

Cl. 10107
C-8322

ABSTRACT OF TITLE

TO

Lots 1, 2, 7, 8, 9 and 10, Jaynes
Subdivision in SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 36,
Twp. 1N, R. 1W, U.M. and Sec. 1,
Twp. 1S, R. 1W, U. M., in
Mesa County, Colorado.

Prepared by

The Mesa County Abstract Co.

Member of Colorado and American Title Associations

128 North Fifth Street

GRAND JUNCTION, MESA COUNTY, COLO.

THE MESA COUNTY ABSTRACT CO.

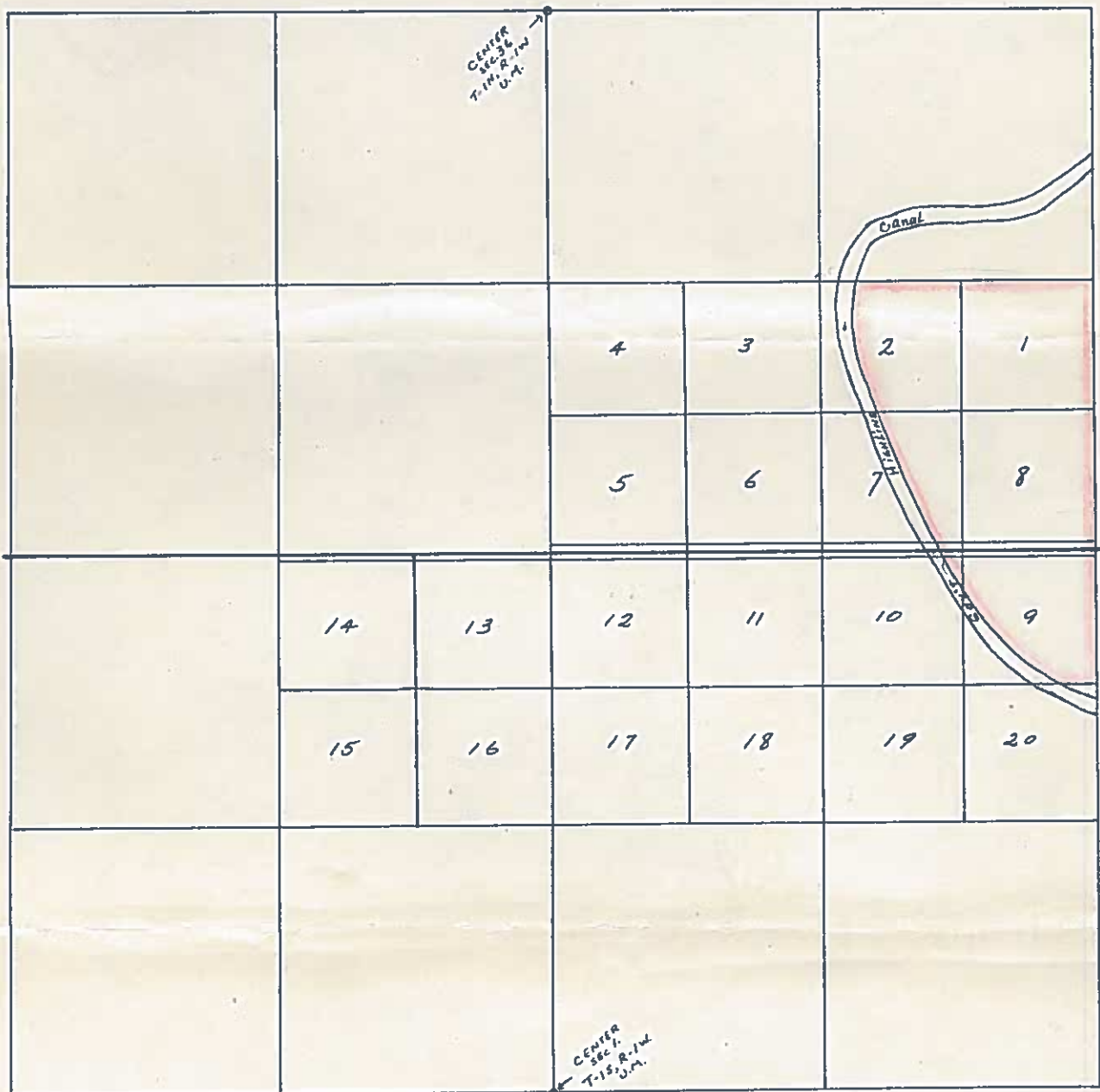
Established 1885

Grand Junction, Colo.

ABSTRACT OF TITLE TO

No. C- 8322

That part of Lots One (1), Two (2), Seven (7), Eight (8), Nine (9) and Ten (10) of Jaynes Subdivision, lying North and East of the right of way of the United States Government High Line Canal, in Mesa County, Colorado.



The above is a Plat of the South Half of Section 36, Twp. 14N, R.1W. U.M. and the North Half of Section 1, Twp. 15S, R.1W. U.M. in Mesa County, Colorado; showing the location of the land described in the caption hereof.

11.

Henry W. Ross
vs.
James G. Kenney and
Alvira D. Kenney

WRIT OF ATTACHMENT
Filed May 13, 1892
At 9:00 o'clock A. M.
Whereas the above entitled action was
commenced in the District Court 7th Judicial
District in and for Mesa County, Colorado

#13997
Book 1B
Page 79

by plaintiff to recover from defendants the sum of \$575 and costs.
Witness, D. T. Stone, Clerk of said Court and seal thereof this May 12, 1892.

D. T. Stone, Clerk (Seal)

I do hereby certify that I have duly executed the within writ on this May 13, 1892, by levying upon all the interest of the within named defendants in and to the following described real estate: $S\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, Twp. 1N, R. 1W. U.M. also $S\frac{1}{2}$ NW $\frac{1}{4}$ and Lot 3 and SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W ___.

Wm. Innes, Sheriff, By J. D. Reeder, Deputy.

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12.

Treasurer of Mesa County
to
Jno. Tambling

TAX SALE \$5.51 #1125
Dated October 3, 1892 Book F Page 103
Sale of:-

N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W.

PARTIALLY REDEEMED by B. R. Hall, May 16, 1894 as to NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, only.
BALANCE REDEEMED by Ada L. Young, December 15, 1928 as to NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1.

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13.

Treasurer of Mesa County
to
H. C. Long

TAX SALE \$5.51 #1126
Dated October 3, 1892 Book F Page 10

Sale of:-

$S\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, Twp. 1N, R. 1W.

REDEEMED by Ada L. Young, August 13, 1894

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14.

Henry W. Ross, Plaintiff
vs.
James G. ___ and Alvira D.
Kenney, Defendants

CERTIFICATE OF SALE #15773
Dated February 4, 1893 Book 1B
Filed February 15, 1893 Page 341
At 2:15 o'clock P. M.

Wm. Innes, Sheriff Mesa County, by J. D. Reeder, Undersheriff, certifies that by

virtue of writ of Execution to him directed from District Court, Mesa County, he did February 4, 1893 expose to sale $S\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, Twp. 1N, R. 1W, U.M. Also $S\frac{1}{2}$ NW $\frac{1}{4}$ and Lot 3 and SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, the N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W, U.M., same being published for 20 days in Grand Junction News. Henry W. Ross bid \$625.25 being best bid, tracts were struck off to him and that he will be entitled to deed Nov. 4, 1893 unless redeemed.

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15.

A. W. Meek, Plaintiff
vs
Alvira D. Kennedy, Defendant

WRIT OF ATTACHMENT #17134
Dated September 13, 1893 Book 1B
Filed September 23, 1893 Page 124
At 2:35 o'clock P. M.

From County Court, Mesa County to
Sheriff of said County.

To recover of Defendant \$410.45 interest on \$406.95 at 8% per annum from June 1, 1891 and interest on balance at 8% per annum from March 1, 1892 and costs witness John L. Gray, Judge and acting Clerk of said Court. (Seal)

William Innes, Sheriff of said County by J. D. Reeder, Under-Sheriff certifies that he executed writ September 23, 1893 by levying upon all interest of Defendant in $S\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, Twp. 1N, R. 1W, also $S\frac{1}{2}$ NW $\frac{1}{4}$ and Lot 3 and SW $\frac{1}{4}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W, Ute Meridian.

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16.

Treasurer of Mesa County
to
W. T. Lambert

TAX SALE \$21.70 #1332
Dated December 1, 1893 Book F Page 120

Sale of:-

N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W.

PARTIALLY REDEEMED by B. R. Hall, May 16, 1894 as to NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, only.
BALANCE REDEEMED by Ada L. Young, December 15, 1928 as to NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1.

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17. William Innes to Ada L. Young

SHERIFF'S DEED
Dated September 28, 1894
Filed November 20, 1894
At 2:10 o'clock P. M.

#19501
Book 46
Page 91

Whereas Henry W. Ross did at October Term, District Court, Mesa County, recover Judgment versus J. G. and A. D. Kenney for \$575.55 and costs upon which Judgment an Execution issued dated January 11, 1893 directed to Sheriff of Mesa County to execute and by virtue of execution, Sheriff levied upon lands hereinafter described and same was struck off and sold to Henry W. Ross, he being best bidder therefor and time and place of sale having been advertised. Therefore, William Innes, Sheriff, Mesa County, in consideration of premises conveyed to Ada L. Young assignee of Henry W. Ross the S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, Twp. 1N, R. 1W, Ute Meridian; Also S $\frac{1}{2}$ NW $\frac{1}{4}$ and Lot 3 and SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, the N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W, Ute Meridian.
Ack. November 20, 1894 before John L. Gray, Judge and Acting Clerk, Mesa County, Colorado. (Seal)

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18. Treasurer of Mesa County to D. R. Crosby

TAX SALE \$9.10
Dated December 9, 1895
Book G Page 14

#1984

Sale of:-
NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W.
S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, Twp. 1N, R. 1W.

REDEEMED by Delaplain & Crosby, November 8, 1897

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19. Ada L. Young to E. E. Jaynes

WARRANTY DEED \$4000.
Dated November 24, 1895
Filed January 3, 1896
At 1:05 o'clock P. M.

#22607
Book 55
Page 227

Conveys:- S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, Twp. 1N, R. 1W
Ute Principal Meridian; S $\frac{1}{2}$ NW $\frac{1}{4}$; Lot 3; W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W, Ute Principal Meridian, 300 acres, Mesa County, Colorado.
Ack. December 24, 1895 by Ada L. Young, widow, before Deo. C. Kreidler, Notary Public, Cook County, Illinois.
(Seal) Commission expires Oct. 23, 1898

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20. Ada L. Young to Alvira D. Kenny

QUITCLAIM DEED \$1000.
Dated December 2, 1895
Filed January 11, 1896
At 2:30 o'clock P. M.

#22672
Book 46
Page 259

Conveys:- S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, Twp. 1N, R. 1W
Ute Meridian, also S $\frac{1}{2}$ NW $\frac{1}{4}$ and Lot 3 and SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W, also N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W, Ute Meridian, Mesa County, Colorado.
Ack. December 2, 1895 before Deo. C. Kreidler, Notary Public, Cook County, Illinois
(Seal) Commission expires October 3, 1898

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21. Jaynes' Subdivision

PLAT AND STATEMENT
Filed February 17, 1896
At 10:20 o'clock A. M.

#22987
Book 2
Page 12

I. E. E. Jaynes have laid out and platted Lots 1, 2, and 3 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and S $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 1, Twp. 1-S, R. 1-W, Ute Meridian, Mesa County, Colorado, under the name of the Jaynes' Subdivision and I do hereby dedicate to public use forever all streets and roads and alleys indicated on the above plat. (Signed) E. E. Jaynes. I, Edward L. Worcester, a Notary Public in and for Mesa County, Colorado, do hereby certify that E. E. Jaynes personally known to me to be the same person who signed the above and foregoing dedication appeared before me this day in person and acknowledged that he signed, sealed and delivered said dedication and plat as his free and voluntary act and deed. Given under my hand and notarial seal this Feb. 17, 1896. Edward L. Worcester, Notary Public.
(N. P. Seal) Commission expires May 9, 1899.

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22.

Alvira D. Kenney
vs
E. E. Jaynes, Oscar W. Jaynes,
Chester E. Jaynes and
Benjamin F. Klingler.

LIS PENDENS
Filed March 24, 1896
At 8:00 o'clock A. M.
In the District Court in
Mesa County, Colorado.

#23295
Book 52
Page 269

Notice is hereby given that a suit has been commenced in the District Court in Mesa County, Colorado, by the above named plaintiff, Alvira D. Kenney, against the above named defendants, E. E. Jaynes, Oscar W. Jaynes, Chester E. Jaynes and Benjamin F. Klingler, which suit is now pending. The object of said suit is to quiet title to S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, Twp. 1-N, R. 1-W, Ute Meridian; also S $\frac{1}{2}$ NW $\frac{1}{4}$ and Lot 3 and SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1-S, R. 1-W, Ute Meridian, Mesa County, Colorado, to obtain a decree of said Court adjudging Plaintiff to be owner in Fee simple of above described lands and premises, and that defendants have no interest whatsoever in above described lands and premises, and title thereto to be adjudged to be in the name of the above named plaintiff. (Signed) Alvira D. Kenney by S. N. Wheeler, her Attorney.

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23.

A. W. Meek
to
Alvira D. Kenney

ORDER OF DISMISSAL
Filed February 6, 1897
At 11:00 o'clock A. M.
In the County Court of
Mesa County, Colorado.

#25006
Book 52
Page 346

On this day comes Defendant herein and moves for dismissal of this cause for want of prosecution upon consideration of which it is ordered by the Court that cause be and the same is hereby dismissed and the attachment proceedings heretofore had herein be and the same are dismissed and attached property freed and discharged therefrom. John L. Gray, County Judge. Certificate of Oct. 4, 1895 of John L. Gray, Judge and acting clerk of said Court that above is correct copy of order of dismissal in said case made Sept. 18, 1895.
(County Court Seal)

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24.

Alvira D. Kenney, Plaintiff
vs
E. E. Jaynes, Oscar W. Jaynes,
Chester E. Jaynes, and
Benjamin F. Klingler, Defendants

DECREE
Dated October 26, 1896
Filed February 8, 1897
At 9:05 o'clock A. M.
District Court Record. Oct. 18, 1896,
Mesa County, Colorado.

#25012
Book 52
Page 347

This cause having been regularly called and tried by this Court and Court having heard evidence and being advised doth find that defendants disclaim all interest to that particle of land set forth in Plaintiffs Complaint, described as: SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1-S, R. 1-W, Ute Meridian, Mesa County, Colorado, and 15 acres described as the Cemetery Grounds in abstract of said lands and known as Fairmount Cemetery and being in S $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 1, Twp. 1-S, R. 1-W, Ute Meridian, that defendants disclaim in all 55 acres. Court further finds that at time of purchase by David R. Crosby from B. R. Hall of interest of said Hall in and to portion of said land described in complaint and not disclaimed and obtained by Hall under Tax Deed that Crosby had no notice of any interest in and to lands in Tax Deed described belonging to or claimed by Plaintiff. That no title was ever given to or vested in Plaintiff hereunder and by virtue of her Quit Claim Deed from Hall purporting to convey Hall Tax Title until after conveyance to Crosby and delivery and record of Crosbys deed. That as to Crosby and as to Defendants herein is so far as their interests are derived from Crosby under and by virtue of tax title, Plaintiff had no interest at time of execution, delivery and recording of Deed to Crosby. The Court finds that at the time of transaction between Ada L. Young and Defendants and at time of delivery of deed attached herein from Ada L. Young to Defendant E. E. Jaynes, that same was delivered to him for valuable considerations paid to Delaplain and Crosby on Jan. 3, 1896 and was by him recorded on said date. That on Dec. 24, 1895 a Quitclaim Deed to same property was given by First National Bank of Grand Junction, Colorado, for and on behalf of Ada L. Young to Plaintiff herein. That same was not recorded until Jan. 11, 1896. That at time of delivery of deed on Jan. 3, 1896 to E. E. Jaynes, Jaynes had no knowledge or notice of delivery of deed by said Bank to Plaintiff and had no knowledge or notice of any claim, right, or interest of

No. 24 continued.

Plaintiff to the lands claimed by Defendants under conveyance to E. E. Jaynes. That E. E. Jaynes took said lands for a valuable consideration as a bond from purchaser without any outstanding title or equities. That the title to those portions of land now claimed by Chester E. Jaynes, Oscar W. Jaynes and Benjamin F. Klingler, Defendants herein were derived from E. E. Jaynes. That he had good right to sell and convey same and that title thereto is good as against Plaintiff herein. Therefore Ordered, adjudged, and decreed that Defendants have judgment as prayed for in their pleadings against Plaintiff. That all adverse claims of Plaintiff and all persons claiming or to claim premises through or under Plaintiff are hereby decreed to be invalid and groundless. That defendants and each of them be and he is hereby declared and adjudged to be the lawful owners of the respective tracts hereinafter described and comprised in land described in complaint herein not disclaimed and that his title hereto is adjudged to be quieted against claims and demands or pretensions of Plaintiff. Premises described as follows: Property of E. E. Jaynes is described as S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, the N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 1, Lot 3 being NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 1, except SE $\frac{1}{4}$ thereof containing 10 acres conveyed by E. E. Jaynes to Benjamin F. Klingler, the S $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 1, except 15 acres known as Fairmount Cemetery and 10.48 acres conveyed to Oscar W. Jaynes as Lot 25 according to survey made by D. M. White and 10.48 acres conveyed to Chester E. Jaynes according to survey of D. M. White all in Twp. 1S, R. 1W. U.M. Mesa County, Colorado. The land of B. F. Klingler is described as Lot 16 being 10 acres in Lot 3, Sec. 1, aforesaid. The land of Oscar W. Jaynes is described and conveyed as Lot 25 according to survey of D. M. White being 10.48 acres in SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 1, aforesaid. Further decreed that title of Plaintiff in and to SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1S, R. 1W. U. M. Mesa County, Colorado, be and same is hereby declared to be good and valid and that she is owner thereof and that all adverse claims of Defendants or either of them and all persons claiming to or under them be decreed to be invalid and of no effect, Defendant to recover costs and have execution therefor. Plaintiffs excepts and prays appeal to Supreme Court of Colorado which is allowed on condition that she file herein within 60 days her bond in \$300.00 with sureties to be approved by this Clerk of this Court. Ninety days allowed to prepare and tender bill of exceptions.

Certified Feb. 6, 1897 by B. F. Jay, Clerk of said Court by Guy V. Sternberg, Deputy, that above and foregoing is complete and correct copy of decree made and entered of record in case of Alvira D. Kenney, Plaintiff, versus E. E. Jaynes, Oscar W. Jaynes, Chester E. Jaynes and Benjamin F. Klingler, defendants, as same appears of record Book 3, page 365 of records of the Court. (District Court Seal)

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REMITTITUR	#3765	#129753
Filed January 29, 1916		Book 176
At 11:30 o'clock A. M.		Page 236
State of Colorado, SS.	In the	

Supreme Court Thereof. The People of the State of Colorado, To the District Court of Mesa County, and State of Colorado, GREETING; Whereas, lately in the District Court of Mesa County, State aforesaid, in a certain cause therein pending, wherein Alvira D. Kenney was Plaintiff, and E. E. Jaynes, et al, were Defendants, the judgment of said District Court in said cause rendered was against the said plaintiff. And whereas, the said cause was brought into our Supreme Court of the State of Colorado by Appeal from said District Court: And whereas, at the January Term of our Supreme Court, in the year of our Lord 1893, the said cause came on to be heard before our said Supreme Court on March 6, 1899 (the same being one of the Juridical days of said term) and the following proceedings were had and entered of record in said cause, to-wit:

Alvira D. Kenney, Appellant
 -vs-
 E. E. Jaynes, Oscar W. Jaynes,
 Chester E. Jaynes and Benjamin F.
 Klingler, Appellees.

District Court of Mesa County,
 Colorado. No. 3765
 At this day this cause coming on to be
 heard, as well upon the transcript of
 proceedings and judgment had in said
 District Court in and for the County
 of Mesa as also upon the matters

assigned for error herein; and the same having been heretofore argued by counsel and submitted to the consideration and judgment of the Court, and it appearing to the Court that there is no error in the proceedings and judgment aforesaid of said District Court. It is therefore considered and adjudged by the Court that the judgment aforesaid of said District Court be, and the same is hereby affirmed,

No. 25 continued on next sheet

25.

No. 25 continued.

and stand in full force and effect; and that this cause be remanded to said District Court for such other and further proceedings, according to law, as shall be necessary to the final execution of the judgment of said District Court in the cause, notwithstanding the said appeal. It is further considered and adjudged by the Court that said Appellees do have and recover of and from said Appellant their costs in this behalf expended, to be taxed, and that they have execution therefor. And let the opinion of the Court filed herein be recorded. Now, therefor, this cause is remanded to you, the said District Court, in and for the County of Mesa and State aforesaid, that such further proceedings may be had in said cause as shall conform to the judgment of this Court, entered as aforesaid, as also with the opinion filed therein. Witness the Honorable John Campbell Chief Justice of our Supreme Court, and the Seal thereof, affixed at my office in the City of Denver, June 30, 1899. Horace G. Clark, Clerk of Supreme Court. (Supreme Court Seal).

Certificate of true copy attached Jan. 29, 1916, By Joseph Quinn, Clerk of the District Court, Mesa County, Colorado. (District Court Seal).

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26.

Alvira D. Kenney, Plaintiff
-vs-
E. E. Jaynes, Oscar W. Jaynes,
Chester E. Jaynes, and
Benjamin F. Klingler,
Defendants.

DECREE #129754
Filed January 29, 1916 Book 176
At 11:35 o'clock A. M. Page 235
State of Colorado, County of Mesa, SS.
No. 903 District Court Record
October Term, 1896. Oct. 26, 1896.

This cause having been regularly called and tried by the Court, and the Court having heard all the evidence adduced by the respective parties hereto, and the argument of counsel both for the plaintiff and the defendants, and being now sufficiently advised in the premises, doth find that the defendants disclaim all right, title and interest to that portion of the land set forth in the plaintiff's complaint and described as follows: The SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1-S, R. 1-W, Ute Meridian, Mesa County, Colorado, and 15 acres described as the "cemetery grounds" in the abstract of said lands, and known as the Fairmount Cemetery, and being in the S $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 1, Twp. 1-S, R. 1-W, Ute Meridian, and containing 15 acres. That the said defendants disclaim in all 55 acres. And the Court doth further find that at the time of the purchase, by one David R. Crosby from B. R. Hall, of the interest of the said Hall in and to a portion of the said land described in the said complaint, and not disclaimed, and obtained by the said Hall under a tax deed, that the said Crosby had no notice or knowledge of any interest in and to the lands, in said tax deed described, belonging to or claimed by the plaintiff herein. That no title was ever given to or vested in the plaintiff hereinunder and by virtue of her quitclaim deed from the said Hall, purporting to convey the said Hall's tax title, until after the said conveyance to Crosby and the delivery and record of said Crosby's deed. That as to the said Crosby and as to the defendants herein, insofar as their interests are derived from said Crosby under and by virtue of said tax titles, plaintiff had no interest or claim at the time of the execution, delivery and recording of the said deed to Crosby. And the Court further finds that, at the time of the transaction between Ada L. Young and the defendants, and at the time of the delivery of the deed attached herein, from Ada L. Young to the defendant, E. E. Jaynes, that the same was delivered to him for a good and valuable consideration paid to Delaplaine and Crosby on the 3rd day of Jan. 1896, and was by him recorded on said date. That, theretofore and on to-wit, the 24th day of Dec. 1895, a certain quitclaim deed to the same property was delivered by The First National Bank of Grand Junction for and on behalf of Ada L. Young to the plaintiff herein. That the same was not recorded until Jan. 11, 1896. That, at the time of the delivery of the said deed, on Jan. 3, 1896 to E. E. Jaynes as aforesaid, the said Jaynes had no knowledge or notice of the delivery of the said deed by the said bank to the plaintiff as aforesaid, and had no knowledge or notice of any right or interest of the said plaintiff to the lands now claimed by the said defendants under and by virtue of such conveyance to E. E. Jaynes. That the said E. E. Jaynes took the said lands for a valuable consideration as a bona-fide purchaser without notice of any outstanding title or equities. That the title to those portions of the land now claimed by Chester E. Jaynes, Oscar W. Jaynes and Benjamin F. Klingler, the defendants herein, were derived from E. E. Jaynes. That he had good right to sell and convey the same, and that the title thereto is good as against

No. 26 continued on next sheet



No. 26 continued.

the plaintiff herein. It is now therefore ordered, adjudged and decreed that the defendants have judgment, as prayed in their pleadings herein against the plaintiff. That all adverse claims of the plaintiff, and all persons claiming or to claim said premises, or any part thereof, through or under said plaintiff, are hereby adjudged and decreed to be invalid and groundless; and that the defendants and each of them be, and he is hereby declared and adjudged to be, the true and lawful owner of the respective tracts of land hereinafter described and comprised in the land described in the complaint herein not disclaimed; and that his title thereto is adjudged to be quieted against all claims, demands or pretensions of the plaintiff. Said premises are bounded and described as follows: The property of E. E. Jaynes is described as the S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 36, the N $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 1, Lot 3 (being the NE $\frac{1}{4}$ NW $\frac{1}{4}$) Sec. 1, excepting the SE $\frac{1}{4}$ thereof containing 10 acres conveyed by E. E. Jaynes to Benjamin F. Klingler- S $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 1, excepting 15 acres known as the Fairmount Cemetery and 10.48 acres conveyed to Oscar W. Jaynes as Lot No. 25 according to survey made by D. M. White and 10.48 acres conveyed to Chester R. Jaynes according to survey of D. M. White, all being in Twp. 1-S, R. 1-W, Ute Meridian. The land of B. F. Klingler is described as Lot No. 16 being 10 acres in Lot 3, Sec. 1, aforesaid. The land of Oscar W. Jaynes is described and conveyed as Lot No. 25 according to survey of D. M. White being 10.48 acres in SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 1, aforesaid. The land of Chester E. Jaynes is described and conveyed as Lot No. 26 according to the survey of D. M. White being 10.48 acres in SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 1 aforesaid. And it is further ordered, adjudged and decreed by the Court that the title of the plaintiff in and to SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 1, Twp. 1-S, R. 1-W, Ute Meridian, be and the same hereby is declared to be good and valid and that she is the owner thereof and that all adverse claims of the defendants, or either of them, and all persons claiming to or under them, be and the same are hereby adjudged and decreed to be invalid and of no effect. And it is hereby further ordered, adjudged and decreed that the defendants do have and revoer their costs hereby taxed at _____ dollars and that they have execution therefor. To which order, ruling, judgment and decree the plaintiff by her counsel duly excepts and prays an appeal to the Supreme Court of the State of Colorado, which is allowed on condition that she file herein within 60 days from this date her appeal bond in the penal sum of \$300.00 with sureties to be approved by the Clerk of this Court. And time and until 90 days from this day is allowed said plaintiff within which to prepare and tender to the Judge of this Court her bill of the exceptions by her reserved herein.

Certificate of true copy attached Jan. 29, 1916 by Joseph Quinn, Clerk of the District Court in Mesa County, Colorado. (District Court Seal)

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Ezra E. Jaynes
to
The State

WILL
Dated February 6, 1914
Filed April 28, 1917
At 4:45 o'clock P. M.

#137357
Book 176
Page 443

In the name of God, Amen.

I, Ezra E. Jaynes, of Grand Junction, Mesa County, Colorado, of the age of 80 years, being of sound and disposing mind and memory, do make, publish and declare this to be my Last Will and Testament, hereby revoking any and all wills, codicils and testamentary dispositions by me heretofore at any time made. After all my just debts are paid and discharged, I give, devise and bequeath to my widow, Mary A. Jaynes, all of my household goods and all of my stocks and bonds, and one half of the balance of my estate, in trust for the balance of her natural life. The other one half of the estate to be equally divided among her children, Lester E. Jaynes, Oscar W. Jaynes, Chester E. Jaynes, Edith J. Borschell, Alfred T. Jaynes and Arthur L. Jaynes, share and share alike. After the death of Mary A. Jaynes, the above named portion of my estate willed to her at my death, to be equally divided among said children share and share alike. I hereby appoint Lester E. Jaynes to be executor of this my Last will and Testament, without bond, and to receive \$3. per day for actual time at work. In witness whereof I have hereunto set my hand and seal this Feb. 6, 1914. (Signed) Ezra E. Jaynes.

We, the undersigned witnesses, do hereby state that the above and foregoing Will was signed by the said Ezra E. Jaynes, the testator, in the presence of each of us, and that at the time of signing said Last Will the said Testator did declare said Will to be his Last Will and Testament, and each of us, at

No. 27 continued on next sheet

27.

No. 27 continued.

the request of said testator, and in the presence of each other, do sign said Will as witnesses thereto. (Signed) Alvin E. Borschell, Lincoln Wickersham.

In the Matter of the Probate
of the Last Will and Testament
of Ezra E. Jaynes, Deceased.

ORDER ADMITTING WILL TO PROBATE No. 1160
State of Colorado, County of Mesa SS
In the County Court in Probate
June Term, 1916.

And now on this day, pursuant to an 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 Ezra E. Jaynes, deceased. And it appearing to the Court, from the petition of Lester E. Jaynes filed herein, that the said Ezra E. Jaynes, late of Mesa County, Colorado, departed this life on or about May 30, 1916, leaving said instrument of writing as and for his Last Will and Testament, and leaving Mary A. Jaynes as his widow, and Lester E. Jaynes, Oscar W. Jaynes, Chester E. Jaynes, Edith J. Borschell, Alfred T. Jaynes and Arthur L. Jaynes, as his heirs-at-law. And it further appearing to the Court from the records and files herein, that citation to the widow and heirs-at-law of said deceased, and to the Executor named in said Will, has duly issued from this Court, designating the time and place of the hearing hereof, and that the service thereof has been waived by all of said heirs, both resident and non-resident, and consent given that said hearing may be had at the time and place specified in said citation, or at such other time to which such hearing may be continued by the Court. That all of said heirs are of adult age, and that no notice, personal or by publication, is necessary in the premises. And it further appearing from the testimony of Alvin E. Borschell and Lincoln Wickersham, 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, and saw the said Ezra E. Jaynes sign the same, and heard the said Ezra E. Jaynes acknowledge 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 Ezra E. Jaynes to be of sound mind and memory and under no legal restraint. And the Court now being sufficiently advised in the premises, IT IS ORDERED, ADJUDGED AND DECREED, That the aforesaid proofs be filed, and that the said Will be and the same is hereby duly admitted to probate as and for the Last Will and Testament of Ezra E. Jaynes, deceased, and that the same be entered of record. IT IS FURTHER ORDERED, That upon taking the oath as executor as required by law, Letters Testamentary issue to Lester E. Jaynes, the executor named in said Will, and that the same be filed and entered of record. Done in open Court this June 26, 1916. By the Court. (Signed) N. C. Miller, Judge of the County Court.

In the Matter of the Estate
of Ezra E. Jaynes, Deceased

State of Colorado, County of Mesa SS
In the County Court, In Probate.

Now on this June 26, 1916, the same being one of the regular days of the June 1916 Term of the County Court of Mesa County aforesaid, in probate, the petition of Lester E. Jaynes for Letters Testamentary to issue to him upon the estate of Ezra E. Jaynes, deceased, coming on for hearing, and it appearing to the Court that Ezra E. Jaynes departed this life on or about May 30, 1916, leaving a Last Will and Testament, in which Will the said Lester E. Jaynes was designated and appointed executor of the Last Will and Testament of the said Ezra E. Jaynes, deceased; that the last known residence of said Ezra E. Jaynes was in this County; that the value of the personal property of said Ezra E. Jaynes, together with the rents, issues and profits arising from his real estate, is about \$4000.; but that said Will provided, among other things, that said Lester E. Jaynes be appointed and serve as such executor without bond. IT IS THEREFORE ORDERED AND ADJUDGED by the Court that Letters Testamentary on the estate of said Ezra E. Jaynes, deceased, be granted to said Lester E. Jaynes, upon his taking the oath prescribed by statute. (Signed) N. C. Miller, Judge.

In the Matter of the Estate
of Ezra E. Jaynes, Deceased

LETTERS TESTAMENTARY
State of Colorado, County of Mesa, SS
In the County Court.

To the people of the State of Colorado, to all to whom these presents shall come, Greeting: Know ye, That, Whereas, At the June term 1916, of the County

No. 27 continued on next sheet

No. 27 continued.

Court of said County, holden at the Court House in said County, Lester E. Jaynes, of said County, was on June 20, 1916, by an order of said Court made and entered of record, duly appointed Executor of the Estate of Ezra E. Jaynes who departed this life on May 30, 1916. NOW, THEREFORE, We do hereby constitute and appoint the said Lester E. Jaynes to be the Executor of the Estate of said Ezra E. Jaynes, deceased. Witness, Ada Richards, Clerk of the County Court of Mesa County, Colorado, at her office in Grand Junction in said County, this June 26, 1916, and the seal of said Court hereto affixed. (Signed) Ada Richards, Clerk. (County Court Seal)

Certificate of true copies attached Apr. 27, 1917, and further certificate that all claims presented herein have been paid and satisfied, by Ada Richards, Clerk of the County Court of Mesa County, Colorado. (County Court Seal)

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28.

In the Matter of the Estate
of Ezra E. Jaynes, Deceased.

DECREE OF FINAL SETTLEMENT

#142065

Dated January 7, 1918

Book 210

Filed January 12, 1918

Page 66

At 3:10 o'clock P. M.

State of Colorado, County of Mesa SS

In the County Court

Now on this day comes Lester E. Jaynes, Executor of the Estate of Ezra E. Jaynes, deceased, and presents to the Court a final report of his acts and doings as such, asks that the same be approved and he be discharged and said Estate decreed to be fully administered according to law. The Court finds that Ezra E. Jaynes departed this life on or about May 30, 1916, leaving a Last Will and Testament duly signed, published and attested that thereafter on June 26, 1916, said Will was duly admitted to probate and Lester E. Jaynes was duly appointed Executor of said Estate. That a notice to creditors to file claims against said Estate was published in the manner and as required by law and that all claims allowed by the Court against said Estate and all costs of administration have been paid. That more than one year has elapsed since Letters were issued herein, and that there has been 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 Monday Dec. 31, 1917, and that the hearing thereon was regularly continued to this day. That the said Lester E. Jaynes, as such Executor, has received for and on behalf of said Estate the sum of \$3891. and has expended the sum of \$3418.03, leaving in his hands the sum of \$472.97 to be distributed among the legatees and devisees of said deceased, as follows, to-wit: Mary A. Jaynes, widow, Oscar W. Jaynes, Lester E. Jaynes, Chester E. Jaynes, Edith J. Borschell, Alfred T. Jaynes and Arthur L. Jaynes, children of the deceased. The Court finds that said deceased left as a part of his estate, the E $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 15, Twp. 2-N, R. 3-W, Ute Meridian, Lots 6 and 7, Sec. 6, Twp. 1-N, R. 1-W, Ute Meridian, Lots 1, 2, 7, 8, 9, 10, 13, 14, 15, 21, 22, 23, 24 and 26 of Jaynes' Subdivision; an undivided $\frac{1}{2}$ interest in and to all that part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 11, Twp. 1-S, R. 1-E, Ute Meridian, lying South of the right of way of the Rio Grand Junction Railway, the East 10 acres of that part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 6, Twp. 1-S, R. 2-E, Ute Meridian, lying South of the High Line Mutual Ditch, being known as The Plaisade Irrigation District Canal; and Lot 21 in Block 105 in the City of Grand Junction; all in Mesa County, Colorado; also certain personal property. That the widow, Mary A. Jaynes, has filed herein her refusal to accept the conditions of said Will as to the devises and bequests to her made, has renounced all benefits and claims thereunder and elects to take, under the statute of the State of Colorado in such cases made and provided, her part of the property of the deceased. That the legatees and devisees of said deceased have, without regard to the terms and conditions of said Will, divided up the property of the Estate of the deceased, real, personal and mixed, and have executed and delivered to each other conveyances covering all the real property hereinbefore described. That the Executor has taken and filed receipts herein showing that the sum of money above mentioned for distribution and also all other property, personal and mixed, has been distributed according to said agreement, and that each legatee and devisee has received his or her full share of the estate of said deceased, real, personal and mixed. That said Executor has also filed receipts for the distribution of all moneys paid out on account of said Estate and fully performed

No. 28 continued on next sheet

No. 28 continued.

his duties. That the renunciation of said Will by the widow, and the action of the legatees and devisees of deceased in the division of the property of said Estate, real, personal and mixed, and in the conveyance to each other of said real property, and in all things done by them in connection therewith, be and the same are hereby fully ratified, confirmed and approved by the Court, and said Executor discharged. Done in open Court Jan. 7, 1918. By the Court.
(Signed) N. C. Miller, Judge.
Certificate of true copy attached Jan. 11, 1918 by Ada Richards, Clerk of said Court. (County Court Seal)

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29.

Mary A. Jaynes, Widow,
Lester E. Jaynes, Oscar W.
Jaynes, Alfred T. Jaynes
and Arthur L. Jaynes,
Adult Sons and Edith J.
Borschell, formerly
Edith J. Jaynes, Adult Daughter,
heirs at law, legatees and
devisees of Ezra E. Jaynes,
deceased.

to
Chester E. Jaynes, Adult Son
and only other heir at law,
legatee and devisee of
Ezra E. Jaynes, Deceased.

QUIT CLAIM DEED \$1.00 and other #140921
good and valuable considerations Book 213
Dated September 18, 1917 Page 290
Filed November 26, 1917
At 9:10 o'clock A. M.
Conveys:- Lots 1, 2, 7, 8, 9 and 10, in
Jaynes' Subdivision as shown by the
recorded plat thereof, in the office of
the County Clerk and Recorder of
Mesa County, Colorado; together with all
ditch and water rights thereto belonging
and used in the irrigation thereof.
(Signed) Mary A. Jaynes, Lester E. Jaynes,
Oscar W. Jaynes, Edith J. Borschell,
Arthur L. Jaynes, Alfred T. Jaynes.
Ack. September 20, 1917 by Mary A. Jaynes,
Lester E. Jaynes, Oscar W. Jaynes and
Edith J. Borschell before W. Guy McDonald, Notary Public, Mesa County, Colorado.
Commission expires April 4, 1919.

Ack. October 13, 1917 by Arthur L. Jaynes before Frederick W. Brush, Notary Public,
Chaffee County, Colorado.
(N. P. Seal) Commission expires Oct. 19, 1919
Ack. November 14, 1917 by Alfred T. Jaynes before C. A. Peterson, Notary Public,
Los Angeles County, California.
(N. P. Seal) Commission expires Dec. 22, 1917

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30.

Treasurer of Mesa County
to
Mesa County

TAX SALE \$8.15 #26163
Dated December 11, 1925 Book Y Page 43
Sale of:-
Lots 1, 2, 3, 7 and 8 Jaynes Subdivision
or SE $\frac{1}{4}$ SE $\frac{1}{4}$ less Canal, Sec. 36, Twp. 1N, R. 1W.
REDEEMED by C. E. Jaynes, January 4, 1926.

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31.

Treasurer of Mesa County
to
Mesa County

TAX SALE \$3.40 #26164
Dated December 11, 1925 Book Y Page 43
Sale of:-
Lots 9 and 10 Jaynes Sub. in
Sec. 1, Twp. 1S, R. 1W, less Canal R/W.
REDEEMED by C. E. Jaynes, January 4, 1926

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32.

Treasurer of Mesa County
to
Mesa County

TAX SALE \$3.69 #27447
Dated December 10, 1926 Book 22 Page 53
Sale of:-
Lots 9 & 10 Jaynes Sub. Sec. 1,
Twp. 1S, R. 1W, Less canal R/W
REDEEMED by Mary A. Jaynes, October 4, 1928

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33. Treasurer of Mesa County
to
Mesa County
TAX SALE \$8.73 #28895
Dated December 8, 1927 Book 23 Page 45
Sale of:-
Lots 1, 2, 3, 7, 8 Jaynes Sub. or
SE $\frac{1}{4}$ SE $\frac{1}{4}$ less Canal Sec. 36 Twp.1N, R.1W
REDEEMED by Mary A. Jaynes, October 4, 1928

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34. Chester E. Jaynes
to
Mary A. Jaynes
WARRANTY DEED \$1.00 and other #239803
good and valuable consideration Book 303
Dated October 10, 1928 Page 505
Filed October 13, 1928
At 8:00 o'clock A. M.
Conveys:- Lots 1, 2, 7, 8, 9 and 10 in
Jaynes Subdivision as shown by the recorded plat thereof in the office of the
County Clerk and Recorder of Mesa County, Colorado; together with all ditch
and water rights thereto belonging and used in the irrigation thereof.
Ack. October 10, 1928 before William A. Marsh, Notary Public, Mesa County, Colorado
(N. P. Seal) Commission expires February 2, 1929

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35. Mary A. Jaynes
to
W. M. Wood
WARRANTY DEED \$1.00 and #241192
other valuable considerations Book 303
Dated December 10, 1928 Page 582
Filed December 17, 1928
At 4:00 o'clock P. M.
Conveys:- Lots 1, 2, 7, 8, 9 and 10 of
Jaynes Subdivision, Mesa County, Colorado. Together with all ditch and water
rights belonging thereto. Subject to taxes for the year 1928 which become due
and payable in the year 1929 and subject to obligations of the U. S. Reclamation
Service and The Grand Valley Water Users Association.
Ack. December 11, 1928 before Frank R. Hall, Notary Public, Mesa County, Colorado
(N. P. Seal) Commission expires Sept. 17, 1930.

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36. W. M. Wood
to
The City of Grand Junction
SPECIAL WARRANTY DEED #242213
\$1.00 and other Book 315
valuable consideration Page 48
Dated December 17, 1928
Filed January 28, 1939
At 3:38 o'clock P. M.
Conveys:- Lots 1, 2, 7, 8, 9 and 10 in
Jaynes Subdivision, together with all ditch and water rights belonging thereto.
Warrants against all persons claiming under me subject to taxes for the year
1928 and subject to obligations of the U. S. Reclamation Service and the Grand
Valley Water Users Association.
Ack. December 17, 1928 before Frank R. Hall, Notary Public, Mesa County, Colorado
(N. P. Seal) Commission expires September 17, 1930.

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37. Mary A. Jaynes
to
The State
LAST WILL AND TESTAMENT #260411
Dated December 6, 1928 Book 328
Filed April 6, 1931 Page 195
At 4:00 o'clock P. M.
I, Mary A. Jaynes of Mesa County,
Colorado, do hereby make this my Last Will and Testament, hereby revoking any
and all former wills by me heretofore made. (1)- I hereby devise to my son,
Chester E. Jaynes, Lots 1, 2, 7, 8, 9 and 10 of Jaynes Subdivision in Mesa County,
Colorado, in trust as hereinafter provided. (2)- It is my will, in order to
provide for the aid, support and comfort of my son Chester E. Jaynes, I give,
devise and bequeath to my son Chester E. Jaynes, during his life, an undivided
1/5 interest in and to all the remainder and residue of my estate, both real
and personal. And in order to protect my said son in the full enjoyment for life
of the said devise and bequest, I constitute and appoint my son Lester E. Jaynes
trustee of said bequest with full power to conduct and control said bequest
No. 37 continued on next sheet

No. 37 continued.

in such manner as to my said trustee may be proper to secure to my said son Chester E. Jaynes the full enjoyment and benefit of said bequest, hereby giving and granting to my said trustee for my said son Chester E. Jaynes, the right and power and authority to convert my said estate into money and to invest and reinvest the funds thereof in any proper manner, as may seem best and proper in the premises; and with full power to grant, convey, sell, lease, mortgage and in any manner control the said estate hereby bequeathed in trust as herein provided as to my trustee may seem best for the interest of my said son Chester E. Jaynes. Said trustee shall not be required to give any bond whatsoever in the premises and shall not be required to act under order of any Court whatsoever in carrying out the trust herein created by me for my said son Chester E. Jaynes. It is my will that at the termination of the life estate heretofore given to my son Chester E. Jaynes, by his death, then the remainder and residue of said estate, if any there be, shall go to my residuary legatees as hereinafter provided. It is my will that the real estate devised in Paragraph One of this my said last will to my said son Chester E. Jaynes, is to be considered and is part of the trust estate herein created, and subject to the terms of said trust, and if it remains undisposed of at the death of my said son Chester E. Jaynes, then it is to go to my residuary legatees as hereinafter provided. However, should my said son Chester E. Jaynes, desire at any time to sell the said real estate so devised to him in paragraph one of this my last will, I hereby direct my son Lester E. Jaynes, trustee as aforesaid, to immediately sell and convey the said real estate and to turn over all the proceeds thereof to my said son Chester E. Jaynes, free of and from all obligations of the trust, and to be and become the absolute property of my said son Chester E. Jaynes. (3)-It is my will that all the rest, remainder and residue of my estate, both real and personal, shall go to and vest in my children hereinafter named, share and share alike, to-wit: Lester E. Jaynes, Oscar W. Jaynes, Edith J. Borschell and Alfred T. Jaynes. (The said four children, together with my said son Chester E. Jaynes, being all the children born to me. In the event that any of my said four children, (as previously recited), should predecease me, then the share that he or she would have taken if living shall go to the heirs of my deceased child, or children as the case may be, taking the respective share that my child would have taken if living at my death. I hereby appoint and constitute my son Lester E. Jaynes to be the executor of this my Last Will and Testament to act without bond. I hereby empower and authorize my said executor to take full charge of my estate, and to have the full right, power and authority to convert my said estate into cash, and to grant, convey, sell, lease, mortgage and in any manner control the said estate for the best interests of my residuary legatees; giving and granting unto my said executor full and complete discretionary powers in the premises; and that he be excused from giving any and all bonds whatsoever in his executorship. (Signed) Mary A. Jaynes. Signed by the said Testatrix Mary A. Jaynes as her last will in the presence of us, who, at her request and in her presence and in the presence of each other have hereunto subscribed our names as witnesses; and we do further hereby certify that the said testatrix, at the time of her signing said instrument was of sound and disposing mind and memory, and under no apparent improper influence. (Signed) Kern H. Copeland, Grand Junction, Colorado, Thomas B. Copeland, Grand Junction, Colorado, Ernest Leaverton, Grand Junction, Colorado.

In the Matter of the Probate
of the Last Will and Testament
of Mary A. Jaynes, Deceased.

ORDER ADMITTING WILL TO PROBATE No. 2361
In the County Court of Mesa County,
Colorado, in Probate, March Term 1929.
And now on this day, pursuant to an
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 Mary A. Jaynes, deceased. Court finds that Mary A. Jaynes, late of Mesa County, Colorado, departed this life on or about Dec. 23, 1928, leaving said instrument of writing as and for her Last Will and Testament and leaving Lester E. Jaynes, Oscar W. Jaynes, Edith J. Borschell, Chester E. Jaynes and Alfred T. Jaynes, her children as her heirs-at-law; that citation to the heirs-at-law of said deceased and to the Executor named in said Will has duly issued from this Court and service thereof made upon (as previously recited) within the time and in the manner required by law of the time and place of the hearing hereof; that from the testimony of Ernest Leaverton and Thomas B. Copeland, subscribing witnesses to said Will, (who appear and testify in open Court), that they were present at

No. 37 continued on next sheet

No. 37 continued.

the execution of said Last Will and Testament and saw the said Mary A. Jaynes sign the same and 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 thereto, and that they believed the said Mary A. Jaynes to be of sound mind and memory and under no restraint. IT IS ORDERED AND DECREED that the aforesaid proofs be filed and that said Will be and the same is hereby duly admitted to probate as and for the Last Will and Testament of Mary A. Jaynes, deceased, and that same be entered of record. It is further ordered that upon taking the oath as Executor, and in as much as no bond is required under the will that the said Executor be excused from giving bond, that letters testamentary issue to Lester E. Jaynes, the Executory named in said Will, and that the same be filed and entered of record. Done in open Court this Mar. 4, 1929. By the Court, N. C. Miller, Judge of the County Court.

In the Matter of the Estate
of Mary A. Jaynes, Deceased

DECREE OF FINAL SETTLEMENT.

In the County Court of Mesa County, Colorado.
And now on this day comes Lester E. Jaynes,

Executor of the estate of Mary A. Jaynes, deceased, presents to the Court a final report of all his acts and doings as such, asks that the same be approved, that he be discharged and said estate decreed to be fully administered according to law. Court finds that Mary A. Jaynes departed this life on or about Dec. 23, 1928, and thereafter Lester E. Jaynes was duly appointed Executor of said estate; that a notice to creditors to file claims against said estate was published in the manner and as required by law; that all claims allowed by the Court against said estate, all costs of administration and inheritance taxes have been paid; that more than one year has elapsed since letters were issued herein and that there has been 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 Monday Apr. 6, 1931; amount received and expended; that said Lester E. Jaynes has faithfully administered the estate of said deceased which has come to his hands and has faithfully performed his duties as such and as provided by law. ORDERED that said final report and all the acts and doings of said Lester E. Jaynes in and about the administration of said estate be, and the same are hereby in all things fully ratified, confirmed and approved by the Court. Administrator ordered discharged and bondsmen released. Done in open Court Apr. 6, 1931. By the Court, Adair J. Hotchkiss, Judge. Certificate of true copy attached Apr. 6, 1931, by Gladys Moss, Clerk of the County Court of Mesa County, Colorado. (County Court Seal)

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38. M. M. Zimmerman
to
Grand Valley Rural
Power Lines Inc.

RIGHT OF WAY EASEMENT #344843
\$1.00 and other good and Book 373
valuable consideration Page 436

Dated July 16, 1938
Filed December 6, 1938
At 11:00 o'clock A. M.

KNOW ALL MEN BY THESE PRESENTS, that M. M. Zimmerman of the County of Mesa and State of Colorado in consideration of the sum of \$1.00 and other good and valuable considerations, the receipt whereof is hereby acknowledged does grant the right, privilege and easement within a right of way not exceeding 50 feet in width to erect a line or lines for the transmission or distribution of electric energy etc., over and across Lot 10 Jaynes Subdivision, Mesa County, Colorado. Ack. July 18, 1938 before Levi W. Reynolds, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires July 12, 1942

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing consisting of Thirty-eight (38) Entries numbered from 1 to 38, both inclusive, 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 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



No. C-10107

Continuation of

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

to

That part of Lots One (1), Two (2), Seven (7), Eight (8), Nine (9) and Ten (10) of Jaynes Subdivision, lying North and East of the right of way of the United States Government High Line Canal, in Mesa County, Colorado.

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

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that there are no instruments 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

