

17104 161004 61200

Abstract of Title
to

Lots 19 and 20 in Block
60 in City of Grand Junction.

THE
TITLE GUARANTY
COMPANY

531 BOND AVE. • GRAND JUNCTION, COLORADO 81501
303-242-8234

Abstract of Title Service
for all properties in
ADAMS, ARAPAHOE, BOULDER, DENVER,
DOUGLAS, JEFFERSON and MESA COUNTIES

21420

Continuation of an

STATE OF COLORADO
LOAN NO. -5-D 91

ABSTRACT OF TITLE

TO

Lots 19 & 20 Block 60 City of Grand Junction

Subsequent to Jan 15 1902 at 3³⁰ o'clock P.M.

MESA COUNTY, COLORADO

THE O. F. HOECKEL BLANK BOOK CO., DENVER.

<p>Book 64 Page 380 May 9. 1902 3⁰⁵ P.M. 24 1</p>	<p>Shepherd W Coleman <u>Affidavit</u> sworn deposes that he is the same party named as a grantor in deed from Shepherd W Coleman to Burton L Case Dated April 23 1894 & Recorded April 23. 1894 in Book 245 Page 242 Mesa Co Records in which he conveys to said Burton L Case Lot 19 & 20 Block 60 City of Grand Junction Also that he is same party mentioned as QW Coleman, grantee of Harriet A Amshary, in Warranty Deed dated April 26. 1884 & Recorded in Book 1 Page 298 conveying to him Lots 19 & 20 Block 60 City of Grand Junction Sworn to before James D Barnahan Notary Public Mesa Co Colo May 8 1902 Commission Expires Sept 28. 1902</p>
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<p>Book 64 Page 380 May 9. 1902 3⁰⁷ P.M. 2 25 1</p>	<p>James A Davis <u>Affidavit</u> sworn deposes that he is same party as J A Davis granted in Deed from Jeremiah Roland of date Oct 14. 1901. Recorded in Book 77 Page 544 in which said Roland conveyed to him Lots 19 & 20 in Block 60 City of Grand Junction & also that he is the same party mentioned in the Deed Dated May 6. 1902 as James A Davis grantor to J W Sawyer as grantee, conveying</p>
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to said granted lots 19-20 Block 60 in the City of Grand Junction. Sworn to before Ulysses G. Ramey, Notary Public Mesa Co Colo May 8. 1902 Commission Expires Feb 28. 1903

Book 85 Geo J D Williams Release Deed May 9 1902
 Page 1 Public Trustees \$1⁰⁰ Releasing Trust Deed
 May 9 1902 _____ 15 _____ Dated Dec 12. 1901 Recorded
 3¹⁰ James A Davis in Book 67 Page 566 on
 3²⁶ Dec 12. 1901 conveys lots
19-20 Block 60 in the City of Grand Junction
 Acknowledged before O P In Steele Deputy
 County Clerk Mesa Co Colo _____

Book 74 James A Davis Warranty Deed May 6 1902
 Page 548 _____ to _____ ~~\$1100~~ Eleven hundred &
 May 9. 1902 J W Sawyer twenty (20) dollars conveys
 3¹² _____ lots 19-20 Block 60 City of
 4 Grand Junction Acknowledged before
 27 James O Barnston Notary Public Mesa
 Co Colo May 6. 1902 Commission Expires
 Sept 28. 1902 _____

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of _____
 of our _____ entries,
 Numbered 1-2-3-4) 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 15
 day of January 1902, at 3³⁰ o'clock P M.

Dated at Grand Junction, Colorado, this 9 day of
May 1902, at 3¹⁵ o'clock P M.

THE MESA COUNTY ABSTRACT CO.

By

R W Holmes

MANAGER.



No. 10228

Continuation of

ABSTRACT OF TITLE

to

Lots Nineteen (19) and Twenty (20) in Block Sixty (60) in the City of Grand Junction, Mesa County, Colorado.

From May 9th 1902 at 3:15 o'clock P. M.

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John W. Sawyer
to
The State

LAST WILL AND TESTAMENT #126652

Filed July 10th 1915 at 11:30 A. M.
Book 176 page 146

I, John W. Sawyer of Grand Junction, Mesa County Colorado, being of sound and disposing mind do

make this my last Will and Testament, hereby revoking all former will by me made.

1. I direct that my funeral expenses and that all my just debts be fully paid.
2. I give, bequeath and devise to my sister, Laura B. Sawyer of Grand Junction, Colorado, all my estate, real, personal and mixed and all my property of every kind and degree wherever located.

3. I do hereby appoint my sister, Laura B. Sawyer, executrix of this my Last Will and Testament, and desire and direct that she be not required to give bond as such executrix. (the balance of the bequests are in case said John W. Sawyer should survive the sister Laura B. Sawyer) (Signed) J. W. Sawyer.

Witnessed Aug. 10th 1908 by John F. Byers and John M. Graham

In the Matter of the Last Will and Testament of John W. Sawyer

ORDER ADMITTING WILL TO PROBATE

State of Colorado, County of Mesa, SS
In the County Court
In Probate March Term 1914, May 4th 1914.

Now on this day, pursuant to order heretofore made in this matter comes on for hearing the probate of an instrument in writing heretofore filed in this Court, purporting to be the last will and testament of John W. Sawyer, deceased, filed herein, that said John W. Sawyer late of Mesa County, Colorado, departed this life on or about Feb. 28th 1914, leaving said instrument of writing as and for his last will and Testament and leaving Laura B. Sawyer, his sister and J. Clyde Coleman, his nephew as his heirs at law. And it appearing to the Court from the records and files herein that citation to the heirs at law of said deceased and to the Executrix named in said Will has been duly issued from this Court and service thereof made upon J. Clyde Coleman and Laura B. Sawyer within the time and in the manner required by law of the time and place of the hearing hereof. And it further appearing from the testimony of John F. Byers subscribing witness to said will, who appears and testifies in open Court that he and John M. Graham were present at the execution of said Last Will and Testament and saw the said John W. Sawyer sign the same as his Last Will and Testament and that they at his request and in his presence and in the presence of each other on the date of the execution thereof, subscribed their names to said Will as attesting witnesses thereto and that they believed the said John W. Sawyer to be of sound mind and memory and under no restraint and that said John M. Graham is now deceased. And the Court being now sufficiently advised in the premises, it is ordered and decreed that the aforesaid proofs be filed and that said Will be and the same hereby is duly admitted to probate as and for the Last Will and Testament of John W. Sawyer, deceased, and that the same be entered of record. It is further ordered that upon taking the oath as Executrix as required by law that Letters testamentary issue to Laura B. Sawyer the Executrix named in said Will and that the same be filed and entered of record, May 4th 1914.

(Signed) Walter S. Sullivan, Judge of County Court.

In the Matter of the Estate of John W. Sawyer, deceased

DECREE OF FINAL SETTLEMENT

State of Colorado, County of Mesa, SS.
In the County Court, In Probate
June 26th 1915.

Now on this day comes Laura B. Sawyer, Executrix of the Estate of John W. Sawyer deceased, and presents to the Court a final report of her acts and doings as such,

#5 continued on next sheet.

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#5 continued.

asks that the same be approved and that she be discharged and said estate decreed to be fully administered according to law, and it appearing to the Court from the records and files herein and the Court doth find that John W. Sawyer departed this life on or about Feb. 28ⁿ 1914 and thereafter Laura B. Sawyer was duly appointed Executrix of said Estate. And it further appearing to the Court and the Court doth find that said Laura B. Sawyer caused to be published in the manner and as required by law, a notice to creditors to file claims against said Estate; that all claims allowed by the Court against said Estate and all costs of administration have been paid. And the Court doth further find that said Laura B. Sawyer has caused to be published in the manner and as required by law and in accordance with an order of this Court a notice that said final report would be presented for approval on May 24ⁿ 1915 and that the hearing thereon was regularly continued to this date. Whereupon the Court proceeds to examine said final report herein. And it appearing from said report and the Court doth find that said Laura B. Sawyer has received for and on behalf of said estate the sum of \$506.45 and has duly expended the sum of \$5480.33 leaving in her hands no dollars to be distributed to the following named heirs at law. And the Court further finds, that more than one year has elapsed since the appointment of said Executrix that she has faithfully administered the estate of said deceased which has come to her hands and has fully performed her duties as such as provided by law. And there being no objections to the said final report by anyone therefore, upon the above findings and the records and files herein, it is ordered, adjudged and decreed by the Court that the said final report and all acts and doings of said Laura B. Sawyer in and about the administration of said Estate to and the same are hereby in all things fully ratified, confirmed and approved by the Court and said Laura B. Sawyer be discharged and her bondsmen released from further liability in the premises. June 26ⁿ 1915. By the Court, N. C. Miller, Judge. Certificate of true copy attached June 30ⁿ 1915 by Ada Richards, Clerk, County Court, Mesa County, Colorado. (Co. Ct. Seal)

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Laura B. Sawyer
to
The State

LAST WILL AND TESTAMENT

#234302

Dated Sept. 15ⁿ 1926Filed Feb. 24ⁿ 1928 at 9:30 A. M.

Book 307 page 308-9-10

I, Laura B. Sawyer of Grand Junction, Mesa Co.,

Colorado, being of sound and disposing mind do make this my last will and Testament hereby revoking all former wills by me made.

1. I direct that my funeral expenses and all my just debts be fully paid.
2. My burial must be made on the family lot in the Eastern Cemetery in Louisville, Ky., a stone now marks the spot.
3. At the time of my death, if my property interests, now in Grand Junction, Colorado, Real Estate, and contents of tin box now in the safety vault at Grand Valley National Bank, Grand Junction, Colo. I hereby appoint the Grand Valley National Bank executors of this my last will and Testament, and devise and direct that said bank be required to give bond as such executors.
4. At the time of my death, if my property interests, Real Estate and contents of tin box now in the safety vault at Grand Valley National Bank, Grand Junction, Colo. has been removed to Kentucky, I hereby appoint The Louisville Trust Co., Louisville, Kentucky, executors of this my last Will and Testament, and devise and direct that said Company be required to give bond as such executors.
5. I direct that all my property, both real and personal, be as speedily as possible converted into cash.

(Out of the funds so arising, a list of personal bequests of money followed by a list of bequests of personal property) (Signed) Laura B. Sawyer, Seal.
Signed at the request of the said testator and in her presence and in the presence of each other Sept. 15ⁿ 1926 by Andrew W. Willouer, Kate W. DeLong.

I, Laura B. Sawyer do hereby make, publish and declare this instrument to be the first codicil to my last will and testament, to-wit: I hereby revoke the provisions of paragraph #3 of my said will and in lieu thereof I hereby direct that if my property interests are located in Grand Junction, Colo. at the time of my death, then The Grand Valley Nat. Bank, and M. H. Flynn shall be named as joint executors of my will and I direct that they be required to give bond as by law provided. In witness whereof I have herewith set my hand at Grand Junction, Colorado, Sept. 18ⁿ 1926. (Signed) Laura B. Sawyer.

First codicil to Last will and testament witnessed Sept. 18ⁿ 1926 by Andrew W. Willouer and Kate W. De Long.

Certificate of true copy of Last Will and Testament attached February 23ⁿ 1928 by Gladys Moss, Clerk of the County Court, Mesa County, Colorado. (Co. Ct. Seal)

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#6 continued.

In the Matter of the Protate of
The Last Will and Testament of
Laura B. Sawyer, Deceased

ORDER ADMITTING WILL TO PROBATE
State of Colorado, County of Mesa
In the County Court, In Probate,
December Term, 1926

And now, on this day, pursuant to order heretofore made in this matter, comes on for hearing the probate of an instrument in writing, heretofore filed in this Court, purporting to be the Last Will and Testament of Laura B. Sawyer, Deceased. And it appearing to the Court from the petition of M. H. Flynn and The Grand Valley National Bank filed herein, that said Laura B. Sawyer late of the County of Mesa and State of Colorado, departed this life on or about Oct. 29th 1926, leaving said instrument of writing as and for her Last Will and Testament, and leaving the following as her heirs at law:

NAME	RESIDENCE	RELATIONSHIP	INTEREST
J. Clyde Coleman,	Falmouth, Pendleton Co., Ky.	Nephew	Legatee

(Here follows list of Legatees)

And it further appearing to the Court from the records and files herein, that citation to the heirs-at-law of said deceased has duly issued from this Court and (Here is given a list upon which personal service was made, and service had upon the remaining by publication)

And it further appearing from the testimony of Kate W. DeLong and Andrew W. Willauer, subscribing witnesses to said Will, who appear and testify in open Court, that they were present at the execution of said Last Will and Testament on September 15th 1926 and saw the said Laura B. Sawyer sign the same and heard the said Laura B. Sawyer acknowledge the same as her Last Will and Testament, and that they, at her request and in her presence, and in the presence of each other, on the date of the execution thereof, subscribed their names to said Will as attesting witnesses there to, and that they believed the said Laura B. Sawyer to be of sound mind and memory and under no restraint. And it further appearing from the testimony of said Andrew W. Willauer and Kate W. DeLong, the subscribing witnesses to the codicil to said Will that they were present at the execution of the said codicil to the Last Will and Testament and saw the said Laura B. Sawyer sign the same and heard the said Laura B. Sawyer acknowledge the same as a codicil to her said Last Will and Testament, and that they, at her request and in her presence and in the presence of each other, on the date of execution thereof, subscribed their names to the said codicil to the said Last Will and Testament as attesting witnesses to the said Codicil and that they believed the said Laura B. Sawyer to be of sound mind and memory and under no restraint. And the Court now being sufficiently advised in the premises - And it further appearing that at the time of the death of the said Laura B. Sawyer all of the property interests of the said Laura B. Sawyer were located in Grand Junction, Colorado, and at the time of her death and for a number of years prior thereto was a resident of the said City, It is Ordered and Decreed, That the aforesaid proofs be filed, and that said Will and Codicil be and the same hereby are duly admitted to probate as and for the Last Will and Testament of Laura B. Sawyer, deceased, as amended by the said codicil, and that the same be entered of record. It is Further Ordered, That upon taking the oath as Executors and entering into bond in the penal sum of \$13,000.00 as required by law, that Letters Testamentary issue to The Grand Valley National Bank and M. H. Flynn, the Executors named in said Will, and that the same be filed and entered of record.

Done in open Court Jan. 3rd 1927, By the Court: N. C. Miller, Judge County Court.
Certificate of true copy of Order of Court Admitting the Will of Laura B. Sawyer deceased to probate attached Feb. 23rd 1928 by Gladys Moss, Clerk County, Court, Mesa County, Colorado. (Co. Ct. Seal)

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The Grand Valley National Bank,
By Wm. Weiser, President, Attest:
Beman C. Fox, Secretary (Corp.
Seal), M. H. Flynn, As the Exec-
utors of the Estate of Laura B.
Sawyer, Deceased.
— to —
Forest Clem

EXECUTOR'S DEED #234332
Dated Feb. 23rd 1928
Filed Feb. 25th 1928 at 4:45 P. M.
Book 307 page 915
Whereas, in the County Court of the County of
Mesa in the State of Colorado, on Jan. 27th 1928,
in the Matter of the Estate of Laura B. Sawyer,
deceased, the following decree was made and
entered of record to-wit:

In the Matter of the Estate
of Laura B. Sawyer, Deceased

DECREE FOR SALE OF REAL ESTATE
State of Colorado, County of Mesa, SS.
In the County Court
Now on this day comes The Grand Valley National

#7 continued on next sheet.



7.30

#7 continued.

Bank and M. H. Flynn, Executors of the estate of Laura B. Sawyer, Deceased, the petitioners herein, in person and by Tupper, Smith & Holmes their attorneys and this cause now coming on to be heard upon the petition for the sale of the real estate of said Laura B. Sawyer, Deceased, or a portion thereof, and it now satisfactorily appearing to the Court from the records and files of said Court herein, that an order has been heretofore entered fixing Nov. 28th 1927, as the day for the hearing upon said petition; that on said day said hearing was duly continued to this day; that at least twenty days before the date set for hearing said petition, notice of hearing the petition was personally served upon Woodmen of the World, Grand Junction Chapter #103, O. E. S.; that the following named person waived service, to-wit: Modern Woodmen of America Sanatorium for Tuberculosis; that a copy of said notice was duly published in the Weekly Sentinel, a newspaper published at Grand Junction, in the County and State aforesaid, of general circulation in said Court, once each week for two successive weeks, a copy of which notice with the publisher's affidavit of publication thereto attached has been filed herein, and more than twenty days have elapsed since the last publication of said notice; that a copy of said notice was duly mailed, properly stamped and addressed to each of the following named persons, to-wit: Mrs. Laura Sibley; Old Masons' Home; Francis L. Calveard; Louisville Banking Co.; Eastern Cemetery; Masonic Widows' & Orphans' Home; Leila Olmstead; Confederate Veterans' Home; and J. Clyde Coleman; that said notice and the service thereof are regular and in due form of law. And now the Court, having examined the files and 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, doth find that proper and legal grounds exist for the sale of the real estate hereinafter described; that such sale is necessary or expedient or would be for the best interest of said estate or the persons interested therein, due regard being had for the rights of all; that said petitioners have executed and filed in said Court a bond with good and sufficient sureties, conditioned for the faithful accounting for any and all sums received from such sale, in a penal sum of not less than the appraised value of the land to be sold which bond is now hereby approved by the Court; that an appraisement of said real estate has been duly made, returned into, and approved by this Court. It is Therefore Ordered, Adjudged and Decreed, That the said petitioner, shall proceed to sell all the right, title and interest of said Laura B. Sawyer, Deceased, in and to the following described real estate, to-wit: Lots 19 and 20 in Block 60 in the City of Grand Junction. Said sale shall be made private sale in Grand Junction in said County, on Jan. 27th 1928, at ___ o'clock in the ___ noon, upon the following terms, to-wit: For Cash. And it being the opinion of the Court that it would benefit the said estate to sell such real estate at private sale, due regard being had for the rights of all, it is therefore ordered that said property be sold at private sale, at not less than the appraised value of each separate lot or parcel thereof. It is further ordered that in no event shall the petitioners herein, either directly or indirectly, or by anyone for them, become the purchaser; that upon making such sale said petitioners shall thereupon report their action in the premises to this Court with all convenient speed. It is Further Ordered That this cause stand continued to Jan. 27th 1928, for hearing and action upon said report.

Done in open Court, Jan. 27th 1928. By the Court: N. C. Miller, County Judge.

And Whereas, In pursuance of such order, the said parties of the first part, did on Jan. 27th 1928, sell at private sale, for the total sum of \$1200.00 to the party of the second part, the following described real estate, to-wit: Lots 19 and 20 in Block 60 in the City of Grand Junction. And Whereas, On Jan. 27th 1928, the said parties of the first part, as Executors of said estate as aforesaid, submitted to the said Court a report of such sale so made as aforesaid; and on said last named day, the said sale was by order of said Court duly approved and confirmed, and the said parties of the first part were authorized and directed to execute and deliver to the purchaser of said above described premises, the party of the second part, a good and sufficient Deed of Conveyance for the premises, and property sold, which order is as follows, to-wit:

In the Matter of the Estate
of Laura B. Sawyer, Deceased

ORDER CONFIRMING SALE OF REAL ESTATE
State of Colorado, County of Mesa, ss.
In the County Court

Now on this day comes The Grand Valley National Bank and M. H. Flynn, Executors of said estate, in person, and by Tupper, Smith & Holmes, their attorneys, and this matter, having been heretofore continued to this day, comes on to be heard upon the report of sale of real estate, made under and by virtue of the decree of this Court. And it appearing to the satisfaction of the Court that in making said sale, the said The Grand Valley National Bank and M. H. Flynn, as Executors have in all respects fully complied with the law in such case made and provided, and with the decree of this Court. It is Therefore Ordered,

#7 continued on next sheet.



#7 continued.

Adjudged and Decreed, That the sale made by the said The Grand Valley National Bank and M. H. Flynn as such Executors to Forest Clem of the following described lots or parcels of land, situate in the County of Mesa, State of Colorado, to-wit: Lots 19 and 20 in Block 60 in the City of Grand Junction, for the sum of \$1200.00 said sum being equal to the appraised value of said described real estate, said sum is not disproportionate to the value of said real estate, a greater sum not being obtainable, be and the same is hereby approved and confirmed. It is Further Ordered, That the said The Grand Valley National Bank and M. H. Flynn, as Executors of said estate, make, execute, acknowledge, and deliver unto the said Forest Clem a good and sufficient deed of conveyance, conveying to said purchaser, all the right, title, interest and estate in and to the said premises and property so sold, which the said Laura B. Sawyer had therein at the time of her decease, with the same effect as if made by said decedent during her lifetime. And it is Further Ordered, That said report so made as aforesaid be and it is hereby approved and that the same be and it is hereby ordered recorded.

Done in open court Jan. 27ⁿ 1928, By the Court: N. C. Miller, County Judge. Now, Therefore, in consideration of the premises, and the further consideration of said sum of \$1200.00, to them in hand paid by said party of second part, the receipt of which is hereby acknowledged, have sold and conveyed, and by these presents do sell and convey unto the said party of the second part, his heirs and assigns, all of said premises and property hereinbefore described and mentioned as having been sold to the said party of the second part.

Ack. Feb. 23ⁿ 1928 by M. H. Flynn, one of the Executors of the estate of Laura B. Sawyer, Deceased, before Alexander Bowie, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Dec. 1ⁿ 1928.

Ack. Feb. 23ⁿ 1928 by Wm. Weiser as President and Beman C. Fox as Secretary of the Grand Valley National Bank, a corporation, one of the Executors of the Estate of Laura B. Sawyer, Deceased, before Carl B. Canfield, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Apr. 18ⁿ 1929.

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Forest Clem
to
Public Trustee, for use of The
Valley Building and Loan Assn.

TRUST DEED \$1.00 #234333
Dated Feb. 25ⁿ 1928
Filed Feb. 25ⁿ 1928 at 4:50 P. M.
Book 302 page 147
Conveys:- Lots 19 and 20 in Block 60 in the
City of Grand Junction. IN TRUST to secure his

note, bearing even date herewith, payable to The Valley Building and Loan Association on or before 9 years after date for the principal sum of \$700.00 with interest at 85¢ per month on each \$100.00 of said principal sum, payable monthly in advance together with dues, fines and other charges.

Ack. Feb. 25ⁿ 1928 before Anna M. Wagler, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Mar. 3ⁿ 1928.

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STATE OF COLORADO
(SS
COUNTY OF MESA)

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing consisting of Four (4) entries, numbered from Five (5) to Eight (8) 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 9ⁿ 1902 at 3:15 o'clock P. M.

Dated at Grand Junction, Colorado

February 25ⁿ 1928 at 4:51 o'clock P. M.

THE INDEPENDENT ABSTRACT COMPANY, By

D. Williams Secretary



No. 11274.
Continuation of
ABSTRACT OF TITLE
to

Lots Nineteen (19) and Twenty (20) in Block Sixty (60) in the City of Grand Junction, in Mesa County, Colorado.

From February 25" 1928 at 4:51 o'clock P. M.

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Forest H. Clem, also known as Forest Clem. to Public Trustee TRUST DEED. \$1.00 #242841. Dated Feb. 23" 1929. Filed Feb. 26" 1929 at 1:45 P. M. Book 302 page 255.

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32

Conveys:- Lots 17 and 18 in block 60, also lots 19 and 20 in block 60 in the City of Grand Junction, Colorado. IN TRUST to secure his note even date herewith payable to The Valley Building and Loan Association on or before 9 years for sum of \$1500.00 with interest at 85¢ per month on each \$100. payable monthly in advance. Except Trust Deeds, one for \$3000.00 covering lots 17 and 18 and another for \$700. covering Lots 19 and 20 in block 60. Ack. Feb. 25" 1929 before Anna M. Wagler, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 3" 1932.

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W. S. Meek, Public Trustee to Forest H. Clem also known as Forest Clem. RELEASE DEED. \$2.00 #254769. Dated Aug. 5" 1930. Filed Aug. 5" 1930 at 4:25 P. M. Book 327 page 198.

10.
33

Releases:- Lots 17 and 18 in Block 60, also Lots 19 and 20 in Block 60 in the City of Grand Junction, Colorado. From Deed of Trust dated Feb. 23" 1929 recorded Feb. 26" 1929 in Book 302 page 255 to secure The Valley Building and Loan Association the payment of his note. Note paid. Ack. Aug. 5" 1930 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires April 9" 1934.

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W. S. Meek, Public Trustee to Forest Clem. RELEASE DEED. \$2.00 #254771. Dated Aug. 5" 1930. Filed Aug. 5" 1930 at 4:35 P. M. Book 327 page 200.

11.
34

Releases:- Lots 19 and 20 in Block 60 in the City of Grand Junction, Mesa County, Colorado. From Deed of Trust dated Feb. 25" 1928 recorded Feb. 25" 1928 in Book 320 page 147 to secure The Valley Building and Loan Association the payment of his note. Note paid. Ack. Aug. 5" 1930 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires April 9" 1934.

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Forest H. Clem, to Public Trustee TRUST DEED. (AF & RC) #254766. Dated Aug. 5" 1930. Filed Aug. 5" 1930 at 3:50 P. M. Book 320 page 155.

12.
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Conveys:- Lots 17, 18, 19 and 20 in Block 60 in the City of Grand Junction, Mesa County, Colorado, together with all improvements thereon. IN TRUST to secure the payment of his note even date herewith for the sum of \$5000.00 payable to the order of C. J. Bradfield or Amanda W. Bradfield with interest at 7% per annum, payable semi-annually. Being one note payable on or before 10 years as follows:- \$351.80 Payable Feb. 5" 1931 and \$351.80 being payable on each Aug. 5" and Feb. 5" thereafter until twenty \$351.80 payments have been made, said payments include interest. Ack. Aug. 5" 1930 before John G. McKenney, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires August 2" 1931.

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STATE OF COLORADO, COUNTY OF MESA, SS. THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Four (4) entries, numbered 9,10,11 and 12, is a full and complete abstract of each and every instrument of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption hereof, subsequent to February 25" 1928 at 4:51 o'clock P. M.

Dated at Grand Junction, Colorado. August 5" 1930 at 4:36 o'clock P. M. THE INDEPENDENT ABSTRACT COMPANY, by

[Signature] Secretary.

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CONTINUATION OF ABSTRACT OF TITLE To. Lots 19 and 20 in Block 60 in the City of Grand Junction in Mesa County, Colorado, **subsequent** to August 5th., 1930, at 4:36 o'clock P. M.

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THE MESA COUNTY ABSTRACT COMPANY hereby certifies that there are no instruments 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 August 5th., 1930, at 4:36 o'clock P. M.

Certificate of County Treasurer of Mesa County, Colorado, of taxes and installments of special assessments due and installments of special assessments of record in the office of Treasurer of said County, which were liens against said property, is attached hereto and made a part of this abstract.

Dated at Grand Junction, Mesa County, Colorado, this February 23rd., A. D. 1934, at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY



Manager.

Manager.

I, the undersigned, County Treasurer in and for said County, do hereby certify that there are no unpaid taxes, or unredeemed tax sales, as appears of record in this office on this date, except as hereinbelow noted, on the following described property, to-wit:

DESCRIPTION OF PROPERTY	Sec. or Block	Twp. or City	Range	STATEMENT OF TAXES DUE IF ANY		
				Year for which Taxes are Due	No. of Tax Sales, if Any	Amount Necessary to Pay Before
Forest H. Clem & Nellie S. Clem						Mar. 34
Lots 17, 18, 19, 20		69 Grand Jet		Last half	1930	159 23 -
				all of	1931	272 49
					1932	230 00
					1933	190 45
						852 17
Future Inct. Spec Assessments } 1935 & 1936 Comb Rev # 4 \$14.72 }		Specials		1934	13 16	865 33

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of February, 1934 1934

W. D. Meek
 Treasurer of Mesa County, Colo.
 By Virginia Ong Wallace Deputy.

#282786
Book 344
Page 31
Mar.14,1934
4:10 P.M.

Forest Clem, otherwise known
as Forest H. Clem,
To
Public Trustee, Mesa County,
Colorado, for the use of
Home Owners Loan Corporation

TRUST DEED. Feb.28,1934. \$5298.93
Conveys:-Lots 17, 18, 19 and 20 in Block 60 in
the City of Grand Junction, Mesa County, Colorado
IN TRUST to secure one note bearing even date
herewith payable to the order of Home Owners
Loan Corporation within 15 years after date for
the sum of \$5298.93, with interest at 5% per

(36)

annum on unpaid balance. Said principal and interest shall be payable \$41.89
monthly from date, to be applied first to interest on unpaid balance and the re-
mainder to principal until said debt is paid in full. Extra payments may be
made at any time and interest will be charged only on unpaid balance. Said note
also provides that the maker thereof may pay the sum of \$22.06 monthly until June
1936, representing interest only on said indebtedness, and thereafter the monthly
payments shall be \$48.99, to be applied first to interest on unpaid balance and
the remainder to principal until said indebtedness is fully paid. Acknowledged
Mar.13,1934, before Wayne N. Aspinall, Notary Public of Mesa County, Colorado.
(N. P. Seal) Commission expires Aug.31,1935.

#282843
Book 340
Page 437
Mar.16,1934
3:20 P.M.

W.S.Meek, Public Trustee
of Mesa County, Colorado,
To
F o r e s t H. C l e m

RELEASE DEED. Mar.16,1934. \$2.00
Releases:-Lots 17, 18, 19 and 20 in Block 60 in
the City of Grand Junction, Mesa County, Colorado
together with all improvements thereon. FROM
DEED OF TRUST dated Aug.5,1930, recorded Aug.5,

(37)

1930, in Book 320 at page 155 of said Mesa County records. Given to secure C.J.
Bradfield or Amanda W. Bradfield payment of one note. NOTE PAID. Acknowledged
Mar.16,1934, before Virginia O. Wallace, Notary Public of Mesa County, Colorado.
(N. P. Seal) Commission expires Apr.9,1934.

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting
of Two (2) entries numbered 36 and 37, is a full and complete abstract of each and every instrum-
ent 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 continua-
tion subsequent to August 5th., 1930, at 4:36 o'clock P. M.

Dated at Grand Junction, Mesa County, Colorado, this March 17th., A. D. 1934, at
8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY W. A. Reeme
Manager.

No. C-1213

Continuation of

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

to

Lots Nineteen (19) and Twenty (20) in Block Sixty (60) in the City of Grand Junction, Mesa County, Colorado.

From March 17, 1934 at 8:00 o'clock A. M.



STATE OF COLORADO)
(SS
COUNTY OF M E S A)

MESA COUNTY-INDEPENDENT ABSTRACT CO. hereby certifies that there are no instruments appearing of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, from March 17, 1934 at 8:00 o'clock A. M. up to October 28, 1943 at 8:00 o'clock A. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

October 28, 1943 at 8:00 o'clock A. M.

MESA COUNTY-INDEPENDENT ABSTRACT CO.

By R. B. Williams Manager.

-o-----oo-----o-



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

to

Lots Nineteen and Twenty in Block Sixty in the City of Grand Junction,
Mesa County, Colorado.

From date October 28, 1943 at 8:00 A. M.

---00---

Home Owners' Loan Corporation a United States Corporation Plaintiff	}	(38) LIS PENDENS Dated Nov. 12, 1943 Filed Nov. 15, 1943 at 8:43 A.M.
vs		
Forest H. Clem, also known as Forest Clem, Burrell C. Reynolds as Public Trustee in and for Mesa County, Colorado Nellie S. Clem, and all unknown persons who claim an interest in and to the subject matter of this action Defendants	}	In the District Court in and for the City and County of Denver, and State of Colorado. Civil Action No. --- Div. ---

Notice is hereby given that an action has been commenced, and is now pending, in the above-named Court, upon a complaint of the above named plaintiff against the above-named defendants; that the object of said action is to foreclose a deed of trust executed Feb. 28, 1934, by the defendant, Forest Clem, otherwise known as Forest H. Clem, for the benefit of the plaintiff, and recorded in the office of the County Clerk and Recorder of Mesa County, State of Colorado, on March 14, 1934, in Book 344 at page 31 of the county records in said office; and that said action affects the title to the real estate situated in the County of Mesa, State of Colorado, described as follows, to-wit:

Lots 17, 18, 19 and 20 Block 60 in the City of Grand Junction, in Mesa County, Colorado.

Signed and dated at Denver, Colorado, this Nov. 12, 1943.

I. L. Quiat, Attorney for Plaintiff, 415 Symes Bldg., Denver, Colorado. Book 412 page 87

---00---

Home Owners Loan Corp. a United States Corporation Plaintiff	}	(39) CERTIFICATE OF DISMISSAL Dated Dec. 15, 1943 Filed Jan. 6, 1944 at 4:21 P.M.
vs		
Forest H. Clem, et al Defendant State of Colorado, City and County of Denver, SS. In the District Court. Second Judicial District, City and County of Denver, Colorado	}	No. A38858

I, John H. Winchell, Clerk of the District Court within and for the City and County of Denver, do hereby certify that the above entitled cause was dismissed with prejudice each side pay own costs on Dec. 14, 1943

Signed: John H. Winchell, Clerk by Matt Mesch, Deputy Clerk.
(District Court Seal, City and County of Denver, Colorado)
(Note: The above Certificate of Dismissal has reference to Lis Pendens recorded in Book 412 page 87 of the Mesa County Records)
Book 412 page 239

---00---

(40)

Forest H. Clem, also known
as Forest Clem and Nellie S.
Clem

TRUST DEED

Dated Dec. 14, 1943

Filed Dec. 15, 1943 at 4:04 P.M.

Consideration of premises

to

Public Trustee of Mesa County,
Colorado, for use of Valley
Federal Savings and Loan Assoc-
iation of Grand Junction

Conveys:- Lots 17, 18, 19 and 20 in Block 60 in the City of
Grand Junction, in Mesa County, Colorado, etc.

GIVEN TO SECURE note bearing even date herewith for the principal
sum of \$4600.00 with interest from date on the unpaid balance at the
rate of 5% per annum, payable monthly in advance. The said principal
and interest shall be payable \$45.00 on the first day of each month
hereafter until paid and shall be applied First: To the payment of the
interest on the unpaid balance of the principal; Second, To the payment
at the option of the Association on delinquent taxes, assessments or in-
surance on property covered by this trust deed; and Third, The remainder
of said payments on the principal, until said debt is paid in full, etc.
Parties of the first part further agree to pay \$20.00 per month for
taxes, etc.

Ack. Dec. 14, 1943 by Forest H. Clem, also known as Forest Clem
and Nellie S. Clem, before Anna M. Wagler, Notary Public, Mesa County,
Colorado. (N. P. Seal) Commission expires Feb. 27, 1944.

Book 422 page 74

---oo---

(41)

Burrell C. Reynolds, Public
Trustee, Mesa County, Colorado

RELEASE DEED

Dated Jan. 5, 1944

Filed Jan. 5, 1944 at 3:15 P.M.

\$2.00

to
Forest Clem otherwise known as)
Forest H. Clem)

Releases:- Lots 17, 18, 19 and 20 Block 60 in the City of Grand
Junction, Mesa County, Colorado.

FROM TRUST DEED Dated Feb. 28, 1934 recorded Mar. 14, 1934 in
Book 344 page 31 to secure Home Owners' Loan Corporation the payment
of a note. Note paid.

Ack. Jan. 5, 1944 by Burrell C. Reynolds, Public Trustee of Mesa
County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County,
Colorado. (N. P. Seal) Commission expires Mar. 13, 1946.

Book 425 page 82

---oo---

(42)

Office of the Treasurer of
the State of Colorado Denver
Colorado.

RECEIPT FOR INHERITANCE TAX

Dated June 8, 1915

Filed April 19, 1945 at 11:55 A.M.

\$1.00

Received of Laura B. Sawyer, Executrix of the estate of John W.
Sawyer, deceased \$1.00 for Inheritance Tax and fees for examination
and issuance of Waiver, as itemized below, due the State of Colorado
from said estate, pursuant to an order of the Hon. W. S. Sullivan,
Judge of the County Court of Mesa County, Colorado, dated June 7, 1915.
Date of death of decedent Feb. 28, 1914. Cash value of property \$10,100.

Description of property: Lots 19 and 20 in Block 60 Grand Junction,
Colorado. \$1300.00

(other real property) 8800.00

\$10100.00

Signed: Allison Stocker, Treasurer of the State of Colorado by J.D.
Temple Deputy. (----) Book 429 page 481

---oo---

(43)

Burrell C. Reynolds, Public Trustee, Mesa County, Colo. }
to }
Forest H. Clem also known as }
Forest Clem and Nellie S. Clem }

PARTIAL RELEASE DEED
Dated Oct. 9, 1945
Filed Oct. 9, 1945 at 12:20 P.M.
\$2.00

Releases:- Lots 19 and 20 in Block 60 in the City of Grand Junction, in Mesa County, Colorado.

FROM TRUST DEED dated Dec. 14, 1943 recorded Dec. 15, 1943 in Book 423 page 74 to secure Valley Federal Savings and Loan Association of Grand Junction payment of their note. And Whereas, the said Forest H. Clem and Nellie S. Clem have partially paid and partially satisfied said note by the payment of \$135.00 on the principal thereof, which sum has been duly endorsed on said note.

Released as to the above described real property only.

Request for release signed by Valley Federal Savings and Loan Association by Anna M. Wagler, Asst. Secy., the Beneficiary.

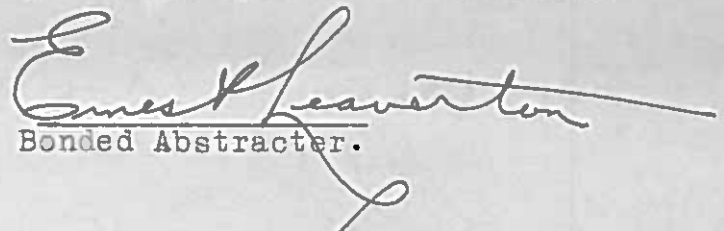
Ack. Oct. 9, 1945 by Burrell C. Reynolds, Public Trustee, Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Mar. 13, 1946.

Book 441 page 504

---00---

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Six Entries, numbered from 38 to 43 inclusive) is a full and Correct Abstract of each and every instrument appearing of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner effecting or relating to the title to the real property described in the caption of this continuation, subsequent to October 28, 1943 at 8:00 A. M.

Dated at Grand Junction, Colorado, October 9, 1945 at 12:21 P.M.


Ernest Leaverton
Bonded Abstractor.



44. Burrell C. Reynolds,
Public Trustee
to
Forest H. Clem, also
known as Forest Clem
and Nellie S. Clem

RELEASE DEED \$2.00
Dated Feb. 25, 1948
Filed Feb. 26, 1948
At 11:57 o'clock A. M.
Releases: Lots 17, 18, 19 and 20 in
Block 60 in the City of Grand Junction
including equipment, Mesa County, Colorado.
From Deed of Trust dated December 14,
1943 recorded December 15, 1943 in Book 422 at page 74 to secure to Valley
Federal Savings and Loan Association of Grand Junction the payment of their
note. NOTE PAID.
/s/ Burrell C. Reynolds, Public Trustee.
Ack. Feb. 25, 1948 by Burrell C. Reynolds, Public Trustee before Virginia O.
Wallace, Notary Public, Mesa County, Colorado.
(N. P. Seal)

#478716
Book 482
Page 242

Commission expires March 12, 1950

-o-----00-----o-

45. Forest H. Clem, also
known as Forest Clem,
and Nellie S. Clem,
husband and wife
to
Forest H. Clem and
Nellie S. Clem, husband
and wife, in joint
tenancy.

WARRANTY DEED \$1.00 Love and
Affection
Dated March 10, 1948
Filed March 15, 1948
At 4:40 o'clock P. M.
Conveys: Lots 17, 18, 19 and 20 in Block
60; Lots 13 and 14 in Block 82; Lots
26 and 27 in Block 83, Lots 6 and 7 in Block
94; all in the City of Grand Junction,
together with all improvements thereon.
Also conveys and grants all personal
property of every character and description including bonds, stocks, merchandise
and money in bank or banks, now owned or hereafter acquired, Mesa County,
Colorado. (The consideration for this deed is less than \$100.00)
/s/ Forest H. Clem, also known as Forest Clem, Nellie S. Clem.
Ack. March 13, 1948 by Forest H. Clem, also known as Forest Clem and Nellie S.
Clem, husband and wife before J. Ernest Leaverton, Notary Public, Mesa
County, Colorado.
(N. P. Seal)

#479701
Book 483
Page 319

Commission expires Jan. 19, 1950

-o-----00-----o-

Recorder's Stamp

KNOW ALL MEN BY THESE PRESENTS, That

JOHN F. REARDON and ELSIE E. REARDON

of the County of Mesa, and State of Colorado, for the consideration of - - - - - Ten Dollars and other valuable consideration - - - - - in hand paid, hereby sell and convey to

ELSIE E. REARDON

of the County of Mesa, and State of Colorado, the following real property, situate in the County of Mesa and State of Colorado, to-wit:

Lots Nineteen (19) and Twenty (20) in Block Sixty (60) in the City of Grand Junction, Mesa County, Colorado;

2-081

(Consideration less than \$100.00)

with all its appurtenances, and warrant the title to the same, subject to

Signed and delivered this 2nd day of January, A. D. 19 58..

in the presence of

John F. Reardon (SEAL)
Elsie E. Reardon (SEAL)

STATE OF COLORADO
County of M E S A

} ss.

The foregoing instrument was acknowledged before me this 2nd day of January 19 58, by John F. Reardon and Elsie E. Reardon.

Witness my hand and official seal
My commission expires July 15, 1961.

[Signature]
Notary Public.

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Acknowledgment, Revised 1937.

None
46
709812
724-288
4:30 P.M.



THE TITLE GUARANTY COMPANY

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

Hereby Certifies

That the foregoing -3- entries numbered 44 to 46 constitute a true and correct abstract of all instruments on file or of record in the office of the County Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described real estate located in said Mesa County, Colorado:
From October 9, 1945 at 12:21 o'clock P. M.

Lots Eighteen (18) and Nineteen (19) in Block Sixty (60)
in the City of Grand Junction, in Mesa County, Colorado.

Except any notices filed by any person who has contracted to perform work or labor or to provide material pursuant to the provisions of 1963 Colorado Revised Statutes 86-3-1, et seq., as amended, which do not describe the subject property, or any part thereof, by legal description.

Dated this 7th day of March, A.D., 19 66, at 8 o'clock A.M.



THE TITLE GUARANTY COMPANY

By *Richard B. Williams*
Authorized Signature.

THE TITLE GUARANTY COMPANY

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No. 61084

THIS DEED, Made this 10th day of March
in the year of our Lord one thousand
nine hundred and sixty-six between
Elsie E. Reardon

of the County of Mesa
State of Colorado, of the first part, and
Forest H. Clem and Nellie S. Clem
of the County of Mesa
and State of Colorado, of the second part:

Recorder's Stamp

WITNESSETH, That the said part y of the first part, for and in consideration of ~~the sum of~~

Ten Dollars and other valuable consideration ~~DOLLARS~~
to the said part y of the first part in hand paid by the said parties of the second part, the receipt
whereof is hereby confessed and acknowledged, ha s remised, released, sold, conveyed and quit
claimed, and by these presents do remise, release, sell, convey and quit claim unto the said parties of the
second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the right,
title, interest, claim and demand which the said part y of the first part ha s in and to the fol-
lowing described lot or parcel of land, situate, lying and being in the
County of Mesa and State of Colorado, to-wit:

Lots Nineteen (19) and Twenty (20) in Block Sixty (60) in the
City of Grand Junction, Mesa County, Colorado

(Consideration less than one hundred dollars)

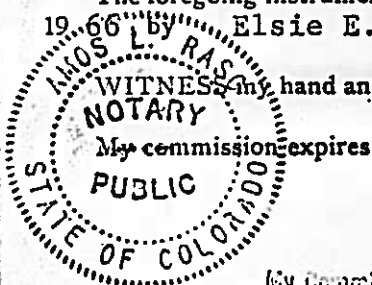
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privi-
leges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest,
and claim whatsoever of the said part y of the first part, either in law or equity, unto the said parties
of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said part y of the first part ha s hereunto set her
hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of }
Elsie E. Reardon [SEAL]
[SEAL]
[SEAL]

STATE OF COLORADO }
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 10th day of March
1966 by Elsie E. Reardon.



Amos L. Rasberry
Notary Public.

My Commission expires February 6, 1967.

46.
136027
Time 4:35 Book 894 Page. 36 # 913582

MAR 10 1966

THE TITLE GUARANTY COMPANY

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

Hereby Certifies

That the foregoing - 1 - entries numbered 46 to constitute a true and correct abstract of all instruments on file or of record in the office of the County Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described real estate located in said Mesa County, Colorado:

From March 7, 1966 at 8:00 o'clock A.M.

Lots Nineteen (19) and Twenty (20) in Block Sixty (60) in the City of Grand Junction, Mesa County, Colorado.

Except any notices filed by any person who has contracted to perform work or labor or to provide material pursuant to the provisions of 1963 Colorado Revised Statutes 86-3-1, et seq., as amended, which do not describe the subject property, or any part thereof, by legal description.

Dated this 11th day of

March, A.D., 1966, at 8 o'clock A.M.



THE TITLE GUARANTY COMPANY

By *Richard B. Williams*
Authorized Signature.

THE TITLE GUARANTY COMPANY

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No. 61104

Charge Copy next time

State of Colorado
County of Mesa) ss.

Recorded at 2:29 o'clock

14 1966

BOOK 894 PAGE 137

Reception No. 913756

Annice M. Dunston
Recorder.

FOREST H. CLEM and NELLIE S. CLEM

whose address is Grand Junction

County of Mesa, and State of

Colorado, for the consideration of TEN
DOLLARS AND OTHER VALUABLE CONSIDERATIONS -
in hand paid, hereby sell(s) and convey(s) to

AMOS L. RASO

whose address is Grand Junction

County of

Mesa, and State of Colorado

the following real property in the

County of Mesa

, and State of Colorado, to-wit:

Lots Seventeen, Eighteen, Nineteen and Twenty in
Block Sixty in the City of Grand Junction.



with all its appurtenances, and warrant(s) the title to the same, subject to taxes and assess-
ments for the year 1966 and thereafter.

Signed this 11th day of March, 1966.

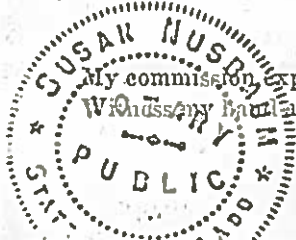
Forest H. Clem
Forest H. Clem
Nellie S. Clem
Nellie S. Clem

STATE OF COLORADO

County of Mesa

} ss.

The foregoing instrument was acknowledged before me this 11th
day of March, 1966, by Forest H. Clem and Nellie S. Clem.



My commission expires January 6, 1970.

Susar Nussbaum
Notary Public

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

47.
Time 2:29 Book 894 Page 137 # 913756
REV 17.60
MAR 14 1966

DEED OF TRUST

THIS INDENTURE, Made this 11th day of March, 1966,
between

AMOS L. RASO

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

48. THAT WHEREAS, The said First Party has executed one promissory
note (hereinafter designated "note") bearing even date herewith for the total principal sum of
TWELVE THOUSAND AND NO/100 - - - - - Dollars,
payable to the order of

FOREST H. CLEM and NELLIE S. CLEM, as joint tenants,

whose address is Grand Junction, Colorado, payable \$4,000.00 on
May 25, 1967, \$4,000.00 on May 25, 1968 and \$4,000.00 on May 25,
1969,

after date thereof, with interest thereon from the date thereof at the rate of Five per
cent per annum payable May 25, 1967, and annually thereafter on the
unpaid balance of the principal.

(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 Seventeen, Eighteen, Nineteen and Twenty in
Block Sixty in the City of Grand Junction.

136104

Time 2:30 Book 894 Page 138 # 913757

MAR 14 1966

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 violating 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.

Amos L. Raso
----- (Seal)
Amos L. Raso
----- (Seal)
----- (Seal)

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

The foregoing instrument was acknowledged before me this 14th day of March, 1966.

By Amos L. Raso.



I witness my hand and official seal.
My notarial commission expires January 6, 1970.
Susan Nusbauer

Notary Public.

THE TITLE GUARANTY COMPANY

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

Hereby Certifies

That the foregoing -2- entries numbered 47 to 48 constitute a true and correct abstract of all instruments on file or of record in the office of the County Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described real estate located in said Mesa County, Colorado:

From March 11, 1966 at 8 o'clock A. M.

Lots Nineteen (19) and Twenty (20) in Block Sixty (60) in the
City of Grand Junction, in Mesa County, Colorado.

Except any notices filed by any person who has contracted to perform work or labor or to provide material pursuant to the provisions of 1963 Colorado Revised Statutes 86-3-1, et seq., as amended, which do not describe the subject property, or any part thereof, by legal description.

Dated this 15th day of March, A.D., 1966, at 8 o'clock A.M.



THE TITLE GUARANTY COMPANY

By *Richard B. Williams*
Authorized Signature.

THE TITLE GUARANTY COMPANY

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

#1438

Jeremiah Nolan
ABSTRACT OF TITLE.

1438
600

216

FOR

St. Coleman

OF

Lots 19 & 20 Block 60

Grand Junction, Colo

March continue

9-114

77-544

67-566

73-233

73-286

64-113

(over)

PREPARED BY

The Mesa County
Abstract Company

GRAND JUNCTION,

MESA COUNTY, COLORADO.

Fees. *6* *20* *Pd* *60*
3 *25*

Lead & Blaine

ABSTRACT OF TITLE

— TO —
0

*The following described Real Estate, situated
in Mesa County, Colorado, to-wit:*

*Lots Nineteen and Twenty
in Block Sixty in
Grand Junction, Mesa
County, Colorado.*

No. 1

Instrument: **ARTICLES OF INCORPORATION.**

Date, October 13th, 1881.

Consideration, - \$ _____

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 Town Site, and other purposes.*

No. 2

Instrument: **Amended Articles of Incorporation**

Date, December 6th, 1883.

Consideration, - \$_____

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.*

No. 3

Instrument: U. S. RECEIPT.

Date, December 6th, 1882.

Consideration, \$800.00.

Acknowledged.....18

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

Recorded, Book 10, Page 4.

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. 28, all in Twp. 1, South of Range 1, West of the Ute Meridian.

No. 4

Instrument: **PLAT.**

Date, *March 27th, 1882.*

Consideration, - \$

Acknowledged, March 27th, 1882.

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

Recorded, Book 1 of Plats, Page 1.

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.*

No. 5

Instrument: **AN ORDINANCE.**

Date, *October 30th, 1882.*

Consideration, - \$ _____

Acknowledged _____ 18 _____

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

Recorded, *Book 10, Page 297.*

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.*

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.

The Corporate Authorities of the Town of Grand Junction,

—BY—

THOS. 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:

Lots 1 to 10 and 23 to 32, Block 6; Lots 1 to 32, Block 7; Lots 1 to 32, Block 8; Lots 1 to 32, Block 9; Lots 1 to 32, Block 10; Lots 1 to 24, Block 11; Lots 1 to 24, Block 12; Lots 1 to 32, Block 13; Lots 1 to 32, Block 14; Lots 1 to 32, Block 15; Lots 1 to 32, Block 16; Lots 1 to 10 and 21 to 30, Block 17; Lots 1 to 10 and 21 to 30, Block 28; Lots 1 to 32, Block 29; Lots 1 to 28, Block 30; Lots 1 to 32, Block 31; Lots 1 to 32, Block 32; Lots 1 to 24, Block 33; Lots 1 to 24, Block 34; Lots 1 to 32, Block 35; Lots 1 to 32, Block 36; Lots 1 to 32, Block 38; Lots 1 to 10 and 22 to 31, Block 39; Lots 1 to 6 and 21 to 29, Block 40; Lots 17 to 32, Block 41; Lots 17 to 32, Block 43; Lots 18 to 34, Block 44; Lots 1 to 34, Block 45; Lots 1 to 32, Block 46; Lots 1 to 31, Block 47; Lots 1 to 32, Block 48; Lots 1 to 29, Block 49; Lots 1 to 31, Block 50; Lots 1 to 32, Block 51; Lots 1 to 16 and 18 to 32, Block 52; Lots 1 to 32, Block 53; Lots 1 to 32, Block 54; Lots 1 to 24, Block 55; Lots 1 to 24, Block 56; Lots 1 to 32, Block 57; Lots 1 to 32, Block 58; Lots 1 to 32, Block 59; Lots 1 to 32, Block 60; Lots 1 to 30, Block 61; Lots 1 to 28, Block 62; Lots 1 to 32, Block 63; Lots 1 to 32, Block 64; Lots 1 to 32, Block 65; Lots 1 to 34, Block 66; Lots 1 to 34, Block 67; Lots 1 to 11 and 17 to 32, Block 68; Lots 1 to 32, Block 69; Lots 1 to 4 and 7 to 32, Block 70; Lots 1 to 29, Block 71; all Block 72, (31 Lots); Lots 1 to 32, Block 73; Lots 1 to 28, Block 74; Lots 1 to 16 and 27 to 32, Block 75; Lots 1 to 32, Block 76; Lots 1 to 24, Block 77; Lots 1 to 24, Block 78; Lots 1 to 32, Block 79; Lots 1 to 16 and 21 to 29, Block 80; Lots 1 to 22 and 25 to 28, Block 81; Lots 5 to 16, 18 to 23 and 25 to 28, Block 82; Lots 1 to 27, Block 83; Lots 4 to 32, Block 85; Lots 5, 6, 27 and 28, Block 86; Lots 1, 2, 5, 6 and 27 to 32, Block 91; Lots 1 to 32, Block 92; Lots 1 to 28, Block 93; Lots 1 to 20, 23 to 27, 29 and 30, Block 94; Lots 1 to 10, 15 to 18, 22, 23, 29 and 30, Block 95; Lots 1 to 15, 17, 18, 20 to 25, 29 and 32, Block 97; all Block 98, except Lot 19; Lots 1 to 24, Block 99; Lots 1 to 14 and 18 to 21, Block 100; Lots 1 to 9, 14, 15, 16, 20 to 26, 28, 29 and 30, Block 101; Lots 3 to 7, 9, 10, 1 (one), 13, 15, 16, 17, 18, 22, 25, 26, 27 and 29, Block 102; Lots 1, 2, 8, 10 to 16, 20, 23, 26, 29, 31 and 32, Block 103; Lots 1, 2, 3, 6, 7, 11, 12, 19, 20, 22, 23, 24, 27 and 28, Block 104; Lots 1, 2, 7, 8, 9, 11, 12, 13, 14, 17, 18, 19, 20, 26, 27, 28, 29 and 30, Block 105; Lots 1 to 4, 6 to 14, 16 to 25, 27 and 28, Block 106; Lots 1 to 32, Block 107; Lots 1 to 6, and 27 to 32, Block 108; Lots 1 to 6 and 27 to 32, Block 113; Lots 1 to 8 and 5 to 32, Block 114; Lots 1 to 5, 7 and 15 to 28, Block 115; Lots 4 to 9, 11 to 17 and 19 to 30, Block 116; Lots 6, 10, half of 11, 15, 17 to 23, 25, 26, 27, 31 and 32, Block 117; Lots 1, 2, 7, 9, 12 to 18, 20, 21, 23 to 26, 30 and 32, Block 118; Lots 1, 4 to 13, 16 to 20, 22 to 26, 28, 29 and 32, Block 119; Lots 1 to 4, 7 to 14, 17, 21, 24, 25, 26, 30 and 31, Block 120; Lots 1 to 6, 8 to 15, 19 and 23, Block 121; Lots 1, 3 to 7, and 9 to 24, Block 122; Lots 5, 10, 17, 18, 20 to 32, Block 123; Lots 4, 10, 12, and 17 to 32, Block 124; Lots 1, 2, 4, 7, 9, 14, and 17 to 28, Block 125; Lot 15, Block 125; Lots 1, 2, 4 to 8, 10, 11, 12 and 17 to 32, Block 126; Lots 3 to 30, Block 127; Lots 1 to 28, Block 128; Lots 1 to 32, Block 129; Lots 2 to 6, 27 and 28, Block 130; Lots 1 to 32, Block 130; Lots 1 to 28, Block 137; Lots 1 to 30, Block 138; Lots 1 to 32, Block 139; Lots 1 to 32, Block 141; Lots 1 to 32, Block 142; Lots 1 to 24, Block 143; Lots 1 to 24, Block 144; Lots 1 to 32, Block 145; Lots 1 to 32, Block 146; Lots 1 to 32, Block 147; Lots 1 to 32, Block 148; Lots 1 to 30, Block 149; Lots 1 to 23, Block 150; Lots 1 to 32, Block 151; Lots 1 to 6, and 27 to 32, Block 152; Lots 1 to 6, Block 157; Lots 1 to 16, Block 158; Lots 6 to 19, Block 159; Lots 1 to 15, Block 160; Lots 1 to 16, Block 161; Lots 1 to 16, Block 162; Lots 1 to 16, Block 163; Lots 1 to 10, Block 164; Lots 1 to 12, Block 165; also Lots 13,

No. 7

Instrument—Patent.

Date—February 19th, 1890.

Consideration, \$

Acknowledged

Filed for Record March 7th, 1890,

at 8:40 o'clock A. M.

Recorded Book 7, page 345.

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
Instrument Warranty Deed
Date Sept 12th 1883
Consideration, - - \$ 75⁰⁰
Acknowledged Sept 27 1883
Filed for Record Apr 15 1884
at 11⁵⁵ o'clock A. M.
Recorded Book 16 page 303

The Grand Junction Town
Co. TO

Harriet A. Amsbury

Lots 19 & 20 Block 60
Grand Junction, Colo.

No. 9
Instrument Mortgage
Date Apr 14 1884
Consideration, - - \$ 75⁰⁰
Acknowledged Apr 14 1884
Filed for Record Apr 15 1884
at 3⁴⁰ o'clock P M.
Recorded Book 9 page 3

Harriet A. Amstbury
To

Mrs A. L. Lee
Lot 19 Block 60
Grand Junction, Colo

Released on margin Nov
4th 1886 at 11⁰⁰ o'clock A.M.
by Mrs A. L. Lee

No. 10
Instrument. Mortgage
Date Apr 4 1884
Consideration, . . . \$ 635⁰⁰
Acknowledged. Apr 7 1884
Filed for Record. Apr 21 1884
at 1⁰⁰ o'clock P. M.
Recorded Book. 9 page 6

Harriet A. Amesbury
to
S. W. Coleman

Lot 20 Block 60
Grand Junction, Colo.

Released on the margin
Apr 28" 1884 by S.
W. Coleman.

No. 11

Instrument Warranty Deed

Date Apr 26 1884

Consideration, - - \$850⁰⁰

Acknowledged Apr 26 1884

Filed for Record Apr 28 1884

at 1⁰⁰ o'clock P. M.

Recorded Book 1 page 298

Harriet A. Amstrong

S. W. Coleman

Lots 19 & 20 Block 60
Grand Junction, Colo

No. 12
Instrument Warranty Deed
Date Mar 23 1894
Consideration, - - \$900⁰⁰
Acknowledged Mar 23 1894
Filed for Record Mar 23 1894
at 4⁵⁰ o'clock P M.
Recorded Book 45 page 212

Shepherd W. Coleman
to
Burton L. Case

Lots 19 & 20 Block 60
Grand Junction, Colo

Entered as Homestead
December 17, 1895 at 4⁴⁵
o'clock P.M.

The Mesa County Abstract Company
heribly certifies that the foregoing (consist-
ing of 12 entries) is a full and
complete abstract of each and every in-
strument 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 prem-
ises described in the caption, or any part
thereof or the title thereto.

Dated at Grand Junction, Colorado,
this 24 day of March
1894 at 4:50 PM

The Mesa County Abstract Company
By Edwin Shaw
Manager

No. 13

Instrument Trust Deed

Date December 26 1895

Consideration \$ 400⁰⁰

Acknowledged Dec 26 1895

Filed for Record Dec 29 1895

at 9¹⁵ o'clock a. M.

Recorded Book 37 Page 387

R-18

Burton L. Case & Georgia M. Case
to

Mesa County Public Trustee

use of
Henry G. Barnard.

Lot 19 & 20 Block 60
Grand Junction

No. 14

Instrument Manuscript of Judgment

Date May 20 1895

Consideration . . . \$ 759⁹⁸

Acknowledged [Signature] 1895

Filed for Record May 25 1895

at 1¹⁵ o'clock P M.

Recorded Book 1 Page 74

Henry G. Barnard

vs

B. L. Lease et al

Judgment entered in
County Court of Mesa
County.

Released on Margin by
Henry G. Barnard as to
B. L. Lease, December 27
1895

No. 15
Instrument Mortgage deed
Date November 1st 1896
Consideration \$2000⁰⁰
Acknowledged Nov 4th 1896
Filed for Record Dec 10 1896
at 3⁴⁵ o'clock P M.
Recorded Book 57 Page 188¹

Burton L. Law & Georgia McCaw
to
Jeremiah Nolan.

The same lots as described
in The caption to
this abstract, subject to
Trust deed for \$450⁰⁰ which
2nd Party assumes & agrees
to pay.

No 16

Instrument.. Trust Deed

Date December 8 1896

Consideration . . \$ 600⁰⁰

Acknowledged Dec 9 1896

Filed for Record Dec 10 1896

at 3⁴⁰ o'clock P M.

Recorded Book 39 Page 75

Jeremiah Nolan
to
George W Walker trustee
use of
Wolo Loan + Mortgage Company

The same lots as described

in The Caption to
this abstract.

R-4

No. 17
Instrument... Trust Deed
Date... December 8 1896
Consideration . . . \$ 89⁶⁰
Acknowledged... Dec 9 1896
Filed for Record... Dec 10 1896
at... 3⁴⁵ o'clock P. M.
Recorded Book... 37 Page 116

Jeremiah Nolan
to
Mesa County Public Trustee
use of
Cole Loan & Mortgage Co

The same lots as described

in The Caption to
this abstract.

R-5

No 18

Instrument... Release deed

Date December 12 1896

Consideration - \$1⁰⁰

Acknowledged Dec 12 1896

Filed for Record Dec 12 1896

at 3³⁰ o'clock P M.

Recorded Book 53 Page 511

Mesa County Public Trustee
(R E Fletcher)

to
Burton L. Case & Georgia M. Case

Releasing trust deed in
Book 37 at Page 387 on

The same land as described

in The caption to
this abstract.

6

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of

Six entries, numbered 13 to 18

Inclusion) 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 prem-

ises described in the caption, or any part there-

of, or the title thereto, subsequent to the 24th

day of March 1894, at 4⁵⁰

o'clock P. M.

Dated at Grand Junction, Colorado, this

21st day of December

1896 at 3⁰⁰ o'clock P.M.

The Mesa County Abstract Company,

By *Henry Nichols*
Manager

No. 119

Instrument Tax Sale

Date Nov 22 1897

Consideration, \$ 32¹⁰

Acknowledged ✓

Filed for Record ✓

at ✓ o'clock ✓ M

Recorded Book 9, Page 114

Treasurer of Mesa County
to

Thurlow Hutton & Williams
conveys lots 19 & 20 Block
60 Grand Junction Colo
Redeemed Feb 15. 1898
by Jerry Nolan

No. 20

Instrument Warranty Deed

Date Oct 14 1901

Consideration, \$ 1400

Acknowledged Oct 14 1901

Filed for Record Oct 24 1901

at 2³⁰ o'clock P M

Recorded Book 77, Page 544

Jeremiah Nolan
to

J A Davis

conveys lots 19 & 20 Block
60 in The City of Grand
Junction. Except Trust
Deed to secure \$600
assumed by 2nd party &
agrees to pay as part of
consideration

No. 3 21

Instrument Trust Deed

Date Dec 12 1901

Consideration, \$ 1

Acknowledged Dec 12 1901

Filed for Record Dec 12 1901

at 4³⁰ o'clock P M

Recorded Book 67, Page 566

James A Davis

to

Public Trustee

for use of

The Home Loan Investment
Co.

Conveys lots 19 & 20 Block
60 in the City of Grand
Junction. To secure

\$500 for three years

Interest at 8% until matur-
ity, interest payable semi-

annually. And shall draw

interest from maturity until

paid at rate of 15% per annum

R 3 - New

No. H 72

Instrument Release Deed

Date Dec 21 1901

Consideration, \$ 1

Acknowledged Dec 21 1901

Filed for Record Jan 15 1902

at 2⁵⁵ o'clock P M

Recorded Book 73, Page 233

W R Logan Successor in Trust

to

Jeremiah Nolan
conveys Lots 19 & 20 in ^{Blk 60}
the Town of Grand
Junction, Releasing
Trust Deed Book 39
Page 75 Dated Dec 8th
1896

No. 523

Instrument Release Deed

Date Jan 15 1902

Consideration, \$ 2

Acknowledged Jan 15 1902

Filed for Record Jan 15 1902

at 3:25 o'clock P M

Recorded Book 73, Page 236

Geo J D Williams
Trustee

to

Jeremiah Nolan
conveys Lots 19 & 20
Block 60 in the Town
of Grand Junction
Releasing Trust Deed
Recorded Book 37 Page
516 Dated Dec 5th
1896

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of.....
.....*Five*..... entries,
Numbered ...*1, 2, 3, 495*.....)
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. ...*21st*..... day of
December.....*1896* at *3⁰⁰*.....
o'clock *P.* M.

Dated at Grand Junction, Colorado, this....
.....*15*..... day of *January*.
1902, at *3³⁰*..... o'clock.....*P.* M.

The Mesa County Abstract Company,

By *R. W. Holmes*.....
Manager.

State of Georgia
New County

I, J. M. Logan, attorney at-
Law hereby certify that
I have examined the title
to Lot 19 & 20 Block 60 Grand
Junction from accompanying
abstract and find the title in
James A. Davis subject.
to Deed of Trust recorded
at Book 67 p 566 New
County records, and hereby
approve of the same
conditioned upon furnishing
Treasurers Certificate - that
there are no unpaid taxes,
also upon Certificate of identity
of W. Coleman and Shepard
W. Coleman and J. A. Davis
and James A. Davis, their
record and extension of abstract:

J. M. Logan
Atty.