

C-10100  
No. 23402  
C 8257

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# ABSTRACT OF TITLE

TO

The SE $\frac{1}{2}$  NW $\frac{1}{4}$  Section 31, Township 1-N,  
Range 1-E, Ute Meridian, Mesa County,  
Colcrado.

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Prepared By

## The Mesa County Abstract Co.

128 North Fifth Street

GRAND JUNCTION, MESA COUNTY, COLORADO

Established 1885

Incorporated 1893

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THE ONLY SET OF ABSTRACT BOOKS  
IN MESA COUNTY, COLORADO

A



# The Mesa County Abstract Company



Established 1885

Grand Junction, Colorado

Incorporated 1893

THE ONLY SET OF ABSTRACT BOOKS IN MESA COUNTY, COLORADO

## ABSTRACT of TITLE

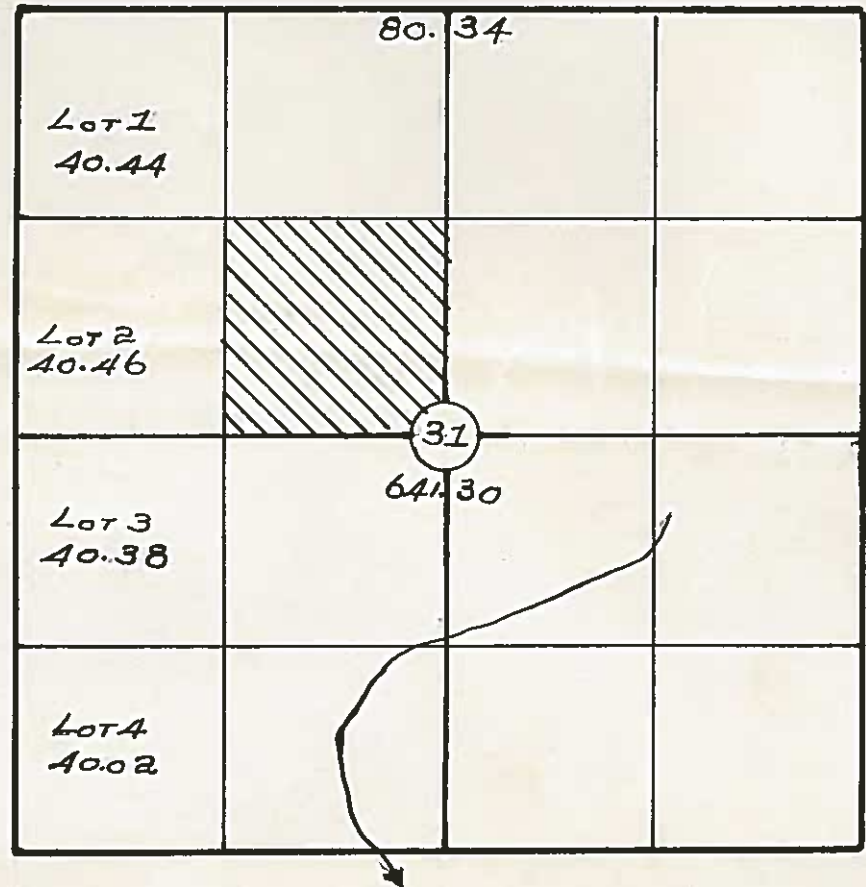
No. 23402

TO

The South-east Quarter of the North-west Quarter ( $SE\frac{1}{4} NW\frac{1}{4}$ ) of Section Thirty-one (31) in Township One North (1-N) of Range One East (1-E) of the Ute Meridian in Mesa County, Colorado.

A correct plat of Section 31, aforesaid, according to the Government Survey.

(1)



#22766  
Book 13  
Page 408  
Jan.22,1896  
3:00 P. M.

E. H. Smith, Receiver, United States Land Office, Gunnison, Colorado.  
To  
P a t r i c k G r a d y

RECEIVER'S RECEIPT. No. 1030 Ute. \$200.58  
January 13, 1896.  
Received in full for Lot 2, SE $\frac{1}{4}$  NW $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$ , and NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado, containing 160.46 acres at \$1.25 per acre. (Signed) E. H. Smith, Receiver.

(2)

#24692  
Book 11  
Page 477  
Dec.12,1896  
10:00 A. M.

U n i t e d S t a t e s  
To  
P a t r i c k G r a d y

PATENT. Cert. No. 1030 Ute. May 9, 1896  
Grants:-Lot 2, the SE $\frac{1}{4}$  NW $\frac{1}{4}$ , The SW $\frac{1}{4}$  NE $\frac{1}{4}$  & the NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Colorado, containing 160.46 acres. Subject to

any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of Courts. Also subject to the right of a proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. And there is reserved from the lands hereby granted a right of way thereon for ditches and canals constructed by the authority of the United States. By the President, Grover Cleveland by M. McKean, Secretary. L. Q. C. Lamar, Recorder of General Land Office. (U. S. G. L. O. Seal).

(3)

#24693  
Book 57  
Page 186  
Dec.12,1896  
10:05 A. M.

P a t r i c k G r a d y  
To  
H o r a c e T. D e L o n g

WARRANTY DEED. Dec. 11, 1896 \$1000.00  
Conveys:-SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado, containing 40 acres. Acknowledged Dec. 11, 1896 before James W. Bucklin, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires March 16, 1899.

(4)

#4262  
Book "E"  
Page 185

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

TAX SALE. Dec. 8, 1898 \$3.60  
Sold:-SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E.

REDEEMED Sept. 27, 1901 by H. T. DeLong.

(5)

#105380  
Book 129  
Page 41  
March 8,1912  
10:40 A. M.

H o r a c e T. D e L o n g  
To  
The Grand Valley Water Users Association.

CONTRACT AND AGREEMENT. Feb.29,1912 \$1.00  
Convcs:-SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado. Party of the first part to pay all charges, charges and assessments that have accrued or shall here-  
after accrue. Acknowledged Feb. 29, 1912 by Horace T. DeLong, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Jan. 20, 1913.

(6)

#139887  
Book 1  
Page 269  
Oct.3,1917  
11:10 A.M.

J o h n C o l o h a n, P l a i n t i f f  
-vs-  
H o r a c e T. D e L o n g, D e f e n d a n t

TRANSCRIPT OF JUDGMENT. Oct.2,1917 No. 3279  
In the District Court in Mesa County, Colorado.  
Amount of Judgment - - - - -\$2691.95.  
Amount of Costs - - - - -\$26.80

Time of Entry - -Oct. 2, 1917 in Judgment Book 3 at Page 76 of the records of the Court. Certificate of true transcript attached Oct. 3, 1917 by Joseph Quinn, Clerk of said Court. (District Court Seal).

(7)

#141091 John Colohan, Plaintiff SATISFACTION OF JUDGMENT. Dec. 3, 1917  
 Book 210 -vs- Certificate of Joseph Quinn, Clerk of the  
 Page 37 Horace T. DeLong Defendant District Court in Mesa County, Colorado.  
 Dec. 3, 1917 (District Court Seal), that a certain judg-  
 4:20 P. M. ment had in said Court in above entitled cause for damages and costs of suit  
 and entered of record Oct. 2, 1917 in Judgment Book 3 at Page \_\_\_ of the re-  
 (8) cords of the Court, had been fully satisfied as appears from records now re-  
 maining in my office.

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#14707 Treasurer of Mesa County TAX SALE. March 6, 1915 \$5.90  
 Book "O" To Sold:-SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E.  
 Page 58 M e s a C o u n t y  
 (9) DEEDED Oct. 9, 1937 to City of Grand Junction, Colorado.

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#32724 Treasurer of Mesa County TAX SALE. Dec. 12, 1929 \$6.95  
 Book 25 To Sold:-SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E.  
 Page 154 M e s a C o u n t y  
 (10) REDEEMED Oct. 9, 1937 by City of Grand Junction, Colorado.

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#315405 John G. McKinney, As the Admin- ADMINISTRATOR'S DEED. Aug. 21, 1934 \$375.00  
 Book 360 istrator with the Will Annexed Whereas in the County Court of Mesa County,  
 Page 382 of the Estate of Horace T. De- Colorado, on Aug. 17, 1934 in the matter of  
 Dec. 7, 1936 Long, Deceased. The Estate of Horace T. DeLong, Deceased the  
 2:20 P. M. To following decree was made and entered of record,  
 (11) J. C. Ternahan to-wit: DECREE FOR SALE OF REAL ESTATE.  
 In the County Court of Mesa County, Colorado.  
 No. 2793 Aug. 17, 1934.

(11)

Now on this day comes, John G. McKinney, Administrator with the Will Annexed of the estate of Horace T. DeLong, Deceased, the petitioner herein, in person and by Tupper, Smith & Holmes, his attorneys, this cause now coming on to be heard upon the petition for the sale of the real estate of said Horace T. DeLong, Deceased, or a portion thereof, and it now satisfactorily appearing to the Court from the records and files of said Court herein, Court finds; that an order has been heretofore entered fixing July 2, 1934 as the day for the hearing upon said petition that on said day said hearing was duly continued to this day; that the following named person accepted, waived or acknowledged service or appeared herein, to-wit: Josephine R. DeLong; That said notice and the service thereof are regular and in due form of law; 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 petitioner has 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 as hereinafter provided, which bond is now hereby approved by the Court; that an appraisal 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 Horace T. DeLong, Deceased, in and to SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado, and other property. Said sale shall be made 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: That in no event shall the petitioner herein, either directly or indirectly, or by anyone for him become the purchaser of said property or any part thereof; that said petitioner shall have power to adjourn such sale, from time to time, not exceeding three months; that upon making such sale said petitioner shall thereupon report his action in the premises to this Court with all convenient speed; that this cause stand continued for hearing and action upon said report. Done in open Court. By the Court: Adair J. Hotchkiss, County Judge.

(12)

#315405 Continued

(13) And whereas, in Pursuance of such order, the party of the first part did, on Aug. 18, 1934 sell at private sale, for the total sum of \$375.00 to the party of the second part, **The SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado,** and other property. Said parcels being more particularly described in the Decree for Sale herein, to which reference is hereby made. And whereas on Aug. 21, 1934, the said party of the first part, as Administrator with the Will Annexed 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 party of the first part was 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 **ORDER CONFIRMING SALE OF REAL ESTATE. Aug. 21, 1934**  
 Horace T. DeLong, Deceased. In the County Court of Mesa County, Colorado.

Now on this day comes John G. McKinney, Administrator with the Will Annexed of said estate, in person, and by Tupper, Smith and Holmes, his attorney, 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, that in making said sale, the said John G. McKinney as Administrator with the Will Annexed has 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, ADJUDGED AND DECREED,** that the sale made by the said John G. McKinney as such administrator with the Will Annexed to J. C. Ternahan of the **SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado,** and other property. Said parcels being more particularly

(14) described in the Decree for sale herein, to which reference is hereby made for the sum of \$375.00 said sum being more than 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, that the said John G. McKinney, as Administrator with the Will Annexed of said estate make, execute, acknowledged, and deliver unto the said J. C. Ternahan 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 Horace T. DeLong had therein at the time of his decease, with the same effect as if made by said decedent during his lifetime; that each of the said parcels being sold is subject to taxes and special assessments and/or mortgages which far exceed the appraised value of the said parcels; and the total equities, considering each of said parcels separately, is less than the said sum of \$375.00. It is Therefore Ordered, That said Sale be made for the said sum of \$375.00, subject to taxes and special assessments for the year 1934 and prior thereto, and subject to mortgages and trust deeds of record; 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. By the Court: Adair J. Hotchkiss, County Judge. Now Therefore, Conveys, all of said premises and property hereinbefore described and mentioned. Acknowledged Aug. 22, 1934 by John G. McKinney, Administrator with the Will Annexed of the Estate of Horace T. DeLong, Deceased, before Charles M. Holmes, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires June 20, 1935. Certificate of true copy attached Aug. 24, 1934 by Gladys Moss, Clerk of the County Court by Bertha Bennett, Deputy. (County Court Seal). (50¢ IRS)

#328065  
 Book 367  
 Page 68  
 Oct. 9, 1937  
 8:22 A. M.

W. S. Meek, County Treasurer  
 (County Treasurer's Seal)  
 To  
 City of Grand Junction, Colorado.

TREASURER'S DEED. #14707 Oct. 9, 1937  
 Whereas, the **SE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado,** containing 40 acres, was subject to taxation for the year 1913; the taxes assessed upon said property for said year remained due at the

(15) date of the sale hereinafter named; the Treasurer of the said County did, on March 6, 1915 at an adjourned sale, of sale begun and publicly held on Dec. 19, 1914 expose to public sale at the office of the Treasurer, in the County aforesaid, the real property above described for the payment of the taxes, interest and costs then due; Because of the inability of the County Treasurer to prepare his delinquent tax list in time to commence the sale of property delinquent for taxes on or before the second Monday in November, the same was advertised for

#328065 Continued

sale on the dates before mentioned, that being the earliest date upon which he was able to prepare said list, advertise and make said sale; And, Whereas, at the sale so held as aforesaid by the Treasurer, no bids were offered for said property and the Treasurer having become satisfied that no sale of said property could be had, therefore the said property was stricken off to the said County and a certificate of sale was duly issued therefor to the said County in accordance with the statute in such case made and provided; And, Whereas, the said County of Mesa acting by and through its County Treasurer and in conformity with the order of the Board of County Commissioners of the said County, duly entered of record on April 22, 1937, the said day being one of the days of a regular session of the Board of County Commissioners of the said County, did duly assign unto J. P. Soderstrum the certificate of sale of said property, so issued as aforesaid to said County and all its rights, title and interest in said property held by virtue of said sale; And, the said J. P. Soderstrum did, on May 17, 1937 duly assign the certificate of the sale of the property as aforesaid, and all his rights, title and interest in said property, to the City of Grand Junction, Mesa County, Colorado; And, the said City of Grand Junction has paid the taxes and the subsequent taxes on said property to the amount of \$106.59 by the payment of the sum of \$40.00 pursuant to the order of the Board of County Commissioners above referred to, and by the payment of the 1936 taxes in full in the sum of \$1.47; And, more than three years have elapsed since the date of the said sale, and the said property has not been redeemed therefrom as provided by law; And, the said property was assessed for said year 1913 at a sum of more than \$100.00; And, all the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the County Treasurer of said County, Now, Therefore conveys as above subject to all the rights of redemption by minors, insane persons or idiots. Acknowledged Oct. 9, 1937 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires March 29, 1938.

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THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Fifteen (15) entries numbered from 1 to 15, 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 Abstract.

Dated at Grand Junction, Mesa County, Colorado, this July 18th., A. D. 1938 at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY

*E. A. Reeme*  
-----  
Manager.

No. C-8257

Continuation of

ABSTRACT OF TITLE

to

The Southeast Quarter of the Northwest Quarter of Section Thirty-one (31) in Township One (1) North of Range One (1) East of the Ute Meridian, in Mesa County, Colorado.

From July 18, 1938 at 8:00 o'clock A. M.

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16

J. C. Ternahan  
to  
City of Grand Junction

QUITCLAIM DEED \$1.00 and other #343319  
valuable considerations Book 375  
Dated October 28, 1938 Page 294  
Filed November 3, 1938  
At 11:55 o'clock A. M.

Quitclaims: The SE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> Sec. 31, Twp.1N. R.1E. U. M. Mesa County, Colorado.  
Ack. October 31, 1938 before Robert G. Porter, Notary Public, Gunnison County, Colorado. (N. P. Seal) Commission expires Oct. 7, 1940  
(Consideration less than \$100.00).

-o-- 00----o-

17

Homer F. Bedford, Treasurer of  
the State of Colorado, By J. J.  
Marsh, Deputy, (Treasurer's  
Office State of Colorado Seal)  
to  
John G. McKinney, Adm. of the  
estate of Horace T. DeLong,  
deceased

RECEIPT FOR INHERITANCE TAX \$10.00 #361778  
Dated March 22, 1934 Book 383  
Filed December 28, 1939 Page 460  
At 11:55 o'clock A. M.  
County Court of Mesa County  
Received of John G. McKinney, Adm. of the  
estate of Horace T. DeLong Deceased,  
\$10.00 for Inheritance Tax and fees for  
examination and issuance of waiver, as

itemized below, due to the State of Colorado from said estate, pursuant to an  
order of the Hon. Adair J. Hotchkiss, Judge of the County Court of Mesa County.  
Date of death of decedent June 8, 1933. Value of property, gross \$53,646.80  
deductions \$58,497.37 Net None. Description of property:

SE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> Sec. 31, Twp.1N. R.1E. Ute Meridian containing 40 acres \$120.00  
(Total personal property, stocks etc. ) 1915.80  
(other real property) 51,611.00  
53 646.80

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18

Treasurer of Mesa County  
to  
Mesa County

TAX SALE \$2.60 #47815  
Dated December 15, 1938 Book 33 Page 89  
Sale of:  
SE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> Sec. 31, Twp.1N. R.1E.

REDEEMED by City of Grd Jct . 9/4/41

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

STATE OF COLORADO )  
) SS  
COUNTY OF MESA )

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting  
of Three (3) Entries numbered 16, 17 and 18, constitutes a true and correct Abstract  
of Title showing all instruments which appear of record or on file in the office of  
the County Clerk and Recorder of Mesa County, Colorado, from July 18, 1938 at 8:00  
o'clock A. M. up to May 11, 1948 at 8:00 o'clock A. M. affecting the title to the  
property described in the caption hereof.

Dated at Grand Junction, Colorado  
May 11, 1948 at 8:00 o'clock A. M.  
THE MESA COUNTY ABSTRACT COMPANY  
By R. D. Williams, Manager



No. C-10100

Continuation of  
A B S T R A C T O F T I T L E  
to

The Southeast Quarter of the Northwest Quarter of Section Thirty-one (31) in  
Township One (1) North of Range One (1) East of the Ute Meridian, in Mesa County,  
Colorado.

From May 11, 1948 at 8:00 o'clock A. M.

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that there are no entries  
which appear of record or on file in the office of the County Clerk and Recorder  
of Mesa County, Colorado, from May 11, 1948 at 8:00 o'clock A. M., up to March 2,  
1949 at 8:00 o'clock A. M. affecting the title to the property described in the  
caption hereof.

Dated at Grand Junction, Colorado  
March 2, 1949 at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY

By Richard B. Williams  
President

