

*23146

*23409

C 8713

C-10181

ABSTRACT OF TITLE

TO
The SW⁴ NE⁴ and the NW⁴ SE⁴
Sec. 31, Twp. 1 N, R 1 E,
Ute Meridian, Mesa
County, Colorado.

Prepared By

The Mesa County Abstract Co.

128 North Fifth Street

GRAND JUNCTION, MESA COUNTY, COLORADO

Established 1885

Incorporated 1893

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



The Mesa County Abstract Company



Established 1885

Grand Junction, Colorado

Incorporated 1893

THE ONLY SET OF ABSTRACT BOOKS IN MESA COUNTY, COLORADO

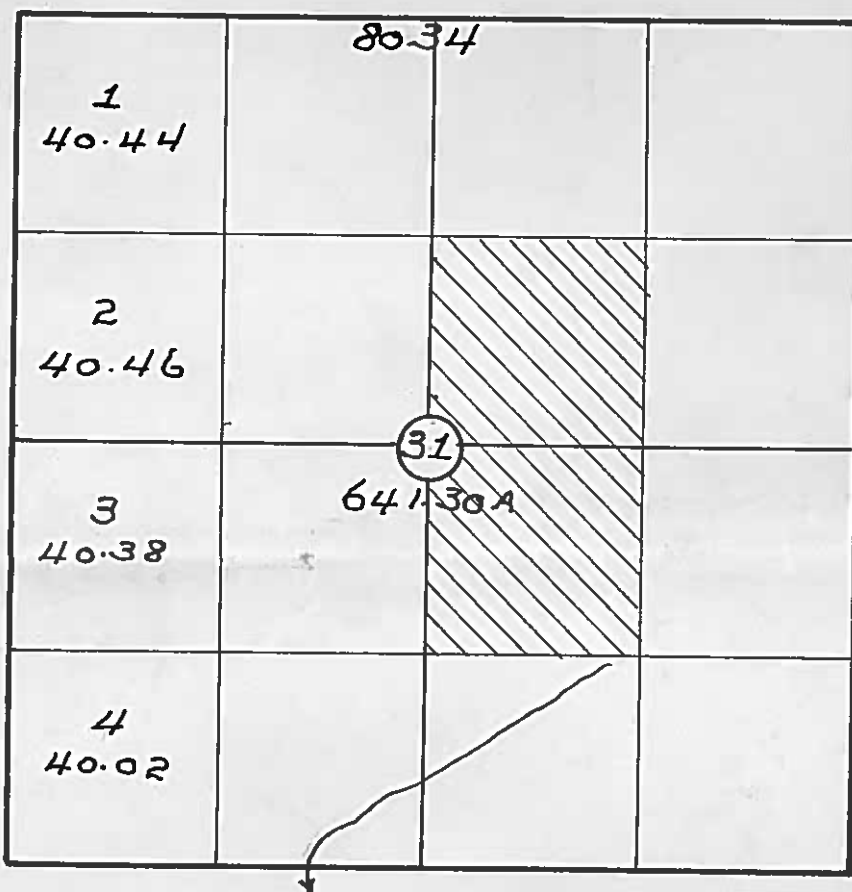
ABSTRACT of TITLE

No. 23146
23409

TO

The South-west Quarter of the North-east Quarter ($SW\frac{1}{4} NE\frac{1}{4}$) and the North-west Quarter of the South-east Quarter ($NW\frac{1}{4} SE\frac{1}{4}$) 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.

(1)



237204

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

E. H. Smith, Receiver, United
States Land Office, Gunnison
Colorado.

To
Patrick Grady

RECEIVER'S RECEIPT. No. 1030 Ute. #200.00
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 161.46 acres
at \$1.25 per acre. (Signed) E. H. Smith, receiver.

(2)

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

United States
To
Patrick Grady

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 $\frac{1}{4}$ and 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 re-
served 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)

#24694
Book 59
Page 28
Dec. 12, 1896
10:10 A.M.

Patrick Grady
To
Horace T. De Long, Trustee. Acting Sheriff of
Mesa County, Colorado, Successor in Trust. For the
use of Kate W. De Long.

TRUST DEED. Dec. 11, 1896 \$1.00
Conveys:- 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, Mesa County,
Colorado, containing 80 acres. And other property
IN TRUST to secure his note bearing even date
herewith for \$100.00 with interest from date until
maturity payable semi-annually on the 11th day
of June and December of each year. Principal

after maturity and over due interest shall draw interest from maturity at 2% per
month, payable semi-annually. Acknowledged Dec. 11, 1896 before James W. Bucklin,
Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires March 16,
1899.

(4)

#49627
Book 86
Page 237
May 24, 1904
2:50 P.M.

Horace T. De Long, Trustee
To
Patrick Grady

RELEASE DEED. May 25, 1898 \$1.00
Releases:- 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, Mesa County, Colorado,
containing 80 acres, and other property. FROM

DEED OF TRUST dated Dec. 11, 1896 and recorded Dec. 12, 1896 in Book 59 at page
28 of said Mesa County records. Given to secure to Kate W. De Long payment of
note. NOTE PAID. Acknowledged May 25, 1898 by Horace T. De Long before Minnie
L. Moriarty, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission
expires Nov. 22, 1901.

(5)

#25127
Book 57
Page 296
March 1, 1897
9:35 A.M.

Patrick Grady
To
James Grady

WARRANTY DEED. March 1, 1897 \$500.00
Conveys:- SW $\frac{1}{4}$ 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. And other property. Except Trust deed

to secure loan of \$100.00 which second party assumes and agrees to pay. Acknow-
ledged March 1, 1897 before William A. Marsh, Notary Public, Mesa County, Colorado
(N.P. Seal) Commission expires Jan. 14, 1901.

(6)

- #49641 James Grady WARRANTY DEED. April 1, 1904 \$1.00
Book 97 To Conveys:- SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec.
Page 358 Patrick Grady 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa
May 25, 1904 County, Colorado. (And other property). Ex-
10:30 A.M. cept taxes. Acknowledged April 1, 1904 before Earl Wilcox, Notary Public,
(7) Gunnison County, Colorado. (N, P. Seal). Commission expires September 17,
1907.
-
- #73342 Patrick Grady CONTRACT AND AGREEMENT. Mar. 27, 1905. \$1.00
Book 129 To Conveys in Trust:- SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 31,
Page 17 The Grand Valley Water Twp. 1-N, R. 1-E, Ute Meridian, Mesa County,
March 3, 1908 Users Association Colorado. And other property for the purpose
8:17 A.M. of obtaining irrigation water from canal to be
(8) constructed. First party shall pay all taxes, charges and assessments that have
or may accrue and become a lien against said land, but shall retain possession
and receive the benefit of said land. Upon failure of first party to pay such
charges, second party may sell said land. If first party, legal representative
or assigns shall at any time during the existence of this trust qualify and
become a legal subscriber for sufficient stock to secure a water right in con-
formity with articles of incorporation of said Association, and with the pro-
visions of the Reclamation Act, then this trust shall cease and determine, and
upon payment of costs and expenses of this trust the land herein described shall
be conveyed by said Association to the party so qualifying. And other provis-
ions. Acknowledged March 27, 1905 before S. J. De Lan, Notary Public, Garfield
County, Colorado. (N. P. Seal). Commission expires January 16, 1909.
-
- #73640 Thomas Grady QUITCLAIM DEED. Aug. 9, 1907 \$1.00
Book 131 To Conveys:- SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 31,
Page 9 Mike Grady Twp. 1-N, R. 1-E, Ute Meridian, Mesa County,
Mar. 7, 1908 Colorado. Acknowledged Aug. 9, 1907 before
10:40 A.M. Ben F. Rector, Notary Public, San Francisco County, California. (N. P. Seal).
(9) Commission expires May 28, 1909.
-
- #73641 James Grady QUITCLAIM DEED. Aug. 10, 1907 \$1.00
Book 131 To Quitclaims:- SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$
Page 10 Mike Grady Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian,
Mar. 7, 1908 Mesa County, Colorado. Acknowledged Aug. 10,
10:45 A.M. 1907 before Henry F. Lake, Notary Public, Gunnison County, Colorado. Com-
(10) mission expires October 24, 1909.
-
- #73642 John Grady QUITCLAIM DEED. Aug. 9, 1907 \$1.00
Book 131 To Quitclaims:- SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$
Page 11 Mike Grady Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian,
Mar. 7, 1908 Mesa County, Colorado. Acknowledged Aug. 9,
10:50 A.M. 1907 before Eleanor Bassett, Notary Public,
(11) Monroe County, New York. (N. P. Seal). Commission expires March 15, 1909.
Acknowledgment certified Aug. 9, 1907 by James L. Hotchkiss, County Clerk,
Monroe, New York.
-
- #76684 Anthony Grady QUITCLAIM DEED. April 7, 1908. \$1.00
Book 131 To Quitclaims:- SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$
Page 115 Mike Grady Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian,
June 20, 1908 Mesa County, Colorado. Acknowledged May 26,
1:50 P.M. 1908 before Michael Keane, Mayor of Sligo (Sligo County, Ireland (SEAL)).
(12) (Granting clause recites, "Anthony Grady, heir at law of Patrick Grady, de-
ceased").
-

#76685 Mary Grady QUITCLAIM DEED. April 17, 1908. \$1.00
 Book 131 To Mike Grady Quitclaims:-SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 31,
 Page 116 Mike Grady Twp. 1-N, R. 1-E, Ute Meridian, Mesa County,
 June 20, 1908 Michael Keane, Mayor of Sligo, Sligo County, Ireland. (SEAL) Granting clause
 2:00 P. M. recites "Mary Grady, heir at law of Patrick Grady, deceased").

(13)

#76686 Catherine Queenan, Formerly QUITCLAIM DEED. April 7, 1908 \$1.00
 Book 131 Catherine Grady Quitclaims:-SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 31,
 Page 117 To Mike Grady Twp. 1-N, R. 1-E, Ute Meridian, Mesa County,
 June 20, 1908 Ireland. (SEAL). Granting clause recites "Catherine Queenan, formerly Catherine
 2:10 P.M. Grady, heir at law of Patrick Grady, Deceased").

(14)

#77432 In the matter of the estate ORDER ON FINAL SETTLEMENT July 29, 1908
 Book 119 of Patrick Grady, deceased. In the County Court, Mesa County, Colorado,
 Page 202 in Probate June Term, July 29, 1908 being one
 July 31, 1908 of the regular days of said term now comes Mike Grady, Administrator of estate
 2:35 P.M. of Patrick Grady, deceased, and files his final account and asks that dis-
 (15) tribution be made of said estate. And it appearing from Certificate of Pub-
 lisher of The Herald that notice has been given to the creditors and all per-
 sons interested in matters of said estate to come before this Court, that final
 report will be presented to the Court July 29, 1908 and order of distribution
 made by publication of notice to that effect in said paper for 4 consecutive
 weeks by order of Court which said hearing was continued to this day and no
 objections being made to said act. It is ordered that said act be approved.
 And it appearing that administrator has paid all costs of administration and
 claims against said estate of every class. Further appearing from records and
 final report of said Administrator that Mike Grady of Fort Collins, Colorado,
 James Grady of Parlins, Gunnison County, Colorado. Thomas Grady, San Francisco,
 California. John Grady, Rochester, New York, Anthony Grady, Mary Grady and
 Katherine Queenan, formerly Katherine Grady of Amagh, Boyle P. O. Ireland,
 Brothers and sisters of said deceased or sole surviving heirs at law of said
 deceased and that the only property now on hand in charge of said administrator
 is \$653.97 and the following described real estate situate in Mesa County,
 Colorado, to-wit: SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 31, Twp. 1-N, R. 1-E, Ute
 Meridian, Mesa County, Colorado. Court finds that said above named parties are
 sole and only surviving heirs at law of Patrick Grady, deceased and are each
 entitled to a 1/7 interest by virtue of inheritance under the laws of State of
 Colorado, in and to the above named sum of money and the real estate above
 described and the said interests are formed and decreed to be in the above
 named persons respectively as the heirs of said Patrick Grady, deceased. Fur-
 ther ordered that said Mike Grady, Administrator, be fully and finally dis-
 charged from further service as such administrator and that the sureties on
 his bond as such administrator be released. Walter S. Sullivan, Judge. Cer-
 tificate that above and foregoing is full true and correct copy of an order of
 Court made and entered in the matter of the estate of Patrick Grady, deceased,
 as same appears of record in my office. (Signed) July 31, 1908 by Theo. W.
 Primrose, Clerk County Court, by Cora May Tevis, Deputy. (SEAL).

#34145 Treasurer of Mesa County TAX SALE. Dec. 11, 1930 \$12.80
 Book 26 To Mesa County Sold:-SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 31, Twp. 1-N,
 Page 44 R. 1-E.

(16) REDEEMED July 2, 1931 by James Grady, Estate by Kate Freyne, Executrix.

#41536 Treasurer of Mesa County TAX SALE. Dec. 20, 1933 \$8.20
 Book 29 To Mesa County Sold:-SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 31, Twp. 1-N,
 Page 60 R. 1-E

(17) DEEDED Sept. 8, 1937 to City of Grand Junction, Mesa County, Colorado.

#327254
Book 367
Page 59
Sept. 17, 1937
11:53 A. M.

W. S. Meek, Treasurer
To
City of Grand Junction

TREASURER'S DEED, Sept. 8, 1937 #41536
Whereas The SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 31, Twp. 1-N,
R. 1-E, Ute Meridian, Mesa County, Colorado,
containing 80 acres, was subject to taxation for

(18)

the year 1932; and the taxes assessed upon said property remained due and unpaid at date of sale hereinafter named; and the Treasurer of said County did on Dec. 20, 1933 at an adjourned sale the sale begun and publicly held on Dec. 11, 1933, expose to public sale in the office of the Treasurer in the County aforesaid the real property above described for the payment of taxes, interest and costs then due. And at said sale no bids were offered for said property and the Treasurer having become satisfied no sale thereof could be had said property was stricken off to Mesa County and a certificate of sale issued therefor. And the said Mesa County, acting by and through its County Treasurer and in conformity with an order of the Board of County Commissioners dated 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. The said J. P. Soderstrum did, on the 17th day of May, 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, Colorado, of the County of Mesa and State of Colorado. The said City of Grand Junction, Colorado has paid the taxes and the subsequent taxes on said property to the amount of \$15.70 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 \$2.85, 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 1932 at a sum of more than one hundred dollars, 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, provided by law. Acknowledged September 8, 1937 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 29, 1938.

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Eighteen (18) entries numbered from 1 to 18, 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 Dec. 13, A. D. 1937, at

8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY

BY



Manager.

#339476 Continued

(22) has any estate, right, title or interest in or to said property, or any part thereof; That any and all purported clouds upon the plaintiff's title to said property, or any part thereof, caused by or arising from any claim of any of said defendants, are hereby removed and declared to constitute no cloud upon the Plaintiff's said title; That the plaintiff's title to said property, and every part thereof, is forever quieted in it against any and all claims of the defendants, either named or unknown, or of any persons claiming through or under any of them; and That said defendants, both named and unknown, and any and all persons claiming through or under them, are forever enjoined and debarred from asserting or prosecuting any claims, action or suit for the establishment or the recovery of any estate, right, title or interest in or to said property, or any part thereof, adverse to the plaintiff or its grantees, or other successors in interest. Done by the Court this July 15, 1938. (Signed) Straud M. Logan, District Judge. Certificate of true copy attached July 15, 1938 by Joseph Quinn, Clerk of the District Court, By Gladys Moss, Deputy. (District Court Seal).

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Four (4) entries, numbered from 19 to 22, inclusive, is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the real property described in the caption to this continuation, **subsequent** to December 13, 1937 at 8:00 o'clock A. M.

Dated at Grand Junction, Mesa County, Colorado, this July 16th., A. D. 1938 at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY



Manager.



No. C-8213

Continuation of

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

to

The Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast 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 16, 1938 at 8:00 o'clock A. M.

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Treasurer of Mesa County
to
Mesa County

TAX SALE \$4.20 #48549
Dated December 21, 1939 Book 34 Page 63
Sale of:
SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 31, Twp.1N. R.1E.

CANCELLED 1/20/40 by Order of Board of County Commissioners

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

STATE OF COLORADO)
) SS
COUNTY OF MESA)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of One (1) Entry numbered 23, 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 ,16, 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 B Williams Manager



23

No. C-10101

Continuation of

ABSTRACT OF TITLE

to

The Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast 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

