×23146 ×23409 C8213 C-10/8/

ABSTRACT OF TITLE

The SW'NEU and the NW'SE'

Sec. 31, Twp. IN, RIE,

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

DAILY SENTINEL PRESS, GRAND JUNGTICH, DOLD

+ HERE TO SECTION +

The Mesa County Abstract Company



Established 1885

Grand Junction, Colorado

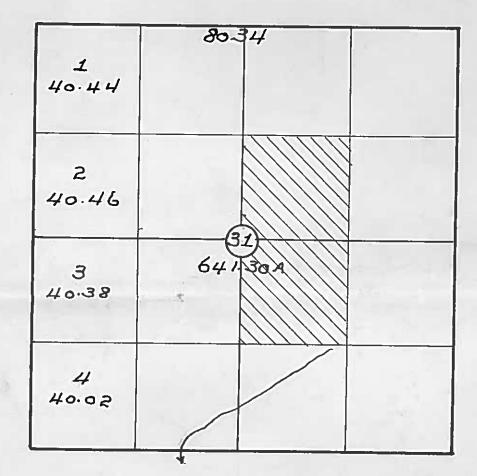
Incorporated 1893

THE ONLY SET OF ABSTRACT BOOKS IN MESA COUNTY, COLORADO

ABSTRACT of TITLE

TO

The South-west Quarter of the North-east Quarter (SW_{4}^{1} NE_{4}^{1}) and the North-west Quarter of the South-east Quarter (NW_{4}^{1} SE_{4}^{1}) 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)

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

(2)

(3)

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

To

Grady Patrick

RECEIVER'S RECEIPT. No. 1030 Ute. #200.00 January 13, 1896 Received in Full for Lot 2, SE₄ NW₄, SW₄ NE₄, and NW₄ SE₄ Sec. 31. Twr. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado, containing 161.46 acres at \$1.25 per acre. (Signed) E. H. Smith, receiver.

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

Patrick

United

States

Grady

RATENT. Cert. No. 1030 Ute. May 9, 1896 Grants: - Lot 2, the SE4 NW4, The SW NE and the NW_4^1 SE $_4^1$ 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

(U. S. G. L. O. Seal)

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

(4)

Patrick Grady To Horace T. De Long, Trus-

tee. Acting Sheriff of Mesa County, Colorado, Successor in Trust. For the use of Kate W. De Long.

Horace T. De Long, Trustee

Grady

TRUST DEED. Dec. 11, 1896 \$1.00 Conveys: - The $SW_{\frac{1}{4}}^1$ $NE_{\frac{1}{4}}^1$, the $NW_{\frac{1}{4}}^1$ $SE_{\frac{1}{4}}^1$ 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.

#49627 Book 86 Page 237 May 24,1904

2:50 P.M.

(5)

Patrick

RELEASE DEED. May 25, 1898 \$1.00 Releases:- SW_{\pm}^{1} NE_{\pm}^{1} , the IIW_{\pm}^{1} SE_{\pm}^{1} Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado, RELEASE DEED. 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.

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

(6)

Patrick Grady To James Grady

WARRANTY DEED. March 1, 1897 Conveys: - $SW_{\pm}^1 NW_{\pm}^1$, $SW_{4}^1 NE_{4}^1$ and $NW_{4}^1 SE_{4}^1$, S Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, SW_4 NE_4 and NW_4 SE_4 , Sec..31, Colorado. And other property. Except Trust deed

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

#49641 Book 97 Page 358 May 25,1904 10:30 A.M.

James Grady To Patrick Grady WARRANTY DEED. April 1, 1904 \$1.00 Conveys: SW4 NE4 & NW4 SE4 & SW4 NW4 Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado. (And other property). Ex-

County, Colorado. (And other property). Except taxes. Acknowledged April 1, 1904 before Earl Wilcox, Notary Public, Gunnison County, Colorado. (N. P. Seal). Commission expires September 17,

(7)

#73342 Book 129 Page 17 March 3,1908 8:17 A.M.

(8)

Patrick Grady
To
The Grand Valley Water
Users Association

CONTRACT AND AGREEMENT. Mar. 27, 1905. \$1.00

Conveys in Trust: SW NE & NW SE Sec. 31,

Twp., R. 1-E, Ute Meridian, Mesa County,

Colorado. And other property for the purpose
of obtaining irrigation water from canal to be

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 conformity with articles of incorporation of said Association, and with the provisions 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 provisions. Acknowledged March 27, 1905 before S. J. De Lan, Notary Public, Garfield County, Colorado. (N. P. Seal). Commission expires January 16, 1909.

#73640 Book 131 Page 9 Mar.7,1908 10:40 A.M.

Thomas Grady
To
Mike Grady

QUITCIAIM DEED. Aug. 9, 1907 \$1.00
Conveys: -SW4 NE4 & NW4 SE4 & SW4 NW4 Sec. 31,
Twp. 1-N, R. 1-E, Ute Meridian, Mesa County,
Colorado. Acknowledged Aug. 9, 1907 before
Trancisco County, California. (N. P. Seal).

Ben F. Rector, Notary Public, San Francisco County, California. (N. P. Seal). Commission expires May 28, 1909.

(9)

#73641 Book 131 Page 10 War.7,1908 10:45 A.M. James Grady To Mike Grady QUITCLAIM DEED. Aug. 10, 1907 \$1.00
Quitclaims: -SW\(\frac{1}{4}\) NE\(\frac{1}{4}\) & NW\(\frac{1}{4}\) SE\(\frac{1}{4}\) & SW\(\frac{1}{4}\) & SW\(\frac{1}\) & SW\(\frac{1}4\) & SW\(\f

1907 before Henry F. Lake, Notary Public, Gumnison County, Colorado. Commission expires October 24, 1909.

(10)

#73642 Book 131 Page 11 Mar.7,1908 10:50 A.M.

(11)

John Grady To Mike Grady QUITCLAIM DEED. Aug. 9,1907 \$1.00
Quitclaims: -SW4 NE4 & NW4 SE4 & SW4 NW4
Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian,
Mesa County, Colorado. Acknowledged Aug. 9,
1907 before Eleanor Bassett, Notary Public,

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.

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#76684
Book 131
Page 115
June 20,1908
1:50 P.M.

Anthony Grady To Mike Grady

QUITCLAIM DEED. April 7, 1908. \$1.00
Quitclaims: - SW4 NE4 & NW4 SE4 & SW4 NW4
Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian,
Mesa County, Colorado. Acknowledged May 26,

1908 before Michael Keane, Mayor of Sligo (Sligo County, Ireland (SEAL). (Granting clause recites, "Anthony Grady, heir at law of Patrick Grady, deceased").

(12)

#76685 Book 131 Page 116 June 20, 1908 2:00 P. M.

Grady Mary To Grady Mike

QUITCLAIM DEED. April 17, 1908. \$1.00 Quitolaims:-SW4 NE4 & NW4 SE4 & SW4 NW4 Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado. Acknowledged April 25, 1908 before

Michael Keane, Mayor of Sligo, Sligo County, Ireland. (SEAL) Granting clause

recites "Mary Grady, heir at law of Patrick Grady, deceased").

(13)

#76686 Book 131 Page 117 June 20,1908 2:10 P.M.

(14)

Catherine Queenan, Formerly Catherine Grady Mike Grady

QUITCLAIM DEED. April 7, 1908 \$1.00
Quitclaims: -SW NE & NW SE & SW NW Sec. 31,
Twp. 1-N, R. 1-E, Ute Meridian, Mesa County,
Colorado. Acknowledged May 26, 1908 before Michael Keane Mayor of Sligo, Sligo County,

Ireland. (SEAL). Granting clause recites "Catherine Queenan, formerly Catherine Grady, heir at law of Patrick Grady, Deceased").

#77432 Book 119 Page 202 July 31,1908 2:35 P.M.

(15)

In the matter of the estate of Patrick Grady, deceased. ORDER ON FINAL SETTLEMENT July 29, 1908 In the County Court, Mesa County, Colorado, in Probate June Term, July 29, 1908 being one

of the regular days of said term now comes Mike Grady, Administrator of estate of Patrick Grady, deceased, and files his final account and asks that distribution be made of said estate. And it appearing from Certificate of Publisher of The Herald that notice has been given to the creditors and all persons 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 Ammagh, 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 1/4 NE 1/4 & NW 1/4 SE 1/4 & SW 1/4 NW 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. Further ordered that said Mike Grady, Administrator, be fully and finally dis-

his bond as such administrator be released. Walter S. Sullivan, Judge. Certificate 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).

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

charged from further service as such administrator and that the sureties on

#34145 Book 26 Page 44 Treasurer of Mesa County County

Mesa

TAX SALE. Dec. 11, 1930 \$12.80 Sold: $-SW_{4}^{\frac{1}{2}}$ $NE_{4}^{\frac{1}{2}}$ & $NW_{4}^{\frac{1}{2}}$ Sec. 31, Twp. 1-N, TAX SALE. R. 1-E.

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

#41536 Book 29 Page 60

Treasurer of Mesa County To County Mesa

Dec. 20, 1933 TAX SALE. Sold:-SW4 NE4 & NW4 SE4 Sec. 31, Twp. 1-N, R. 1-E

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

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

(18)

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

TREASURER'S DEED, Sept. 8, 1937 #41536
Whereas The Swa NE4 & NW4 SE4 Sec. 31, Twp. 1-N,
R. 1-E, Ute Meridian, Mesa County, Colorado,
containing 80 acres, was subject to taxation for

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 Langer.

No. 23409 CONTINUATION OF ABSTRACT OF TITLE to the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 31 in Twp. 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado, subsequent to December 13, 1937 at 8:00 o'clock A. M. #335237 City of Grand Junction, a Muni- NOTICE OF LIS PENDENS. No. 6179 Apr.7,1938 Plaintiff In the District Court in Mesa County, Colorado. Book 369 cipal Corporation, Page 475 -VS-Notice is hereby given that suit has been com-Apr.7,1938 menced in the District Court of the 7th Judi-Mike Grady, The Grand Valley 10:57 A.M. Water Users Association, a Corcial District in and for the County of Mesa, State of Colorado, by the above named plainporation, Katherine Queenan, formerly Katherine Grady, and tiff, against the above named defendants to all unknown persons who claim obtain a decree of said Court quieting the any interest in and to the subplaintiff's title to the following described

> 1-N, R. 1-E, Ute Meridian, Mesa County, Colorado. (Signed) City of Grand Junction, Plaintiff, by James K. Groves, Its Attorney in this action.

> > -----------

property, situate in said County and State,
Defendants. to-wit: The SW NE & NW SE SE Sec. 31, Twp.

#339476 Book 373 Page 144 July 15,1938 11:26 A. M.

(19)

(20)

City of Grand Junction, a Mumi- DECREE. cipal Corporation, Plaintiff.

ject matter of this action.

Mike Grady, The Grand Valley Water Users Association, a Corporation, Katherine Queenan, formerly Katherine Grady, and all unknown persons who claim any interest in and to the subject matter of this action. Defendants.

No. 6179 July 15, 1938 In the District Court in Mesa County, Colorado. The above entitled cause coming on for trial, and having been tried before the Court on this July 15, 1938, one of the juridical days of the March Term of Court, the plaintiff appearing by James K. Groves, its attorney in this action, none of the defendants appearing, although each duly summoned, and the default of each and all of the defendants having been taken and entered herein; and upon consideration of the evidence

thereupon presented, and of the file and re-cord of this cause, the Court, being sufficiently advised in the premises, Finds: That this action was commenced by the plaintiff on Apr. 7, 1938, by filing its complaint in the office of the Clerk of said Court, and causing proper summons to the defendants to be issued by said Clerk; that due and sufficient service of said summons, either by personal service, or by publication thereof, under and in compliance with a proper order of the Court therefor, was made upon each and all of the defendants, including all unknown persons who claim any interest in and to the subject matter of this action, all in manner and form as provided and required by law and the Court's order herein; that the default of each and all of said defendants has since been properly taken and entered herein, by reason of their failure to appear, answer, or otherwise plead to the plaintiff's complaint within the required time after service of summons, as provided by law, and as shown by the file and record of this cause; that each and all of the aforesaid proceedings were and are legally sufficient and valid, and are hereby confirmed; and that by such due process in compliance with the law and its order, as aforesaid, the Court acquired and has jurisdiction of all of the parties hereto, including any and all unknown persons who claim any interest in and to the subject matter of this action, and of the subject matter hereof; That at the time when this action was commenced, the plaintiff was, and it has since been and now is, the owner in fee simple, and in possession of the following real property, situate in Mesa County, Colorado, to-wit: The SW4 NE4 & NW4 SE4 Sec. 31, Twp. 1-N, R. 1-E, Ute Meridian; That if the defendants then claimed or do now claim, some estate, right, title or interest in or to said property, adverse to the plaintiff, such claims of the defendants were and are without any right or validity whatever; and that none of said defendants has any estate, right, title or interest in or to said property, or any part thereof; That each and all of the allegations contained in the plaintiff's complaint have been proven by competent and sufficient evidence, and are true; The Court concludes from its above stated findings that, as a matter of law, the plaintiff is entitled to a decree quieting its title to said property in it, against any and all claims of the defendants, in accordance with the prayer of its complaint; and therefore, IT IS HEREBY ORDERED, ADJUDGED AND DECREED: That the plaintiff owns in fee simple, and has exclusive right of possession of the following described real property, situate in Mesa County, Colorado, to-wit: Same property as described above; That none of the defendants herein, either named or unknown,

(21)

#339476 Continued

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,

Court Seal).

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

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,

Managar

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 July 16, 1938 at 8:00 o'clock A. M.

Treasurer of Mesa County

to Mesa County

23

TAX SALE \$4.20 #48549
Dated December 21, 1939 Book 34 Page 63
Sale of:

SW1 NE1 and NW1 SE1 Sec. 31, Twp.lN. R.1E.

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

-0----00-----

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

R B Williams Manager

THE
MESA GOUNTY
ABSTRACT CO.
GRAND JUNOTION
OOLDRADO

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.

STATE OF COLORADO)
(SS

THE MESA COUNTY ARSTRACT 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. H. affecting the title to the property described in the caption hereof.

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

THE MESA COUNTY ABSTRACT COMPANY

THE MESA COUNTY ABSTRACT CO. SRAND JUNCTION