.  $\frac{1}{4}$  Sec. 14 and N.  $\frac{1}{2}$  N. W.  $\frac{1}{4}$  Sec. 23, Twp. 1, S. R. 1 W. Ute Meridian 560 acres. Therefore gives and grants land above described.

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

The Grand Junction Town and Improvement Company

By George A. Crawford, President,

Thomas B. Crawford, Secretary,

(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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Book 26  
Page 470  
June 12, 1889  
10:40 a. m.

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.

Book 21  
Page 485  
June 12, 1889  
8:30 a. m.

The Town of Grand Junction  
(a corporation)  
Plaintiff  
vs.  
The Grand Junction Town and Improvement Co.  
(a corporation)  
George A. Crawford and Henry C. Parsons,  
Defendants.

Notice of Les Pendens, in District Court, Mesa County. Object of action is to set aside, as a cloud upon title of the corporate authorities of Town of Grand Junction, two deeds, the first made March 16, 1883, by Thomas B. Crawford, Commissioner, and Charles F. Shanks, Mayor, and attested by P. H. Westmorland, Clerk and Recorder, and acknowledged, March 19, 1883,

before J. W. Boulden, Justice of the Peace of Mesa County, recorded April 9, 1883. Also to set aside, and remove as a cloud upon the title of the Corporate Authorities of Town of Grand Junction, deed, made February 18, 1884, by Thomas B. Crawford, Commissioner, and W. J. Miller, Mayor, acknowledged February 18, 1884, before Henry R. Rhone, Notary Public, Mesa County, Colorado, recorded February 19, 1884, the first of said Deeds being to the Grand Junction Town Company and the second of said deeds being to The Grand Junction Town and Improvement Company. Lands affected by this action are:

*Lots 19 and 20 Block 116 of  
Grand Junction (any other Property)*

Dated June 12, 1889.

(Signed) The Town of Grand Junction,  
by Henry R. Rhone, Mayor.

(Seal) Attest: C. W. Baldwin, Recorder; Orson Adams, Jr., J. T. Sharp, McDonald Pardue, M. O. Whitehead, C. P. Bliss, Joseph Crosby, Trustees.

23-515  
July 22, 1889  
4:50 p. m.

The Town of Grand Junction  
vs.  
The Grand Junction Town and Improvement Co.  
George A. Crawford  
Henry C. Parsons

Order of Dismissal, Placita of District Court, Mesa County, Colorado, July Term, 1889. On July 19, 1889, being one of the days of the July Term, following proceedings were had:

In this action, on application of the Plaintiff, by its attorneys, it is ordered by the Court that this cause be, and the same is hereby dismissed at the cost of the said Plaintiff, without prejudice to a future action. Certified as a true copy of Order of Dismissal entered of record in said cause by Arthur P. Cook, Clerk of said Court, on the 22d day of July, 1889.

Book 16 The Grand Junction Warranty Deed. June 25, 1883  
 Page 306 Town Company by \$125. conveys: Lots 19 + 20  
 Apr 23, 1884 George A. Crawford in Block 116 of Grand Jct  
 at 4:15 P.M. President. (Seal) Act June 26, 1883 before  
 (8) ~~~~~ to ~~~~~ M. L. Allison County Clerk  
Mrs M.E. Hastings Mesa County Colo (Seal)

Book 24 Mrs M. E. Hastings Warranty Deed. Dec 31 1888  
 Page 252 ~~~~~ to ~~~~~ \$22500 conveys: Lots 19 +  
 Dec 16, 1888 William Kilgour 20 in Block 116 Grand Jct  
 at 1:30 P.M. ~~~~~ Act Dec 31 1888 before Austa  
 (9) M. Ferguson N.P. Mesa Co. Colo (Seal) conveys  
expires Feb 8, 1890.

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of 9 entries,  
Nine entries,  
 is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of the  
 County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the caption, or any  
 part thereof, or the title thereto.

Dated at Grand Junction, Colorado, 26th day of  
February 1903, at 800 o'clock a M.  
 THE MESA COUNTY ABSTRACT CO.  
 By Thompson MANAGER

Book 64  
Page 464  
Feb 28<sup>th</sup> 1903  
at 2<sup>45</sup> P M.  
(1)

W<sup>m</sup> Kilgour  
to  
John Wilson Kilgour  
Et. al.

Will + Testament: 1<sup>st</sup>: I will  
and direct that my Executors  
pay my just debts Etc.  
2<sup>nd</sup> I give and bequeath to  
my wife all household furniture  
3<sup>d</sup> I give devise + bequeath all the residue of  
my property real and personal of which I may  
be possessed to my wife + brother John Wilson  
Kilgour as trustees to be held by them until  
my youngest child becomes 21 years of age.  
upon the following trusts and subject to  
the following directions. I direct that the  
said trustees may carry on business I now  
carry on so long as they shall think fit: +  
that whenever they shall think best they  
may close up the said business and realize  
the value in money + invest the proceeds  
in good real estate security Etc. I will +  
direct that the said Trustees shall have power  
to sell my real estate whenever they shall  
see fit up to the time of my youngest child  
becoming of the age of 21 years. + appoints  
the said wife Guardian of Children. (dated)  
Mch 19<sup>th</sup> 1884 (Signed) W<sup>m</sup> Kilgour. Cameyed in  
a certificate of John A. Mc Dougald Registrar  
of the Surrogate Court of the United Counties  
of Stormont, Dundas + Glengarry, Canada, that  
proof of death + Will were duly made in  
said Court on Jan 11<sup>th</sup> 1902.

Book 64  
Page 465  
Feb 28. 1903  
at 2<sup>45</sup> P M.  
(2)

William Carlyle  
to  
The State.  
and Mary Beattie

Affidavit: that he is the  
uncle of Ralph Kilgour a minor.  
that Ralph Kilgour is a son  
of William Kilgour deceased  
Kilgour, and is the minor

referred to in the Will of William Kilgour  
Certified to by John A. <sup>Registrar</sup> ~~Dougall~~ <sup>of Douglas Co</sup> & ~~Conveying~~  
Lots 19 and 20 Block 116 Grand Junction. to  
Mary Beattie Kilgour as Trustee & Executrix.  
that Ralph Kilgour is a minor under the  
age of 21 years & that Mary Beattie Kilgour  
had under the terms of said Will the right &  
power of Conveying said property as she did  
by her deed dated Feb 16<sup>th</sup> 1903 to Mrs Nellie  
May Cullen. Sworn to Feb 28<sup>th</sup> 1903 before  
Ulysses G Ramey JP Mesa County Colo (Seal)  
Comm expires Feb 28<sup>th</sup> 1903.

Book 66  
Page 450  
Feb 28<sup>th</sup> 1903  
at 2<sup>50</sup> P M.  
(3)

Mrs Beattie Kilgour Executrix Deed Feb 16, 1903  
~~~~~ to ~~~~~ \$1050 Conveys: Lots 19 & 20  
Mrs Nellie May Cullen in Block 116 Grand Junction  
ack Feb 16<sup>th</sup> 1903 by Mary  
Beattie Kilgour Feb 16<sup>th</sup> 1903 before E. N  
Gunsaulus U. S. Consul at Toronto, Ont. (Seal)

Book 79  
Page 395  
Feb 28. 1903  
at 3<sup>40</sup> P M.  
(4)

Mrs Nellie May Cullen Trust Deed Feb 16<sup>th</sup> 1903 \$100  
~~~~~ to ~~~~~ Given to Secure Note of even  
The Public Trustee date for sum of \$700 payable  
for use of on or before 8 years with  
The Mesa County and interest at 1% per month  
Building and Loan payable monthly in advance.  
Assn. Conveys: Lots 19 and 20 Block  
116 Grand Jct. Ack Feb 28. 1903  
before James S. Kamahan JP Mesa Co Colo (Seal)  
Comm expires Sept 25<sup>th</sup> 1906.

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of 4 entries,  
Numbered Four 1. 2. 3 and 4) is a full and complete abstract  
of each and every instrument of record or on file in the office of the Clerk and Recorder of the County of Mesa, in the State of  
Colorado, in any manner affecting or relating to the premises described in the

caption, or any part thereof, or the title thereto, subsequent to the 26<sup>th</sup>  
day of July 1903, at 8<sup>00</sup> o'clock a M.

Dated at Grand Junction, Colorado, this 28<sup>th</sup> day of  
July 1903, at 5<sup>00</sup> o'clock P M.

THE MESA COUNTY ABSTRACT CO.

By Samuel Nichols MANAGER

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

The East 67½ feet of Lots 19 & 20 in Block 116 in the City of Grand Junction, situate in Mesa County, Colorado.  
From date February 28"1903 at 5 P.M.

-----  
(1)

|  |                             |
|--|-----------------------------|
| Geo. J. D. Williams, Public Trustee, ) | Release Deed,               |
| -to-                                   | Dated March 13"1905,        |
| Mrs. Nellie May Cullen. )              | Filed March 13"1905, 3.50PM |
|  | Con. \$2.00                 |

Releases Lots 19 & 20 in Block 116 in the City of Grand Junction, from Trust Deed dated Feb. 16"1903, recorded Feb. 28"1903, in Book 79, page 395. Given to secure to The Mesa County Building and Loan Association, payment of note. Note paid. "Mr. Geo. D. Williams, Public Trustee, Please execute this release. The Mesa County Building & Loan Ass'n. George A. Currie, President J. H. Ramey, Secretary"

Ack. March 13"1905, before J. B. Mann, County Clerk of Mesa County, Colorado (Co. C. Seal).

Book 96, page 462.

-----  
(2)

|                                     |                           |
|-------------------------------------|---------------------------|
| Mrs. Nellie May Cullen and )        | Warranty Deed,            |
| Alfred R. Cullen, wife & husband, ) | Dated March 10"1905,      |
| -to-                                | Filed March 13"1905, 3 PM |
| Arthur T. Slaughter and )           | Con. \$1350.00            |
| Joseph A. Herrmann. )               |                           |

Conveys Lots 19 & 20 in Block 116 in the City of Grand Junction.

Ack. March 10"1905 before Charles B. Rich, N.P. Mesa County, Colorado (N.P. Seal) Commission expires January 20"1909.

Book 103, page 170.

-----  
(3)

|                                    |                              |
|------------------------------------|------------------------------|
| Arthur T. Slaughter, single, and ) | Trust Deed,                  |
| Joseph A. Hermann and Laura A. )   | Dated March 10"1905,         |
| Herrmann, his wife, )              | Filed March 13"1905, 3.02 PM |
| -to-                               | Con. \$1.00                  |
| Public Trustee, for use of )       |                              |
| U. G. Ramey. )                     |                              |

Conveys the East 67½ feet of Lots 19 & 20 in Block 116 in the City of Grand Junction, to secure their promissory notes of even date herewith for the principal sum of \$1000.00 payable March 10"1908 with interest from date until maturity according to the tenor of certain interest notes of even date herewith, which are also intended to be secured by this trust. Principal and interest notes to bear interest at 12% per annum, from maturity until paid.

Ack. March 11"1905, before J. H. Ramey, N.P. Mesa County, Colorado, (N.P. Seal) Commission expires Feb. 24"1907. Wife examined separate and apart.

Book 99, page 318.

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The Colorado Abstract and Title Company hereby certifies that the foregoing, consisting of three entries, numbered from 1 to 3 inclusive, is a full and complete abstract of each and every instrument of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption of this continuation or any part thereof or the title thereto, subsequent to February 28"1903 at 5 P.M.

Dated at Grand Junction, Colorado, March 13"1905 at 3.02 PM

The Colorado Abstract and Title Company,

By E. H. Atwood  
Manager.

*[Faint, mostly illegible text from the reverse side of the document, including names like Arthur T. ... and Charles S. ...]*

A B S T R A C T   O F   T I T L E

T O

The East Half of Lots 19 and 20 in Block 116 in the City of Grand Junction, in Mesa County, Colorado, from date Mar.13"1905, at 3.02 P. M.

(1)

Joseph A. Herrmann and Laura A. }  
Herrmann, his wife, }  
-to- }  
Arthur T. Slaughter. }

Warranty Deed,  
Dated April 4"1905,  
Filed May 26"1905, 4 P.M.  
Con. -- Dollars.

Conveys: **An undivided 1/2 interest in Lots 19 and 20 in Block 116 in the City of Grand Junction, Except 2 Trust Deeds** dated Mar.10"1905 securing 2 notes of \$1000. each  
Ack. April 4"1905 before Charles B. Rich, N. P. Mesa County, Colo (N. P. Seal). Comm. expires Jan.20"1909.

Book 103, page 518.

(2)

Joseph A . Herrmann, and Laura A. }  
Herrmann, his wife, }  
-to- }  
Arthur T. Slaughter. }

Warranty Deed,  
Dated April 4"1905,  
Filed Aug.8"1905, 10.50 AM.  
Con. \$1. and other valuable considerations.

Conveys: **An undivided 1/2 interest in Lots 19 and 20 in Block 116 in the City of Grand Junction. Except 2 trust deeds** dated Mar.10"1905 secure ing 2 notes of \$1000. each.  
Ack. April 4"1905 before Charles B. Rich, N. P. Mesa County, Colo. (N. P. Seal). Comm. expires Jan.20"1909.

Book 105, page 194.

(3)

Arthur T. Slaughter, }  
-to- }  
Charles S. Smith. }

Agreement for Sale and Purchase,  
Dated April 4"1905,  
Filed June 1"1905, 10.15 AM.  
Con. \$1300.

Conditioned for the conveyance of the **E 1/2 of Lots 19 and 20 in Block 116 Grand Junction. Except a certain Trust deed** secur ing a note for \$1000. dated Mar.11"1905. Second party to pay \$1300. in manner following: The said second party assumes and agrees to pay the note secured by Trust Deed now against the place amounting to \$1000. the Balance of \$300. is to be paid as follows; \$90.. cash in hand paid the receipt whereof is hereby acknowledged \$40. July 1"1905, \$40. Aug.1"1905, \$40. Sept.1"1905, \$40. Oct.1" 1905, \$40. Nov.1"1905 and \$10. Dec.1"1905. with interest at 8% per annum payable on each payment as the payment is made, with interest upon the the back payments at 8% per annum from date until paid. In case of failure of second party to perform this contract shall be forfeited at election of 1st. party upon giving 30 days notice . Time of payment essence of contract.

(over)

"Grand Junction, Colo. May 25"1905, "For value received I hereby sell, transfer and assign all my right, title and interest in and to the within contract to J. C. Plank.  
Arthur T. Slaughter".

Book 58, page 415.

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(4)

Arthur T. Slaughter,  
-to-  
J. C. Plank.

} Warranty Deed,  
Dated Aug. 26"1905,  
Filed Aug. 26"1905, 4.10 P.M.  
Con. \$1300.

Conveys: **The East 1/2 of Lots 19 and 20 in Block 116 in the City of Grand Junction.** Except a certain Deed of trust securing a note for \$1000. dated Mar. 10"1905 and also subject to an agreement for sale and purchase of the herein described property between the said Arthur T. Slaughter and Charles S. Smith, dated April 4" 1905.

Ack. Aug. 26"1905 before Charles B. Rich, N. P. Mesa County, Colo. (N. P. Seal). Comm. expires Jan. 20"1909.

Book 105, page 263.

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(5)

J. C. Plank,  
-to-  
Charles S. Smith.

} Warranty Deed,  
Dated Feb. 3"1906,  
Filed April 15"1907, 1.35 P.M.  
Con. \$300.

Conveys: **The East 1/2 of Lots 19 and 20 in Block 116 of the City of Grand Junction.** Except a Deed of Trust for \$1000. dated Mar. 10"1905 due U. G. Ramsy duly recorded in Mesa County, Colo. which the Grantee assumes to pay.

Ack. Feb. 3"1906 before F. Barnard Welsh, Notary -- Mesa County, Colo. (N. P. Seal). Comm. expires "1/9/1910".

Book 120, page 426.

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The Colorado Abstract and Title Company hereby certifies that the foregoing, consisting of Five Entries, numbered 1, 2, 3, 4 and 5, is a full and complete abstract of each and every instrument of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption of this continuation or any part thereof or the title thereto, subsequent to Mar. 13"1905, at 3.02 P. M. Dated at Grand Junction, Colorado, April 15"1907, At 1.35 P.M.

**THE COLORADO ABSTRACT AND TITLE COMPANY,**

BY Edward  
MANAGER.

No. 12596.

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

T O

THE EAST HALF OF LOTS NINETEEN AND TWENTY (E $\frac{1}{2}$  of 19 and 20) IN BLOCK ONE HUNDRED AND SIXTEEN (116) IN THE CITY OF GRAND JUNCTION, Subsequent to April 15, 1907 at 1:35 P. M.

-0-

#68281  
123-139  
June 10, 1907  
3 P M

Charles S Smith,  
to  
John P Mitchell.

WARRANTY DEED. April 16, 1907. \$1425.  
Conveys: The E $\frac{1}{2}$  of Lots 19 and 20 in Block 116 in the City of Grand Junction Except Trust Deed dated March 10, 1905 of \$1000.00 which party of the second part assumes and agrees to pay. Ack. April 16, 1907 before Chas. E. Cherrington, Notary Public, Mesa County, Colorado. (SEAL) Commission expires April 25, 1910.

(1)

-0-

#74932  
Book 132  
Page 190  
Apr. 17, 1908  
2:00 P M

M M Shores Public Trustee  
to  
Arthur T Slaughter,  
Joseph A Herrman, Laura  
H Herrman.

RELEASE DEED. April 17, 1908. \$2.00.  
Made to Release Trust Deed dated March 10, 1905, recorded March 13, 1905 in Book 99, page 318, Mesa County records to secure to U G Ramey payment of note. NOTE PAID. Conveys: The East 67 $\frac{1}{2}$  feet of Lots 19 and 20 in Block 116, Grand Junction. Ack. April 17, 1908 before Erick E Udlock, Notary Public, Mesa County, Colorado. (SEAL) Commission expires November 1, 1909.

(2)

-0-

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing

(consisting of Two (2) entries numbered One and Two (1 & 2))  
is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the sub caption hereto, or any part thereof, or the title thereto, subsequent to the 15<sup>th</sup> day of April 1907 at 1:35 o'clock P. M. Dated at Grand Junction, Colorado, this 7<sup>th</sup> day of September 1911, at 2:40 o'clock P. M.

THE MESA COUNTY ABSTRACT COMPANY

By J. A. Measures  
Manager

#101585  
Book 152  
Page 146  
Sept. 27, 1911  
10:30 A M

Reuben E Starr, as  
Administrator of the  
Estate of John P Mitchell  
Deceased.  
to  
Mrs. M E Whitney.

ADMINISTRATOR'S MORTGAGE. This  
Indenture, Made this 23, day of Sept.  
A.D. 1911, by and between Reuben E  
Starr as Administrator of the Estate  
of John P Mitchell late of the County  
of Mesa and State of Colorado,  
deceased, party of the first part;  
and Mrs. M E Whitney of the said  
County of Mesa and State of Colorado

party of the second part; WITNESSETH, That whereas, at the June  
1911 term, of the County Court in and for the County of Mesa  
in the State of Colorado and in a certain matter then pending  
in said Court in which the said Reuben E Starr as Administrator  
of the Estate of John P Mitchell, deceased, was petitioner in  
his petition praying for the mortgaging of certain real estate  
of said John P Mitchell, deceased, the following Decree and  
Order was entered in said Court, to-wit:

In the Matter of the  
Estate of John P Mitchell  
Deceased. No. 726.

DECREE FOR MORTGAGE OF REAL ESTATE.  
State of Colorado, )  
County of Mesa. ) ss  
In the County Court in Probate, June  
Term, A D 1911.

On this day comes Reuben E Starr, the Administrator of said  
Estate, in person and by his Attorney's Griffith and Watson,  
and this cause now coming on to be heard upon said  
Administrators Petition for the Mortgage of the real estate of  
said decedent, or a portion thereof; and it now satisfactorily  
appearing to the Court from the records and files of said  
Court herein that an order was heretofore entered herein fixing  
July 24, 1911 as the day for the hearing upon said petition,  
and that the day and date of said hearing has heretofore been  
duly and regularly continued to this day; That a true copy  
of said order was duly mailed, properly stamped and addressed  
to each of the following named persons at their several  
addresses shown in said petition, to-wit: William A Mitchell,  
Mrs. Minerva T Young and Mrs. Margaret J Wilson, each of whom  
now is and at all times herein referred to has been a non-  
resident of the State of Colorado; that a true copy of said  
order was duly published in The Grand Junction News, a weekly  
newspaper of general circulation published in the City of Grand  
Junction in said Mesa County, for not less than 4 successive  
weeks as required by law, a copy of which published order with  
the publishers affidavit of publication thereto attached has  
been filed herein; and that said publication is regular and in  
due form of law. And the Court having examined the records  
of said Court in said Cause and having heard the testimony and  
examined the exhibits now here produced and taken in open Court  
and having duly considered the same finds that proper and legal  
grounds exist for the mortgaging of the whole of the real  
estate hereinafter described (or so much thereof as may be  
necessary) for the purpose of paying and satisfying the  
indebtedness and claims allowed and to be allowed against said  
estate and the costs and expenses of administration including  
the 1910 taxes levied upon the property of said estate and also  
including the sum of money heretofore borrowed by said  
Administrator with which to pay the 1909 taxes upon said  
property; that the claims heretofore allowed against said  
estate amount to approximately Three hundred Dollars (\$300.00)  
with interest, that there is now due for the 1910 taxes upon  
said property approximately \$946.12; that said Administrator  
in order to pay said 1909 taxes and to save to said estate the  
interest penalties provided by law for delinquent taxes on  
December 1, 1910 borrowed the sum of \$853.99, which sum is now  
due, together with interest thereon at the rate of 10% per  
annum from December 1, 1910; that the total estimated costs and

(over)

expenses of administration herein is \$450.00; that it is necessary for said administrator to borrow the sum of \$2500.00 with which to pay said claims, indebtedness, costs and expenses of administration; and that it is for the best interests of said Estate and for all persons interested therein including the heirs at law of said decedent; that said Administrator borrow said sum of \$2500.00, upon the Mortgage security of all or part of the real property of said estate; and that said sum be borrowed for the period of not less than 2 years and that the rate of interest upon said loan shall be 8% per annum payable semi-annually; that said Administrator has duly executed and filed in this Court a Bond with good and sufficient surety conditioned for the faithful accounting for any and all sums received from such Mortgage in the penal sum of \$5000.00, said sum being twice the amount to be raised by said mortgage, which said bond is now hereby approved by the Court; That an inventory of the real and personal estate and an Appraisement of the real and personal estate have been duly made and filed herein and approved by this Court' The Court further finds from the evidence herein that said Administrator was unable to make a sale of real estate herein pursuant to a Petition filed in this Court August 23, 1910, wherefore the order and decree for sale of real estate made upon said Petition is hereby vacated and set aside. The Court further finds from the evidence herein that 8% per annum is the prevailing rate of interest for loans upon real estate security in Mesa County, Colorado, and that said rate is a reasonable rate herein; and that in said County of Mesa it is customary to pay a commission for procuring loans and that 2% of said sum of \$2500.00 is a reasonable commission to be allowed and paid by said Administrator for procuring the said loan of \$2500.00. And now the Court being fully and sufficiently advised in the premises, it is therefore, by virtue of the law and by reason of the findings aforesaid, considered, ordered, adjudged and decreed by the Court that said petitioner proceed at once as Administrator or to borrow the sum of \$2500.00, and that as such Administrator he execute and deliver to the person lending said amount his negotiable promissory note therein and thereby promising to repay to the order of said lender the sum of \$2500.00 together with interest thereon from the date thereof, until paid at the rate of 8% per annum payable semi-annually, together with 10% for Attorney's fees if said note shall be collected by and Attorney; And it is further ordered that said Administrator proceed according to law to execute and deliver to such lender a Mortgage for the purpose of securing the prompt payment of said note, said Mortgage to convey all of the right, title and interest which the said John P Mitchell deceased, at the time of his death had in and to the real estate hereinafter described or so much thereof as may be necessary to enable said Administrator to borrow said \$2500.00, to-wit: Lots 17, 18 and 19 in Block 129, City of Grand Junction, in Mesa County, Colorado, 2, Lot 18 and the E $\frac{1}{2}$  of Lots 19 and 20 in Block 116 in said City, 3, The South 50 feet of the North 75 feet of Lots 28, 29, 30, 31 and 32 in Block 123 in said City, 4, Lots 6, 7, 8, and 9 in Sec. 36 Twp. 1 S R 1 W of the Ute Meridian, 5, Lot 3 in Sec. 31, Twp. 1 S R 1 E of the Ute Meridian, 6, The E $\frac{1}{2}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$  and SE $\frac{1}{4}$  NE $\frac{1}{4}$  of Sec. 31, Twp. 1 S R 1 E of the Ute Meridian. It is further ordered by the Court that in no event shall the petitioner herein either directly or indirectly be the Mortgagee in said Mortgage or be in anywise interested in said Mortgage, save as the Administrator of said Estate. And it is further ordered by the Court that immediately upon making a contract for such loan and mortgage, said Administrator report his action in the premises to this Court. And it is further ordered by this Court that this cause stand continued until the 18th day of September A D 1911 at 10:00 A M for hearing and

(over)

Action upon the report and for such other and further proceedings in the premises as may be necessary or proper. Done in open Court this 21st day of August, A.D. 1911. By the Court, Walter S Sullivan, Judge.

AND WHEREAS, In pursuance of such order and Decree, the said party of the first part did on September 22nd, A.D. 1911 enter into a certain agreement with the party of the second part for a loan to the party of the first part as Administrator of the sum of \$2,500.00, and did agree to execute and deliver to the party of the second part a Mortgage upon certain real estate the terms of which agreement and description of which real estate are more particularly mentioned and set forth in the report of said Administrator on file in this Court in the above entitled proceeding; and Whereas, on the 23 day of September A D 1911, said day being one of the regular days of the September A D 1911 Term of said Court, the party of the first part as such administrator submitted to said Court a Report relative to said loan and Mortgage so as aforesaid agreed upon, as required by law; and at said term on the day last aforesaid said report was ratified and confirmed by order of said Court and the said party of the first part as Administrator as aforesaid was authorized and directed to execute and deliver to the party of the second part his promissory note for the sum of \$2500.00, and to execute and deliver to the party of the second part a Mortgage upon said premises pursuant to the agreements and promises set forth in said report, which order is as follows, to-wit:

In the Matter of the  
Estate of John P  
Mitchell, deceased.

ORDER CONFIRMING MORTGAGE OF REAL  
ESTATE. State of Colorado, )  
County of Mesa. ) ss.

In the County Court in Probate.

Now on this day, the same being one of the regular days of the September Term, A D 1911, the above entitled matter having heretofore been continued until this day for hearing upon the report of the Administrator of said Estate setting forth his acts and doings in the matter of procuring a loan of \$2500.00 as Administrator of the said Estate and executing a Mortgage upon certain property of said Estate, described in the decree for mortgage of real estate herein, Reuben E Starr, the Administrator, appearing in person and by Griffith and Watson, his Attorney's. And thereupon this cause comes on to be heard upon said report, and it appearing to the satisfaction of the Court and the Court so finding that no objections are now here made or filed against said report and that the same is free from legal objection; that in procuring the loan and in making the premises and agreements set forth in said report the said Administrator has in all respects fully complied with the statute in such case made and provided and with the Order and Decree of this Court in the premises. It is therefore, by virtue of the law and by reason of the premises ordered, adjudged and decreed by the Court that said Report be and the same is hereby approved; And that the Agreement of the Administrator to Mortgage the premises in said Report mentioned and described, to-wit: All and singular Lots numbered 17, 18, and 19 in Block numbered 129, Lot 18 and E $\frac{1}{2}$  of Lots 19 and 20 in Block 116, and the South 50 feet of the North 75 feet of Lots numbered 28, 29, 30, 31 and 32 in Block 123, all in the City of Grand Junction, in the County of Mesa and State of Colorado, be and the same is hereby ratified, confirmed and approved; and the said Administrator is hereby authorized and directed immediately to execute and deliver the note and mortgage as set forth in said Report. Done in open Court on this 23rd day of September A D 1911. By the Court, Walter S Sullivan, County Judge.

( over )

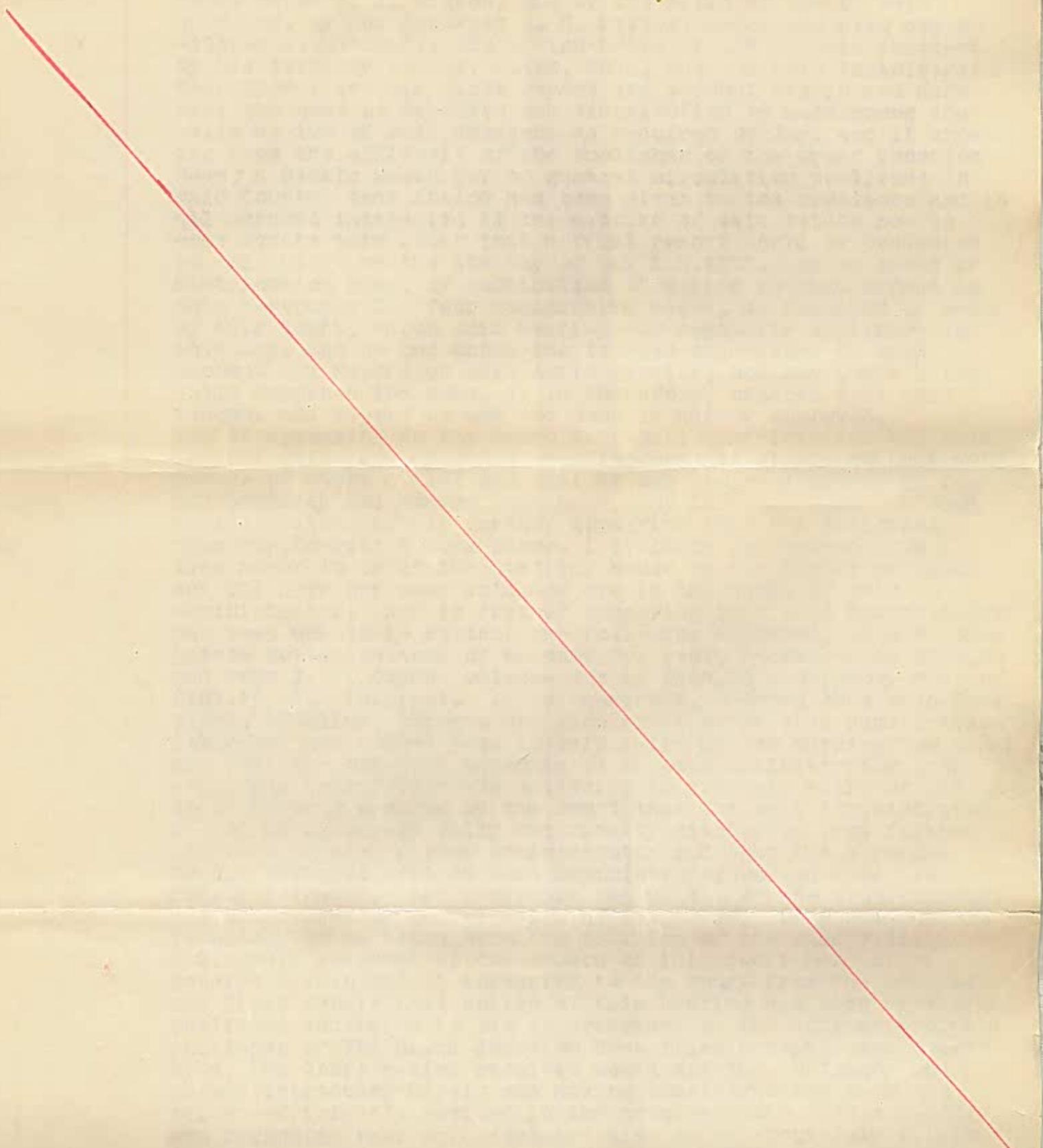
NOW THEREFORE, This Indenture, Witnesseth, that the said party of the first part by virtue of the Order and Decree aforesaid and in consideration of the premises and in further consideration of the sum of \$2,500.00 to him as such Administrator in hand paid by the party of the second part, the receipt of which is hereby Acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain and convey unto the party of the second part, her heirs and assigns, the following described premises and property, to-wit: All and singular Lots numbered 17, 18, and 19 in Block 129, Lot numbered 18, and  $E\frac{1}{2}$  of Lots numbered 19 and 20 in Block 116 and the South 50 feet of the North 75 feet of Lots numbered 28, 29, 30, 31 and 32 in Block 123, all in the City of Grand Junction in the County of Mesa and State of Colorado.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and also all of the estate, interest and claim whatsoever, either in law or in equity, which the said John P Mitchell, deceased, had in and to said premises at the time of his death. PROVIDED, always and these premises are upon this express condition that if the said party of the first part or the heirs at law of said John P Mitchell, deceased, their executors, administrators or assigns, shall well and truly pay or cause to be paid to the said party of the second part her heirs, administrators, executors or assigns, the aforesaid sum of money with the interest thereon at the time and in the manner specified in the above mentioned promissory note according to the true intent and meaning thereof, then these presents and everything herein expressed shall be absolutely null and void; and the said party of the first part, as Administrator as aforesaid, does hereby stipulate, covenant and agree to and with the party of the second part that he, the said party of the first part as such Administrator and the heirs at law of said John P Mitchell, deceased, will in due season pay all taxes and assessments on said premises and at the request of the legal holder of said note will keep the buildings that may at any time be on said premises, during the continuance of said indebtedness insured in said Company or Companies as the said holder of said note may from time to time direct for such sum or sums as such Company or Companies will insure for, and will assign and deliver the policy or policies of insurance to the holder of said indebtedness as further security for the payment thereof; and that in case of refusal or neglect of the party of the first part or of said heirs at law thus to insure or assign or deliver the policies of insurance or to pay such taxes or assessments, then the holder of said note may procure such insurance or pay such taxes or assessments and all moneys thus paid with interest thereon at 8% per annum shall become so much additional indebtedness secured by this Mortgage and shall be paid out of the proceeds of any foreclosure sale hereunder; and that in case of default in the payment of said note or the interest thereon according to the tenor and effect of said note, or in case of the breach or violation of any of the covenants or agreements herein by the party of the first part or by said heirs at law then and in that event the whole of said principal sum secured by said Mortgage and interest thereon from the time of foreclosure sale hereunder may at once at the option of the legal holder of said note become due and payable, anything herein or in said note contained to the contrary notwithstanding, and this mortgage may then be immediately foreclosed to pay the same by the said party of the second part, her heirs, executors, administrators or assigns and that in the execution hereof the said party of the first part has in all respects complied with the Order and Decree aforesaid and with the directions of the law in such case made and provided. IN WITNESS WHEREOF, the said party of the first part as such Administrator aforesaid has hereunto set his hand and seal

( over )

the day and year first hereinabove written. Ack. Sept. 23, 1911  
by Reuben E Starr, Administrator of the Estate of John P  
Mitchell, deceased before Chas. S Jones County Clerk, and  
Recorder of Mesa County, Colorado. (Mesa County, Colo. SEAL)

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#106976  
Book 184  
Page 41  
May 2, 1912  
11:00 A. M.

State of Colorado,)      IN THE COUNTY COURT IN PROBATE.  
County of Mesa. )SS.      March Term A.D.1912.

In The Matter of the  
Estate of John P. Mitchell  
Deceased.      ORDER ON FINAL SETTLEMENT AND DECREE  
OF HEIRSHIP. Now on this 7th day of  
May A.D.1912, the same being one of  
the regular juridical days of said

(4)

term, comes Reuben E. Starr, the Administrator of said Estate, in person and by his Attorneys, Griffith & Watson, and also comes Margaret J. Wilson, one of the heirs at law of said decedent, by her Attorney N. C. Miller, Esq., and also comes William A. Mitchell, one of the heirs at law of said decedent, by his Attorney John A. Clark, Esq., and the said Administrator thereupon files his final report and account herein and asks that the same be approved and distribution be made among the heirs at law of said decedent as required by law. And it appearing from the affidavit of the Publisher of the Grand Junction News, a Weekly Newspaper of general circulation published in said County, that notice has been given to the creditors and to all persons interested in the matters of said estate now to come before this Court that a final report would be presented to this Court on the 6th day of May A.D.1912, and an order of distribution made, by publication of notice to that effect in said newspaper for four consecutive weeks, as required by order of this Court, which said hearing was regularly continued to this day, and no one appearing to make objections to said account and report of said Administrator, and the Court having fully examined the same, it is therefore, ordered that said account and report be and the same is hereby approved. And it appearing to the Court that said Administrator has paid in full all costs of administration and all claims against said Estate of every class; and that he has properly accounted for all property and moneys that have come into his hands as such administrator. AND IT further appearing that the following property, to-wit: 1 cook stove, 1 linoleum and carpets and 1 lawn mower in or at the dwelling house on the corner of ninth and Ute have not been sold and are in the hands of said administrator; And it further appearing that said Administrator has been unable to collect the following accounts, to-wit: From quince Hutton balance of account for rent, amounting to \$162.00 and from J. W. Cowden balance due on \$200.00 promissory note of \$101.15 with interest. It is therefore, ordered that said Cook stove, linoleum, carpets and lawn mower be by said Administrator delivered and turned over to said heirs at law hereinafter named and that the note and accounts be by said administrator duly assigned, transferred and delivered to the said heirs at law. It is further ordered by the Court that the said Administrator be and he is hereby fully and finally discharged from further services herein as such administrator and that the sureties on his official bond as such administrator be and they are hereby released. AND thereupon the matter of the ascertainment and determination of the heirs at law of said decedent came on regularly to be heard upon the petition of the said William A Mitchell pursuant to the orders of this Court heretofore entered herein and it appearing to the Court from the records and files herein that notice of this hearing has been regularly published according to law as evidenced by the affidavit of the publisher of The Grand Junction News filed herein. And thereupon, the Court having received and heard the testimony and proofs introduced herein and having considered the same and being sufficiently advised in the premises doth FIND, ASCERTAIN AND DETERMINE that said decedent died on or about July 2, 1910 and that at and prior to the date of his death said decedent was a resident of said County of Mesa and that said decedent died intestate and at the time of his said death he was the owner



OK 3-4-55 Except

112855-190-254 cut King  
112856-180-19 Wint with  
113072-194-255 Cert Dec  
115106 175-530- QCA-Milwaukee  
TS-20097 Minnesota  
J. Young  
15-4105-229-426 QCA Hengle Coy.  
15-4626-229-446 QCA  
160916-230-548 Cut Sale  
163628-250-270 Surin  
167392-257-356 Deed Mrs. M. E. Whitney  
229207-300-564 WA Henry P. Price  
229208-302-88 TD  
TS-38900  
TS-38901  
TS-40181  
TS-40182  
TS-40417  
TS-40418  
TS-40439

QUIT CLAIM DEED

ANNA HELEN LILLIE, of Grand Junction, Colorado; JAMES M. McKELVIE, of Dragerton, Utah; WALTER L. McKELVIE, of Berkeley, California; and HENRIETTA LAKE, of Glenwood Springs, Colorado, for the consideration of Ten Dollars and other good and valuable considerations in hand paid, hereby sell and quit claim to AMOS L. RASO, whose address is 443 North Sixth Street, Grand Junction, Mesa County, Colorado, the following real property in the County of Mesa and State of Colorado, to wit:

An undivided one-half interest in and to Lots 16, 17 and 18, and the East one-half of Lots 19 and 20, in Block 116, in the City of Grand Junction, with all its appurtenances.

Signed this 25<sup>th</sup> day of April, 1973, by Anna Helen Lillie.

STATE OF COLORADO )  
COUNTY OF MESA ) ss.

Anna Helen Lillie  
Anna Helen Lillie

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 1973, by Anna Helen Lillie.

My commission expires 12-30-73  
Witness my hand and official seal.

Louis L. Robinson  
Notary Public

Correction

Signed this 23<sup>rd</sup> day of April, 1973, by James M. McKelvie.

STATE OF UTAH )  
COUNTY OF Carbon ) ss.

James M. McKelvie  
James M. McKelvie

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 1973, by James M. McKelvie.

My commission expires Mar 30 1975  
Witness my hand and official seal.

Robert G. Haring  
Notary Public

Signed this 20 day of April, 1973, by Walter L. McKelvie.

STATE OF CALIFORNIA )  
COUNTY OF Alameda ) ss.

Walter L. McKelvie  
Walter L. McKelvie.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 1973, by Walter L. McKelvie.

My commission expires July 10, 1973  
Witness my hand and official seal.

James J. McCarthy  
James J. McCarthy  
Notary Public

 JAMES J. McCARTHY  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
ALAMEDA COUNTY  
My Commission Expires July 10, 1973

Signed this 24 day of April, 1973, by Henrietta Lake.

STATE OF COLORADO )  
COUNTY OF GARFIELD ) ss.

Henrietta Lake  
Henrietta Lake

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of April, 1973, by Henrietta Lake.

My commission expires My Commission expires June 16, 1974  
Witness my hand and official seal.

Harriet L. Bartels  
Notary Public

 STATE OF COLORADO )  
COUNTY OF GARFIELD )  
My Commission Expires June 16, 1974

R-X-212

1047305

INDEXED MI

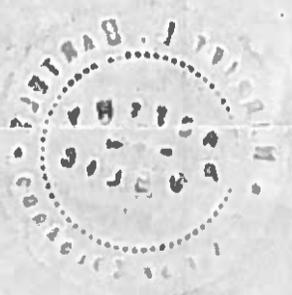
STATE OF COLORADO }  
County of MESA } ss  
I hereby certify that this instrument was  
Filed for record

MAY 23 1973

at 2:03 o'clock P.M. and recorded  
in Book 896 Page 788  
ANNIE M. DUNSTON, County Clerk & Recorder  
By [Signature] Deputy

9.25-

US Bank  
→



When recorded  
please return to  
U. S. Bank Trust Dept.  
P.O. Box 908  
Aspet, Ark.

RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Know All Men by These Presents, That, Whereas,

CARMINE A. MONTE and YOLANDA MONTE

of the County of Mesa, in the State of Colorado, by that certain DEED OF TRUST dated the 25th day of August, A.D. 19 69, and duly recorded in the office of the County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 29th day of August, A.D. 19 69, in book 938 of said County records, on page 664, conveyed to the Public Trustee in said County of Mesa, certain real estate in said Deed of Trust described in trust to secure to the order of

ANNA HELEN LILLIE, ROBERT MCKELVIE, JAMES M. MCKELVIE, WALTER L. MCKELVIE, HENRIETTA LAKE, GILBERT LIMBERG and LORETTA LIMBERG the payment of the indebtedness mentioned therein.

AND, WHEREAS, Said indebtedness has been paid and the purposes of said trust have been fully satisfied;

NOW, THEREFORE, At the request of the legal holder of the indebtedness secured by said Deed of Trust, and in consideration of the premises, and in further consideration of the sum of Five Dollars, to me in hand paid, the receipt whereof is hereby acknowledged, I, as the Public Trustee in said County of Mesa, do hereby remise, release and quit-claim unto the present owner or owners of said real estate and unto the heirs, successors and assigns of said owner or owners forever, all the right, title and interest which I have in and to the said real estate, as such Public Trustee, in said Deed of Trust mentioned; and more particularly described as follows, to-wit:

All that property conveyed in trust, in and by Document No. 976490 as recorded in the office of the County Clerk and Recorder of said Mesa County, Colorado, in Book and at Page aforesaid.

situate, lying and being in the County of Mesa and State of Colorado.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the privileges and appurtenances thereunto belonging forever. And further, that the said Trust Deed is, by these presents, to be considered as fully, and absolutely released, cancelled and forever discharged.

WITNESS my hand and seal, this 2nd day of May, A.D. 19 80

*Gena M. Harrison* (Seal)  
As the Public Trustee in said County of Mesa.

STATE OF COLORADO, }  
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 2nd day of May, 19 80,

by GENA M. HARRISON as the Public Trustee in said County of Mesa, Colorado. Witness my hand and Official Seal.

My Commission expires August 3, 1981

*Jennie Coakrum*  
Notary Public.

The Public Trustee in said County of Mesa:

Please execute this release, the indebtedness secured by the above mentioned Deed of Trust having been fully paid.

The legal holder of the indebtedness secured by said Deed of Trust.

By.....

No. 1223115

# Release of Trust Deed

Public Trustee, Mesa County, Colorado

FOR USE OF

TO

State of Colorado, }  
County of Mesa } ss.

I hereby certify that this instrument was  
filed for record in my office at 3:08 o'clock

P. M. MAY 2 1980 and is

duly recorded in Book 1255

Page No. 688

*Paul Stanger*  
Recorder.

By Deputy.

Fee, \$2.00

*Anna Rose*  
*P.O. Box 2328*  
*71502*





DEED OF TRUST

THIS INDENTURE, Made this 25th day of ~~July~~ August, 1969, between CARMINE A. MONTE and YOLANDA MONTE

whose address is Grand Junction, Mesa County, Colorado hereinafter referred to collectively as "First Party," and the Public Trustee of County, State of Colorado, party of the second part, WITNESSETH:

THAT WHEREAS, The said First Party has executed their promissory note (hereinafter designated "note") bearing even date herewith for the total principal sum of Twenty-seven Thousand Eight Hundred Fifty and 46/100 - - - Dollars, payable to the order of ANNA HELEN LILLIE, ROBERT MCKELVIE, JAMES M. MCKELVIE, WALTER L. MCKELVIE, HENRIETTA LAKE, GILBERT LIMBERG and LORETTA LIMBERG whose address is Grand Junction, Mesa County, Colorado

---in monthly installments---

after date thereof, with interest thereon from the date thereof at the rate of six & one-half per cent per annum payable \$300.00 per month commencing ~~August 1~~ <sup>September 1</sup>, 1969, and payable on or before the first day of each month thereafter until fully paid, with said monthly payments applied first to the payment of interest and then to principal, with the right to prepay in full or in part at any time.

**CANCELLED**  
MAY 2 1980  
MESA CO. PUBLIC TRUSTEE

(The Legal Holder of note being hereinafter referred to as "Beneficiary");

AND WHEREAS, The said party of the first part is desirous of securing the payment of the principal and interest of said promissory note.

NOW, THEREFORE, The said party of the first part, in consideration of the premises, and for the purpose aforesaid, does hereby grant, bargain, sell and convey unto the said party of the second part, in trust forever, the following described property situate in the County of Mesa and State of Colorado, to-wit:

Lots 16 and 17, and 18 and the East one-half of Lots 19 and 20 in Block 116 in the City of Grand Junction.

**PAID**  
MAY - 1 1980  
UNITED STATES BANK  
OF GRAND JUNCTION  
GRAND JUNCTION, COLO.  
7

U. S. BANK OF GRAND JUNCTION  
ESCROW AND COLLECTION AGENT

By *Edna L. Brand*

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

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

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

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

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

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

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

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

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

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

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

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

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

*Carmine A. Monte* (Seal)  
*Yolanda Monte* (Seal)  
----- (Seal)

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

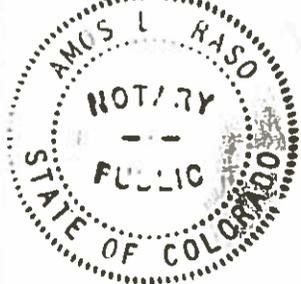
The foregoing instrument was acknowledged before me this 26 day of July August 1969

By CARMINE A. MONTE and YOLANDA MONTE

My Commission expires February 14, 1971

Witness my hand and official seal.  
My notarial commission expires

*Amos L. Raso*  
-----  
Notary Public.



Reception No. 14012  
INDEXED 14012 No.

# DEED OF TRUST

FROM

TO

For the Use of

STATE OF COLORADO,

County of MESEA } ss.

I hereby certify that this instrument was filed

for record in my office at 4:10 o'clock

8 . M., AUG 29 1969 . 19

and is duly recorded in Book 938

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Ann M. Dunston  
Recorder.

By Ann M. Dunston  
Deputy.

FEES \$ 4.75

John C. Poppe  
Attorney



