

68400

# 42317-a

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# ABSTRACT of TITLE

TO

NW $\frac{1}{4}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 25, T1N. R1W. U. M.  
in Mesa County, Colorado.

*Harry Kessinger*

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Prepared by

**The Mesa County Abstract Co.**

Member of Colorado and American Title Associations

531 Rood Avenue

**GRAND JUNCTION, MESA COUNTY, COLO.**

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7-57-2M Wilson & Young



The Northwest Quarter of the Northeast Quarter of the  
Northwest Quarter of Section Twenty-five (25) Township  
One (1) North, Range One (1) West of the Ute Meridian,  
in Mesa County, Colorado.

**TRANSAMERICA TITLE INSURANCE COMPANY  
OF COLORADO**

MESA COUNTY FRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

Walter L. Mulkey, E. K. Gaylor,  
R. H. Baylis, A.A. Baylis, Belle  
Mulkey, Edith A. Smith, George  
Smith and Lewis Taliaferro.

Oil Location,  
Dated March 5, 1902,  
Filed March 12, 1902, 11.50 AM.

2

Claim by right of discovery and location The Lowens Oil Placer  
Claim, being in the Grand Junction Mining District, Mesa County,  
Colorado, described my metes and bounds as follows: The E $\frac{1}{2}$  of NW $\frac{1}{4}$   
and the W $\frac{1}{2}$  of NE $\frac{1}{4}$  of Sec. 25, Twp. 1 N.R. 1 W. U.M. Area 160  
acres. Located on February 15, 1902. Book 83, Page 445.

Register's receipt, dated Feb. 26, 1909, Montrose, Colorado,  
United States Land Office. Filed Mar. 4, 1909, 8.40 AM.

3

It is hereby certified that in pursuance of law, Harry F. Uillery  
residing at Grand Junction in Mesa County, Colorado on this day  
purchased from the register of this Office the E $\frac{1}{2}$  of SW $\frac{1}{4}$  of Sec.  
24 and the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25, Twp. 1 N.R. 1 W. U.M., con-  
taining 120 acres at \$1.25 per acre, amounting to \$150.00, for  
which the said Harry F. Uillery has made payment in full as required  
by law. Now, Therefore, Be It Known that on presentation of this  
Certificate to the Commissioner of the General Land Office the  
said Harry F. Uillery shall be entitled to receive a Patent for the  
lot above described. B. P. Blair, Register.

Book 13, Page 495.

United States, by the President  
Wm. H. Taft, (U.S.G.L.O. Seal)

Patent, Montrose 0240,  
Dated Nov. 18, 1909,  
Filed Dec. 16, 1909, 2.05 PM.

4

-to-  
Harry F. Uillery,  
Conveys: The E $\frac{1}{2}$  of SW $\frac{1}{4}$  of Sec. 24, and the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25,  
Twp. 1 N.R. 1 W. U.M. in Colorado, containing 120 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 the local customs, laws and  
decisions of courts, and subject, also, to the right of the  
proprietor of a vein or lode to extract and remove his ore there-  
from, should the same be found to penetrate or intersect the  
premises hereby granted as provided by law. And there is  
reserved from the premises hereby granted a right of way thereon  
for ditches or canals constructed by the authority of the United  
States.

Book 70, page 557.

H. F. Uillery,  
-to-  
R. A. Matthews.

Warranty Deed,  
Dated May 4, 1911,  
Filed May 5, 1911, 1.52 PM.  
Con. \$3500.00

5

Conveys: The E $\frac{1}{2}$  of SW $\frac{1}{4}$  --- 24 and the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25, all  
in Twp. 1 N.R. 1 W. U.M. in Mesa County, Colorado.

Ack. May 5, 1911 before John F. Byers, a Notary Public of  
Mesa County, Colorado. ( N.P. Seal ) Comm. expires Nov. 18, 1913.  
Book 166, Page 237.

R. A. Matthews,  
-to-  
Jett Estill.

Warranty Deed,  
Dated Aug. 22, 1911,  
Filed Sept. 19, 1911, 8.50 AM.  
Con. \$1.00 and other valuable  
considerations.

6

Conveys: The NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25, Twp. 1 N.R. 1 W. U.M.  
containing 10 acres, in Mesa County, Colorado.

Ack. Aug. 22, 1911 before J. Monroe Stewart, a Notary Public of  
Mesa County, Colorado. ( N.P. Seal ) Comm. expires Jan. 16, 1913.  
Book 167, Page 234.

Articles of Incorporation of the Grand Valley Water Users Association. Dated Feb. 7<sup>th</sup> 1905. Filed Feb. 23<sup>rd</sup> 1905 at 9.30 A.M. Name : The Grand Valley Water Users Association. Incorporators : Lawrence M. Miller, S. P. Green, H. H. Beach, John T. Beaman, James B. Hunter, George Smith, Marion O. Delaplain, William S. Wallace, James H. Smith and Merrill W. Blakeslee.

Principal place of business: Grand Junction, Mesa Co. Colo. Purposes: To provide and distribute water for irrigation purposes, etc. and to construct, purchase, lease, condemn, or acquire in any manner whatsoever, and to own, sell, transfer, control, maintain and operate any irrigation works, etc. and property both real and personal necessary for the accomplishment of any of the purposes of this organization. To have power to enter into any contract with the U. S. individual, or corporation for the accomplishment of any of the aforesaid purposes. And to enter into any agreement with the U. S. with reference to the collection of all charges made under the federal statutes for the works and providing water for the lands of shareholders and to comply with the provisions of any federal statute applicable to the work done by the U. S. in connection with such system of water supply and any rules and regulations established thereunder.

The territory within which the lands to be irrigated are situated, to be known as the Grand Valley Irrigation District, includes all lands within the boundaries as follows: That portion of Grand Valley lying between the east boundary line of Range 98 W. 6th P.M. and the west boundary line of Range 104 W. 6th P.M. irrigable by diversion of water from the Grand River in Colorado.

Capital Stock: \$75000: 75000 shares : \$1. each, Assessable by the Board of Directors.

Only owners of lands within the area described above, or extensions duly made, shall be qualified to own shares, and not more than 1 share for each acre. Each subscriber shall make application for water right to U. S. for the land represented by his shares as soon as water is available. Upon failure so to do, his shares shall be forfeited and shall have no rights thereunder. Ownership of stock shall carry right to water for irrigation of the lands to which such share is appurtenant. Provides for equal distribution of water proportionate to number of shares held. Subscribers agree that water heretofore appropriated for irrigation of lands described in subscription shall become appurtenant to such lands. etc.

Has power to assess for revenue equally against all shareholders in proportion to the number of shares held. Powers in Board of Directors, who have power to make bylaws.

Electors: Must be the owner of at least one share, and be 21 years of age, and each holder entitled to one vote for each share, but not to exceed in the aggregate 160 votes.

Provides for duties of officers. Objects: To acquire a canal to be constructed by the U. S. to furnish water to unwatered land lying within district for irrigation and domestic purposes.

The Headgate of said Canal is to tap the water of the Grand River in Twp. 10., R 98 W 6th P.M. at the most feasible point, thence SWly along along the bank of Grand River 6 or 7 miles, thence in a general westerly and northwesterly course between 50 and 60 miles to a point at or near the Excelsior Divide so-called. Also provides for lateral canal upon South side of Grand River known as Orchard Mesa and Red Mesa.

Corporate indebtedness shall not exceed two-thirds of stock.

Existence : 20 years,

Provides for amendment of articles. ect. etc.

By subscribing to these Articles of Incorporation or to a copy thereof, each shareholder grants to the Association or to the United States as the case may be, such right of way over the lands described in such subscription, as may be necessary for canals, tunnels, telephone, and transmission lines required in connection with the works constructed by the Association, or by the United States, for the use and benefit of shareholders.

Ack. by the Incorporators Feb. 7<sup>th</sup> 1905 before William A. Marsh N.P. Mesa Co. Colo. (Seal) Comm. expires Jan. 7<sup>th</sup> 1909.

( 8 )

Subscription for Stock,

Know all men by these presents, that I, Jett Estill do hereby subscribe for and agree to take ten shares of the capital stock of The Grand Valley Water User's Association, and for that purpose and in order to become a member of said Association do hereby, subject to all the provisions thereof and of the bylaws of said Association not inconsistent therewith, subscribe to the following copy of the Articles of Incorporation of said Association, which are as follows:

( Here is set out the Articles of Incorporation as shown on the last above entry )

The said shares of stock, and all rights and interests represented thereby or existing or accruing by reason thereof, or incident thereto, are to be inseparably appurtenant to the following described real estate :

The NW $\frac{1}{4}$  of NE-- of NW $\frac{1}{4}$  of Sec. Twenty-Five (24) Twp. 1 N.R. 1 W. U.M. Mesa County, Colorado,

in Mesa County, Colorado, containing ten acres, and no more, of which I am the owner.

Dated Feb. 1, 1912.

( signed ) Jett Estill.

Ack. Feb. 1, 1912 before Marion O. Delaplain, a Notary Public of Mesa County, Colorado. ( N.P. Seal ) Comm. expires Sept. 15, 1914. Book 130, Page 286.

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AMENDMENT TO ARTICLES OF INCORPORATION OF THE GRAND VALLEY WATER USER'S ASSOCIATION.

Certificate. Filed Instrument No. 108857.  
Dated September 14<sup>th</sup> 1912. Filed September 14<sup>th</sup> 1912, 3 PM.  
Certificate of W. S. Wallace, President D. W. Aupperle, Secretary.

(Corporate Seal), of said Association; that at a meeting of the Board of Directors of said Association held in Grand Junction, Mesa County, Colorado on Aug. 15<sup>th</sup> 1912 a resolution was read and adopted that a special meeting of the said stock holders of said Association be duly called to be held September 14, 1912 at 10 A. M. for amending Sec. 3 Art. VI of the Articles of Incorporation of said Association so that it may read as follows: " Assessments for the cost, operation, maintenance and repair of the works owned, controlled or to be maintained by the Association shall be equitably assessed against all the share holders in proportion to the number of shares held by them respectively."

Meeting held Sept. 14, 1912. Votes representing 2/3rds of all the stock of said Association were cast in favor of the adoption of the proposed change.

Ack. Sept. 14, 1912 by W. S. Wallace, President and D. W. Aupperle Secretary of said Association, before Marion O. Delaplain, Notary Public of Mesa County, Colorado. ( N.P. Seal) My Comm. expires Sept. 15, 1914.

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(10)

Jett Estill, Trust Deed,  
 -to- Dated Aug. 22, 1911,  
 The Public Trustee of Mesa ) Filed Oct. 10, 1911; 11.01 AM.  
 County, Colorado, for use of ) Con. \$1.00  
 R. A. Matthews. ) Conveys: The NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$   
 of Sec. 25, Twp. 1 N.R. 1 W. U.M. containing 10 acres, in Mesa  
 County, Colorado. To secure her note bearing even date herewith  
 for the principal sum of \$300.00 with interest at 7% per annum,  
 payable semi-annually. Note payable in monthly payments of \$10. or  
 more on or before the 22nd day of each month until full amount is  
 paid.  
 Ack. Aug. 25, 1911 before J. Monroe Stewart, a Notary Public  
 of Mesa County, Colorado. ( N.P. Seal ) Comm. expires Jan. 16,  
 1913. Book 168, Page 85.  
 \*\*\*\*\*

(11)

Benton Canon, Public Trustee Release Deed,  
 of Mesa County, Colorado, ) Dated Mar. 4, 1915,  
 -to- ) Filed Mar. 4, 1915, 10.30 AM.  
 Jett Estill. ) Con. \$2.00  
 Releases: The NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25, Twp. 1 N.R. 1 W. U.M.  
 containing 10 acres, in Mesa County, Colorado. From Trust Deed  
 dated Aug. 22, 1911, recorded Oct. 10, 1911 in Book 168 at Page  
 85 given to secure to R. A. Matthews Payment of one note. Note  
 paid. Ack. March 4, 1915 before J. Ernest Leaverton, a Notary  
 Public of Mesa County, Colorado. ( N.P. Seal ) Comm. expires  
 December 29, 1917. Book 198, Page 456.  
 \*\*\*\*\*

The Colorado Abstract and Title Company hereby certifies that the  
 foregoing ( consisting of Eleven Entries, numbered from 1 to 11  
 inclusive ) is a full and complete abstract of each and every  
 instrument of record or on file in the Office of the County Clerk  
 and recorder of Mesa County, Colorado, in any manner affecting or  
 relating to the premises described in the caption of this abstract.  
 dated at Grand Junction, Colorado, March 4, 1915 at 10.31 A.M.

THE COLORADO ABSTRACT AND TITLE COMPANY

Per Ernest Leaverton  
 President.



State of Colorado.  
County of Mesa. { ss.

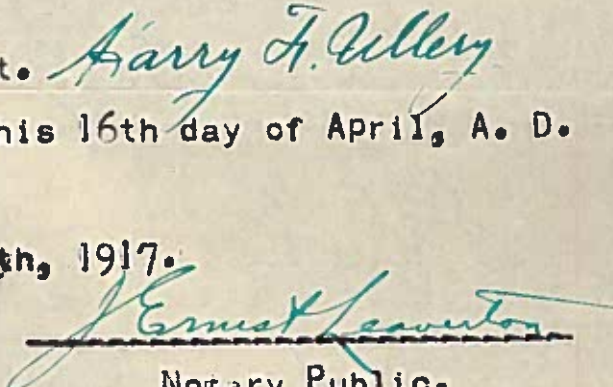
Affidavit.

Harry F. Ullery, of Mesa County, Colorado, of lawful age, being first duly sworn, on his oath deposes and says, that he is the same person who received a Patent from the United States Government for The E $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 24 and the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 25, in Township One North, Range One West of the Ute P.M. in Mesa County, Colorado, which Patent is duly recorded in Book 70 at page 557 of the records in the Office of the County Clerk and Recorder of Mesa County, Colorado; that he is the same person who under the name of H. F. Ullery conveyed the above described land to R. A. Matthews, which said deed of conveyance is recorded in said office in Book 166 at Page 237; that Harry F. Ullery and H. F. Ullery are one and the same person, this affiant.

Further affiant sayeth not.

Subscribed and sworn to before me this 16th day of April, A. D. 1915.

My Comm. expires December 29th, 1917.

  
Notary Public.



Continuation of

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

To

The Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section Twenty-five (25) Township One (1) North, Range One (1) West of the Ute Meridian, in Mesa County, Colorado.

From March 4, 1915 at 10:31 o'clock A. M.

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12.	The U. S. Government and The Grand Valley Water Users' Association	CONTRACT #115142 Dated Feb. 13, 1913 Book 175 Filed Aug. 4, 1913 Page 532 At 11:00 o'clock A. M.
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Walter L. Fisher, Secretary of the Interior for and on behalf of the U. S. A. The said Association by W. S. Wallace, President, D. W. Aupperle, Sec. (Corporate Seal)

Provided that if the Secretary of the Interior shall authorize and cause the construction certain irrigation works, the said Association will take prompt action to secure the determination by the Courts of the relative rights to the use of water for said lands out of the Grand River. That the said Association hereby guarantees the payment to the U. S. of the costs of the irrigation works as equitably apportioned by the Secretary of the Interior of the lands of its shareholders; and also of the cost of operation and maintenance as assessed from year to year by the Secretary of the Interiors; and will promptly levy assessments therefor and collect or require payment thereof in such manner as the Secretary of the Interior may direct, etc.etc.

-o-----OO-----o-

13.	The Grand Valley Water Users' Association	EXTENSION OF ARTICLES #209483 OF INCORPORATION Filed Dated Mar. 21, 1925 Filed April 11, 1925 At 10:31 o'clock A. M.
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At a meeting of the stockholders of said Association Feb. 17, 1925 the following resolution was adopted: "Resolved that the Corporate Existence of the Grand Valley Water Users' Association be extended for a period of 20 years from the date of the expiration of the present Charter and so continuing the same as if originally incorporated."

Certificate of C. E. Blumenshine, President, Attest: M. Ethel Cox, Secretary (Corporate Seal)  
Subscribed and sworn to March 28, 1925 before Delmar B. Wright, Notary Public of Mesa County, Colorado.  
(N. P. Seal) Commission expires July 1, 1928

-o-----OO-----o-

14.	The Grand Valley Water Users' Association, a corporation of Colorado	CERTIFICATE OF RENEWAL Dated Mar. 21, 1925 Filed May 25, 1938 At 11:10 o'clock A. M. File #3069
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Certificate of C. E. Blumenshine, President, Attest: M. Ethel Cox, Secretary (Corporate Seal) of The Grand Valley Water Users' Association, a corporation of Colorado, that a special meeting of the Stockholders of said Association held in the Court Room of the County Courthouse at Grand Junction, Mesa County, Colorado, Feb. 17, 1925 the following resolution was adopted:

(Continued on next sheet)



"Resolved that the corporate existence of The Grand Valloy Water Users' Association, a corporation, be extended for a period of 20 years from the date of the expiration of the present charter and so continuing the same as if originally incorporated." That the said meeting was called and due and legal notice given in the manner required by law, and that at such meeting a majority of the entire outstanding capital stock of said Association was represented. That at such meeting the said resolution was adopted by a majority vote of the entire outstanding capital stock of said Association.

Subscribed and sworn to March 28, 1925 before Delmar B. Wright, Notary Public, Mesa County, Colorado. (N.P.Seal) Commission expires July 1, 1928

Filed Instrument No. 337413

( 15 )

The Grand Valley Water Users' Association )

CERTIFICATE OF AMENDMENT OF ARTICLES OF INCORPORATION

Dated January 8, 1929

Filed January 30, 1929, 3:10 P. M.

Certificate of W. S. Meek, President and W. W. Russell, Secretary, of said Association, of date January 16, 1929. (Corporate Seal), that at the regular meeting of the Board of Directors of said Association, in Grand Junction, Colorado, December 3, 1928, a Resolution was adopted providing for submission to the vote of the stockholders at the meeting to be held in Grand Junction, Colorado, on January 8, 1929, certain amendments to the Articles of Incorporation of said Association as follows:

(A) To amend Section 12, Art. IV to read as follows:

The purpose for which this Association is organized and the general nature of the business to be transacted are: To acquire, furnish and distribute to the lands of the shareholders of the Association, an adequate supply of water for the irrigation thereof. -----To mortgage, purchase or acquire land by foreclosure or otherwise, and to hold, own, sell, transfer or convey such lands, upon such terms as may be fixed by the Board of Directors of said Association.

(B) To amend Art. V by omitting therefrom, Sections 3, 4 and 12.

(C) To amend Sections 1, 2, 3, 4 and 6 of Art. VI to read as follows: Sec. 1 The revenue for accomplishment of the purposes of this Association shall be raised:

(A) Income from rental of water and electric power.

(B) From assessments against shares of stock to meet:

(1) Cost of construction, improvements, repairs, operation and maintenance of the irrigation works.

(2) Payments due the U. S.

(3) Deficiencies caused by some shareholders failing to pay assessments upon their shares of stock.

(4) Any and all lawful obligations of the Association.

Sec. 2 Directors have power to make and enforce by-laws.

Sec. 3 Assessments for ordinary cost shall be equally assessed against all shareholders in proportion to the number of shares held by them respectively, unless the U. S. shall require unequal assessments, etc.

Sec. 4 Assessments for constructing, etc. for increasing distribution of water may be equally assessed against all shareholders in proportion to the number of shares owned by them respectively, but is not to prevent unequal assessments when required by the U. S.

Sec. 6 Assessments shall become a lien upon the shares of stock, and may be foreclosed and sale of the lands and shares made in the manner provided by foreclosure of real estate in a court of competent jurisdiction. (Here follows other amendments having to do with Officers, etc.)

Sec. 10. The Board of Directors shall have power to make and levy assessments against the shares of stock of said Association in the manner authorized by these Articles and the By-laws of this Association and the terms and conditions for supplying water upon the lands of this Association. (Here follows recital as to Notice of meeting, publication of notice and copy of notice.)

Adopted at stockholders meeting in Grand Junction, Colorado, on January 8, 1929, at 10 o'clock A. M. by more than the 2/3rds vote of all the stock of the Association outstanding.

Subscribed and sworn to by said Officers of said Association on January 24, 1929, before Charles M. Holmes, Notary Public, of Mesa County, Colorado.

(N. P. Seal) Commission expires June 20, 1931

Filed Instrument No. 242293

(16)

The Grand Valley Water Users' Association )

CERTIFICATE OF AMENDMENT TO CERTIFICATE OF INCORPORATION

Filed Aug. 8, 1930 at 10:00 A. M.

Filed in the Office of the Secretary of State of Colorado on July 30, 1930 at 1:00 PM Certified on July 30, 1930 by Chas. M. Armstrong, Secretary of State of Colorado (State of Colorado, Seal)

Certificate of W. S. Wallace, President and D. W. Aupperle, Secretary of The Grand Valley Water Users' Association (Corporate Seal) that on January 14, 1913 at a meeting of the stockholders of said Association that the Articles of said Association were amended as follows:

- - - Only owners of lands or having initiated a right to acquire the same within the area described in Art. 4 or as extended, shall be qualified to own shares - - -. Shareholders shall be liable for water furnished by the U.S. and the Association shall have a lien on the lands and the right to foreclose the same for indebtedness and that assessments may be levied against the stock and lands and assessments may be made for operation, maintenance and repair of works.

The headgate of the Canal is to tap the water of the Grand River at a point near the South line of the NW 1/4 of Sec. 3, Twp. 10s. R. 98W. of the 6th P.M., whence the Canal will extend in a southwesterly direction through the Canyon of the Grand River

for a distance of about five miles, thence in a general westerly and north-westerly direction between 60 and 65 miles to a point near the Excelsior Divide, so called, and discharge its waste water into the Grand River, or tributary thereof.

Grants to the U.S., over the lands described therein the necessary right of way for canals, etc., and releases the U.S. from all damages and grants to the U.S. all seepage, waste and spring water arising on the lands so described, not heretofore appropriated.

Ack. Jan. 14, 1913 by W. S. Wallace, President of said Association, before Mary Del Gard, a Notary Public of the City and County of Denver, Colorado. And subscribed and sworn to before said Notary Public, on July 10, 1930, by said Officers.

(N.P.Seal) Commission expires May 1, 1933.

Affidavit as to above facts as shown on the minute book of said Association made by W. S. Meek, President and John Hynos, Secretary of said Association, subscribed and sworn to on July 22, 1930 before Virginia O. Wallace, Notary Public, of Mesa County, Colorado. (N.P.Seal) Commission expires April 9, 1934

Filed Instrument No. 254831

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

The Grand Valley Water Users' Association (17)

CERTIFICATE OF AMENDMENT #455876 Filed Dec. 17, 1946 Filed At 10:28 o'clock A. M. #3444 State of Colorado, County of Mesa, SS Certificate of W. J. Baker, President and

C. E. Blumenshine, Secretary of the Grand Valley Water Users' Association, a corporation organized under the laws of the State of Colorado---that at a special meeting of the stockholders of said Association, duly held in the Labor Temple of the City of Grand Junction, Mesa County, Colorado, on February 20, 1945 Resolution was adopted renewing and extending the corporate life of the Grand Valley Water Users' Association to and including February 1, 2031.----

/s/ W. J. Baker, President, Attest: C. E. Blumenshine, Secretary. (Corporate Seal) Subscribed and sworn to August 28, 1945 before Mary Alice Sullivan, Notary Public. (N. P. Seal) Commission expires Mar. 23, 1947

Certificate of true copy of Certificate of Renewal of the Certificate of Incorporation of The Grand Valley Water Users' Association attached September 11, 1945 by Walter F. Morrison Secretary of State by Earl E. Ewing, Deputy, United States of America, State of Colorado. (State of Colorado Seal)

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18. Treasurer of Mesa County  
to  
Mesa County

TAX SALE \$2.50 #34296  
Dated Dec. 11, 1930 Book 26  
Sale of: Page 61  
NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> Sec. 25, T1N. R1W.

REDEEMED by J. E. Kissinger April 1, 1937(#320293)

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19. Treasurer of Mesa County  
to  
Mesa County

TAX SALE \$1.35 #47529  
Dated Dec. 15, 1938 Book 23  
Sale of: Page 56  
NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> Sec. 25, T1N. R1W.

REDEEMED by Jett E. Kissinger Nov. 27, 1945 (#437396)

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

20.

#665181  
Filed #4679  
Filed April 5, 1956  
At 3:10 o'clock P.M.

IN THE DISTRICT COURT IN AND FOR THE  
COUNTY OF MESA AND STATE OF COLORADO

No. 10213

IN THE MATTER OF THE ORGANIZATION )  
OF UTE WATER CONSERVANCY DISTRICT )

D E C R E E

THIS MATTER Coming on to be heard upon the petition of the Petitioners herein, appearing by Albin Anderson, Jr., their attorney, at a hearing ordered by the Court for March 16, 1956, at 10:00 A.M., and the same having been continued to March 28, 1956, at 10:00 A.M., at which time it was made to appear to the Court that the petition herein has been signed and presented in conformity with C.R.S. '53, Chapter 149, Article 6, as amended; that the allegations of said petition are true; and that no protesting petition or objection was filed herein;

WHEREFORE, The Court, after said hearing and having been advised in the premises, does find that:

1. The proposed Ute Water Conservancy District is wholly within said County of Mesa;
2. The Court has jurisdiction in the premises;
3. The total valuation of irrigated land, together with improvements, within the proposed district is \$10,383,289.00;
4. The incorporated town of Fruita is wholly included within said proposed district; and no part of any other incorporated municipality or conservancy district is included therein;
5. The bond of Petitioners to secure costs herein has been filed herein in an amount and with security approved by the Court;
6. Due notice of the pendency of said petition and of said hearing has been given by publication and mailing; and
7. The number of owners of irrigated land within said proposed district is 6467 of whom 1744, having the requisite statutory qualifications,

( Continued on next page)



State of Colorado  
to  
Upper Grand Valley  
Soil Conservation District

CERTIFICATE #735541  
Filed January 16, 1959 Filed 5318  
At 2:21 o'clock P. M.  
I, George J. Baker, Secretary of  
State of the State of Colorado do  
hereby certify that by virtue of

the authority vested in me, I do hereby declare the area within the boundaries described as hereto attached to be a lawful soil conservation district by the consolidation of Orchard Mesa Soil Erosion District and Redlands Soil Erosion District and Upper Grand Valley Soil Conservation District filed December 15, 1958 under the name and style of UPPER GRAND VALLEY SOIL CONSERVATION DISTRICT.

/s/ George J. Baker, Secretary of State, by F. J. Serafini, Deputy.  
(Colorado Seal)

Legal Description of the Combined Orchard Mesa, Redlands, and Upper Grand Valley Soil Conservation Districts.

Commencing at the junction of the Gunnison River and the S line of T. 1S., of the Ute Base Line and R. 1W of the Ute Principal Meridian; thence E along the twp line to the SE corner of Section 36, Twp. 1S., R. 2E., thence in a general NEly direction along the drainage divide to the SE corner of SW $\frac{1}{4}$  of Section 29, Twp. 11S., R. 97 W of the 6th P. M., thence in a general NWly direction along the drainage divide to the NW corner of the NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Sec. 11, Twp. 11S., R. 98 E. thence in a general NWly direction along the drainage divide to the Colorado River; thence in a NEly direction along the Colorado River to its intersection with the S Section line of Section 2, Twp. 11S. R. 98 W; thence E along the section line to the SE corner of said Section 2; thence N to the NE corner of said Sec. 2; thence Wly along the Section line to its intersection with the rim of the Bookcliff Mesa in Sec. 3, Twp. 11S., R. 98W; thence Wly along said rim to its intersection with the top section line of Sec. 22, Twp. 1N. R1E of the U. M., thence W to the SW corner of Sec. 13, Twp. 1N., R. 1W; thence S to the W $\frac{1}{4}$  corner of Sec. 12, Twp. 1S. R1W. thence E  $\frac{1}{4}$  mile, S  $\frac{1}{4}$  mile, E  $\frac{1}{4}$  mile, S  $\frac{1}{4}$  Mile, E  $\frac{1}{2}$  mile, S  $\frac{1}{2}$  mile, W  $\frac{1}{2}$  mile, S  $\frac{1}{2}$  mile, E  $\frac{1}{2}$  mile to the SE corner of Sec. 13, Twp. 1S. R1W. thence S along the section line to its intersection with the Colorado River; thence W and NWly along the S bank of the said Colo. River to its intersection with the W section line of Sec. 34, T1N. R2W; thence S to the NW corner of SW $\frac{1}{4}$  S $\frac{1}{4}$  of Sec. 34; thence Wly along the boundary of the Colo. National Monument to the NW corner of Sec. 31, T1N., R. 2W; thence S and SEly along the Colo. National Monument boundary to the SE corner of Sec. 7, T12 S. R. 101 W of 6th P. M., thence E along the section line to the point of beginning.

EXCEPT the following described land, which are the property of the City of Grand Junction. NE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 27 E of the D. & R.G.RR.; NW $\frac{1}{4}$  NW $\frac{1}{4}$  E of the Gunnison River; SW $\frac{1}{4}$  NW $\frac{1}{4}$  E and S of the I. O. O. F. and A. F. & A. M. cemetery plots, NW $\frac{1}{4}$  SW $\frac{1}{4}$  E of the Gunnison River; S $\frac{1}{2}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$ , W $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  E of the Gunnison River in Sec. 26 T1S., R. 1W of the U. M. and excluding further, areas within incorporated municipalities and areas devoted exclusively to commercial or industrial uses. In addition #1 to the Redlands Soil Conservation District Section 13 and 14 in T12S. R101W of 6th P. M. were erroneously included in the District and that these 2 sections are already in the Glade Park Soil Conservation District; therefore they should be excluded from the Addition.

The total area is 105,207 acres more or less.

23. Harry A. Kissinger  
to  
Harry A. Kissinger and  
Janet R. Payton  
as joint tenants

WARRANTY DEED \$1.00 #739601  
and other good and Book 752  
valuable considerations Page 72  
Dated Dec. 29, 1958  
Filed Mar. 16, 1959  
At 11:25 o'clock A. M.  
Conveys: NW $\frac{1}{4}$  NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Sec. 25, Twp.  
1N. R1W. Uter Meridian;---(Consideration of value less than \$100.00)  
/s/ Harry A. Kissinger  
Ack. December 29, 1958 by Harry A. Kissinger before Elam B. Underhill, Notary  
Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires Jan. 10, 1962

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

24. Board of County Commissioners  
of Mesa County, Colorado  
to  
The State

CERTIFIED COPY #700396  
OF ORDER Book 714  
Filed August 7, 1957 Page 521  
At 4:00 o'clock P.M.  
State of Colorado, County of Mesa  
ss. At a meeting of the Board of  
County Commissioners for Mesa County, Colorado, held at the Court House in  
Grand Junction on Tuesday the 11th day of March, A.D.1890, there were  
present: E.W. Gannon, Chairman, J.W. Rose, Commissioner, J.P. Brown,  
Commissioner, Frank McClintock, Deputy, Clerk when the following proceedings,  
among others, were had and done, to-wit:  
The following orders were adopted:  
Be it ordered that the following township and section lines on the  
public domain be declared public highways in accordance with the provisions  
of an act entitled: An act to amend section four (4), of chapter ninety-five  
(95) of the general statutes of the State of Colorado, entitled "Roads and  
Highways," approved April 7, 1885, that is to say:  
The Township line constituting the West boundary line of township one North  
Range One West Ute Principal Meridian.  
The Township line constituting the South boundary line of said Township.  
The section line running through said township parallel with said township line,  
and 2 miles North thereof.  
Certificate of true copy of Order attached August 7, 1957 by Annie M.  
Dunston, County Clerk, Mesa County, Colorado.  
(Mesa County, Colorado, Seal)

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25. In the Matter of the Estate  
of Jett E. Kissinger, Deceased

LETTERS TESTAMENTARY No. 7001 #756734  
In the County Court, State of Book 769  
Colorado, County of Mesa, ss Page 146  
Dated Dec. 29, 1958  
Filed Nov. 27, 1959  
At 10:46 o'clock A. M.

The People of the State of Colorado, to all to whom these presents shall come-  
Greeting: Know Ye, That whereas the County Court of said County of Mesa did on  
the 29th day of December, 1958 by an order of said Court made and entered of record  
duly appoint Harry A. Kissinger, of the County of Mesa, State of Colorado, as  
Executor of the estate of Jett E. Kissinger, who departed this life in said County  
and State on or about the 24th day of January, 1958;  
Now, Therefore, by order of said Court these Letters are issued as evidence of  
such appointment and of the authority and duties pertaining thereto.  
/s/ Gladys Moss, Clerk. (Seal)

(Continued on next sheet)

No. 25 Continued

Certificate of true copy attached December 29, 1958 by Gladys Moss, Clerk.  
(Seal)

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

26 Mesa County Planning Commission  
to  
The State

AMENDED SUBDIVISION #741347  
REGULATIONS Filed  
Filed April 8, 1959  
At 9:34 o'clock A.M.  
"Amended Subdivision Regulations  
of Mesa County, Colorado, adopted

the 23rd day of February, 1959, by the Mesa County Planning Commission as part of a Master Plan of the physical development of unincorporated territory within Mesa County, and approved and adopted by the Board of County Commissioners of Mesa County on the 6th day of April, 1959."

Said Amended Subdivision Regulations set forth standards for subdivisions in the unincorporated areas of the County and specify procedure to be followed in creating such subdivisions. They also include the provisions that no sale of land located within a proposed subdivision shall be made by reference to or use of a plan or plat of the subdivision before such plan or plat has been approved and recorded and that no building shall be erected within a subdivision or a proposed subdivision unless a building permit therefor shall have been issued by the County Building Inspector.

Reference is made to said subdivision regulations for the specific provisions thereof. Said regulations may be examined in the Office of the County Clerk and Recorder or the office of the Mesa County Planning Commission. ( Abstracter's Note: The original subdivision regulations of Mesa County, Colorado, were never recorded and thus are not shown.)

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

27. Harry A. Kissinger  
Jett E. Kissinger  
to  
The State

WILL AND TESTAMENT #757078  
Dated Nov. 23, 1953 Book 769  
Filed Dec. 2, 1959 Page 315  
At 3:45 o'clock P. M.  
We, Harry A. Kissinger and Lette E.  
Kissinger, husband and wife, both

residing in Mesa County, Colorado, each of us being of sound mind and memory and free from restraint of every kind and nature do make, publish and declare this to be our joint Will and Testament, revoking hereby any and all wills heretofore made by either of us.

FIRST: We direct that upon our several deaths, the body of each one of us be buried in keeping with our rank and station in life and that our just debts be promptly paid, wherein we include such death taxes as may be levied against our said estates.

SECOND: I, Harry A. Kissinger, if I should predecease my wife, do hereby give, devise and bequeath unto her all the property of which I may die siezed and possessed, whatever its nature and wherever the same may be situated, with full power hereby granted to her to use and enjoy the same, both as to principal thereof and income therefrom, so as to provide for her needs during her lifetime, and I further grant to her the right to dispose of so much thereof as in her judgment may be necessary to supply her needs.

(Continued on next sheet)



No. 27 Continued

THIRD: I, Jette E. Kissinger, if I should predecease my husband, do hereby give, devise and bequeath unto him all the property of which I may die siezed and possessed, whatever its nature and wherever the same may be situated, with full power hereby granted to him to use and enjoy the same, both as to prinioal thereof and income therefrom, so as to provide for his needs during his lifetime and I further grant to him the right to dispose of so much thereof as in his judgment may be necessary to supply his needs.

FOURTH: If there should be no sufficient evidence that one of us predeceased the other but that we died simultaneously, then we give, devise and bequeath all of the property of which we, or either one of us, died siezed and possessed unto our daughter, Janet R. Peyton.

FIFTH: Whatever property the survivor of us may be siezed and possessed of at his or her death, we hereby give, devise and bequeath to our daughter aforesaid.

SIXTH: We nominate and appoint as the Executrix of this our will and testament, our daughter, Janet R. Peyton, and request that no bond be required of her in the performance of her duties as such.

/s/ Harry A. Kissinger, Jett E. Kissinger

The foregoing insrument was on the day and date above stated, signed, published and declared by each of the signers thereof, to be their joint will and testament; that the said statement relative thereto was made in the presence of each of us and thereupon, at the request of each of them, and in their presence, and in the prresence of each other, we subscribed our names hereto as attesting witnesses to the signature of each of them.

/s/ Helen C. Tomlinson, Grand Junction, Colorado.

Mrs. Beth Wolverton, Grand Junction, Colorado.

Wm. Weiser, Grand Junction, Colorado.

Certified as a true copy Dec. 2, 1959 Gladys Moss, Clerk. (Seal)

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28.

In the Matter of the  
Probate of the Last Will  
and Testament of Jett E. Kissinger,  
Deceased

ORDER ADMITTING WILL TO #757079  
PROBATE No. 7001 Book 769  
In the County Court, in Page 316  
Probate, State of Colorado, County of Mesa  
Filed Dec. 2, 1959 at 3:46 o'clock P.M.  
And now on this day, pursuant to order

heretofore made in this matter, comes on for hearing the probate of an instrument in writing, heretofore filed in this Court, purporting to be the Last Will and Testament of said deceased.

And it appearing to the Court from the petition filed herein, that said deceased, late of the County of Mesa and State of Colorado departed this life on or about the 24th day of January, 1958, leaving said instrument of writing as and for a Last Will and Testament.

And it further appearing to the Court from the records and files herein, that due notice has been given to or waived by all persons entitled thereto, in the manner and within the time required by law of the time and place of hearing hereof.

And it further appearing from the testimony of Helen C. Tomlinson and Mrs. Beth Woolverton 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 testator (testatrix) sign the same as a Last Will and Testament and that they at the request of and in the presence of said testator (testatrix) 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 deceased then to be of sound mind and memory and under no restraint. And the Court now being sufficiently advised in the premises.

IT IS ORDERED AND DECREED, That the aforesaid proofs be filed, and that said Will be and the same be duly admitted to probate as and for the Last Will and Testament of said deceased, and that the same be entered of record.

IT IS FURTHER ORDERED, That upon taking the oath and entering into bond (without surety) in the penal sum of \$100.00 as required by law that Letters Testamentary issue to Harry A. Kissinger and that the same be filed and entered of record.

AND IT IS FURTHER ORDERED, That Notice to Creditors be published in the Daily Sentinel a daily (weekly) newspaper published in said County, once each

(Continued on next sheet)

No. 28 Continued

week during each of four successive weeks, the first publication thereof to be within fifteen days after the issuance of letters, as provided by law.

Done in open Court this 29th day of December, 1958.

BY THE COURT: /s/ Adair J. Hotchkiss Judge of the County Court.

Certified a true copy Dec. 2, 1959 by Gladys Moss, Clerk. (Seal)

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29.

In the Matter of the Estate  
of Jett E. Kissinger, Deceased

DECREE OF FINAL SETTLEMENT #757080  
No. 7001 in The County Court Book 769  
State of Colorado, County Page 317  
of Mesa, SS.  
Filed December 2, 1959  
At 3:47 o'clock P. M.

And now on this day come Harry A.

Kissinger the Executor of the Estate of Jett E. Kissinger, deceased, and presents to the Court a final report of his acts and doings as such, asks that the same be approved and that he be discharged and said estate decreed to be fully administered according to law.

And it appearing to the Court, from the records and files herein, and the Court doth find that Jett E. Kissinger, departed this life on or about the 24th day of January, 1958 and thereafter Harry A. Kissinger was duly appointed Executor of said Estate.

And it further appearing to the Court and the Court doth find that a notice to claimants to file claims against said Estate was published in the manner and as required by law, and that the Clerk of this Court has sent notices to all claimants whose claims had not been allowed or disallowed by this Court of the date fixed for final settlement as required by law and such claims of such claimants have been allowed and satisfied or disallowed and all other claims, costs of administration and inheritance taxes have been allowed and satisfied.

And the Court doth further find that the statutory period for filing claims has elapsed and that there has been published, in the manner and as required by law, an notice that said final report would be presented for final settlement on Tuesday, the 23rd day of November, 1959 and that the hearing thereon was regularly continued to this date.

And it appearing from said report, and the Court doth find, that said Executor has received, for and on behalf of said Estate the sum of \$Nothing and has expended the sum of \$150.00 leaving in hands the sum of \$Nothing to be distributed to the following named heirs at law and legatees, to-wit: Nothing. The only assett remaining is a tract of land which passed by devise under the will.

And the Court doth further find that said Harry A. Kissinger has faithfully administered the state of said deceased which has come to his hands and has fully performed his duties as such and as provided by law.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the said final report and all acts and doings of said Executor in and about the administration of the said Estate be, and the same are hereby in all things fully ratified, confirmed and approved by the Court, and the said Executor is further ordered to distribute the money in his hands, to the above named parties respectively, or to their legal representatives, in the amounts as above set forth and having so distributed the same and having filed proper receipts therefor in this Court, that he be discharged and his bondsmen released from further liability in the premises.

Done in open Court this 2nd day of December, 1959.

BY THE COURT, Adair J. Hotchkiss, Judge.

Certified a true copy Dec. 2, 1959 by Gladys Moss, Clerk. (Seal)

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STATE OF COLORADO )  
COUNTY OF MESA ) SS

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Eighteen (18) entries, numbered from 12 to 29, 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, from March 4, 1915 at 10:31 o'clock A.M. up to December 14, 1959 at 8:00 o'clock A. M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

December 14, 1959 at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY

BY Richard B. Williams  
Manager

NO - 42317-A

Continuation of

ABSTRACT OF TITLE

To

The Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section Twenty-five (25) Township One (1) North, Range One (1) West of the Ute Meridian, in Mesa County, Colorado.

From December 14, 1959 at 8:00 o'clock A.M.

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30.

Harry E. Kissinger  
Jett E. Kissinger  
to  
The State

WILL AND TESTAMENT  
( Copy)  
Dated November 23, 1953  
Filed December 18, 1959  
At 3:40 o'clock P.M.

#758285  
Book 770  
Page 376

We, Harry A. Kissinger and Jett E. Kissinger, husband and wife, both residing in Mesa

County, Colorado, each of us being of sound and disposing mind and memory and free from restraint of every kind and nature do make, publish and declare this to be our Joint Will and Testament, revoking hereby any and all wills heretofore made by either of us.

FIRST: We direct that upon our several deaths, the body of each one of us be buried in keeping with our tank and station in life and that our just debts be promptly paid, wherein we include such death taxes as may be levied against our said estates.

SECOND: I, HARRY A. KISSINGER, if I should predecease my wife, do hereby give, devise and bequeath unto her all the property of which I may die seized and possessed, whatever its nature and wherever the same may be situated, with full power hereby granted to her to use and enjoy the same, both as to principal thereof and income therefrom, so as to provide for her needs during her lifetime, and I further grant to her the right to dispose of so much thereof as in her judgment may be necessary to supply her needs.

THIRD: I JETT E. KISSINGER, if I should predecease my husband, do hereby give, devise and bequeath unto him all the property of which I may die seized and possessed, whatever its nature and wherever the same may be situated, with full power hereby granted to him to use and enjoy the same, both as to principal thereof and income therefrom, so as to provide for his needs during his lifetime and I further grant to him the right to dispose of so much thereof as in his judgment may be necessary to supply his needs.

FOURTH: If there should be no sufficient evidence that one of us predeceased the other but that we died simultaneously, then we give, devise and bequeath all of the property of which we, or either one of us, died seized and possessed unto our daughter, Janet R. Peyton.

FIFTH: Whatever property the survivor of us may be seized and possessed of at his or her death, we hereby, devise and bequeath to our daughter aforesaid.

SIXTH: We nominate and appoint as the Executrix of this our will and testament, our daughter, Janet R. Peyton, and request that no bond be required of her in the performance of her duties as such.

/s/ Harry A. Kissinger, Jett E. Kissinger

The foregoing instrument was on the day and date above stated, signed, published and declared by each of the signers thereof, to be their joint will and testament; that the said statement relative thereto was made in the presence of each of us and thereupon, at the request of each of them, and in their presence, and in the presence of each other, we subscribed our names hereto as witnesses to the signature of each of them.

/s/ Helen C. Tomlinson Grand Junction, Colorado

Mrs. Beth Wolverton Grand Junction, Colorado

Wm. Weiser Grand Junction, Colorado

This instrument is re-recorded and re-certified for the purpose of correcting the name of the Testatrix appearing therein.

Certified as a true copy December 18, 1959 /s/ Gladys Moss, Clerk. (Mesa County, Colorado, County Court Seal). -0---00---0-

Board of County Commissioners  
of Mesa County, Colorado  
to  
The State

CERTIFIED COPY OF ORDER #758144  
Filed December 17, 1959 Filed  
At 10:15 o'clock A.M.

State of Colorado, County of Mesa ss.  
At a regular adjourned meeting of the Board  
of County Commissioners for Mesa County,  
Colorado, held at the Court House, in Grand

Junction, on Monday the fourteenth day of December A.D. 1959, there were present: Roe F. Saunders, Chairman; Henry J. Tupper, Commissioner; Arthur J. Jens, Commissioner; Thomas K. Younge, County Attorney; Annie M. Dunston, Clerk; when the following proceedings, among others, were had and done, to-wit: On motion of Arthur Jens, seconded by Henry J. Tupper and carried the following resolution amending page two and page seven of the Amended Sub-division Regulations of Mesa County was adopted:

PAGE TWO-----A resolution relative to the division of land, preparation of plats for such divisions and procedure for approval of plats in the County of Mesa, and repealing all resolutions in conflict therewith.

BE IT RESOLVED by the Planning Commission of Mesa County, Colorado, as provided by the State of Colorado Statutes: Before dividing any tract of land within the unincorporated territory within Mesa County into two or more tracts or parcels of less than five acres in size, the owner thereof shall subdivide said property by means of a recorded plat in accordance with the procedures and requirements herein, as provided by the Colorado Revised Statutes 1953 106-2-9 amended 1959. In achieving such subdivision, the following procedure shall be followed:

#### SECTION ONE---PROCEDURE

1. At least one week before a Planning Commission meeting, three copies of the preliminary subdivision plat shall be submitted to the Planning Commission. After receiving the plat, the Planning Commission may mail notices to notify owners of property surrounding the proposed subdivision of the time and place of a public hearing regarding the study of such proposed subdivisions.
2. After receiving preliminary approval of the plat, permanent survey monuments shall be set to finished grade at all exterior corners of the land to be subdivided, and approval of the plat shall be obtained from the Utility Companies which may serve the subdivision and the Fire Department.
3. Within one year after receiving approval of the preliminary plat by the Planning Commission, after the intermediate steps described in sub-paragraph No. 2 have been completed and at least one week in advance of a Planning Commission meeting the original and three copies of the final plat shall be submitted to the Planning Commission for final approval.
4. After receiving final approval by the Planning Commission, the original and one copy of the final plat shall be presented to the Board of County Commissioners for its acceptance of the areas dedicated to public use.
5. Following acceptance by the Board of County Commissioners, the final plat as approved shall be legally recorded in compliance with State Statutes.

FOR PURPOSES OF THIS RESOLUTION, THE TERM "PLANNING COMMISSION" SHALL REFER TO THE APPROPRIATE DISTRICT PLANNING COMMISSION WHERE SUCH DISTRICT PLANNING AREA HAS BEEN LEGALLY CONSTITUTED: IN ALL OTHER AREAS THE TERM "PLANNING COMMISSION" SHALL REFER TO THE MESA COUNTY PLANNING COMMISSION.

#### SECTION FIVE---DEFINITIONS

For the purpose of this resolution, certain words and phrases used herein are defined as follows;

1. "Alley"---A public or private way with less width than a street and designed for special access to the rear of the building.
2. "Easement"---A grant of the right to use a strip of land for specific purposes.
3. "Lot"---A parcel of land intended as a unit for transfer of ownership or for development.
4. "Street"---A public way for sidewalk, roadway, and utility installations, being the entire width from lot line to lot line, and including the terms "Road", "Highway", "Land", "Place", "Avenue", or other similar designations.
5. "Subdivider"---A person, persons, or corporation dividing or proposing to divide land to be sold or used as a lot as defined above.
6. "Subdivision"---The division of any tract or parcel of land into two or more lots of 5 acres or less in size for the purpose (whether immediate or future) of transfer of ownership or for building development or for street use.

#### SECTION SIX---PUBLIC STREETS

Acceptance of streets on a subdivision plat by the County of Mesa shall be for purposes of legal description and for building purposes as outlined in the following paragraph and not for automatic maintenance services. Such maintenance shall be provided only after streets have been improved by the Subdivider of subsequent land owners, according to County of Mesa construction standards and consequently adopted by the Board of County Commissioners as a part of the County Road system.

Certificate of true copy attached December 15, 1959 by Annie M. Dunston, County Clerk and ex-officio Clerk of the Board of County Commissioners, Mesa County, Colorado. (Mesa County, Colorado Seal).

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Two (2) Entries, numbered 30/constitutes a true and correct Abstract of Title showing all instruments appearing of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, from December 14, 1959, at 8:00 o'clock A.M. up to December 18, 1959, at 3:41 o'clock P.M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

December 18, 1959, at 3:41 o'clock P.M.

THE MESA COUNTY ABSTRACT COMPANY

By *Richard B. Williams*  
Manager.



Board of County Commissioners  
of Mesa County, Colorado  
to  
The State

MESA COUNTY CONSOLIDATED  
ZONING AREA

#797472  
Filed

CERTIFIED COPY OF ORDER

Filed August 8, 1961

At 3:13 o'clock P.M.

State of Colorado, County of Mesa ss.

At a regular adjourned meeting of the Board of County Commissioners for Mesa County, Colorado, held at the Court House in Grand Junction on Monday, the 31 day of July A.D. 1961, there were present: Arthur J. Jens, Chairman; Roe F. Saunders, Commissioner; Henry J. Tupper, Commissioner; Thomas K. Younge, County Attorney; Annie M. Dunston, Clerk; when the following proceedings, among others, were had and done, to-wit: On motion by Mr. Tupper, seconded by Mr. Saunders, with Mr. Tupper and Mr. Saunders voting "aye" and Mr. Jens voting "nay", the following resolution was adopted:

RESOLUTION

WHEREAS, on April 18, 1961, the Mesa County Planning Commission certified to the Mesa County Commissioners a comprehensive zoning resolution concerning all property within the unincorporated areas of Mesa County except the property included in Crestridge and Fruitvale Planning Districts and

WHEREAS, The Redlands Zoning District, the Fruitridge Planning District, and the West Orchard Mesa Planning District, have submitted resolutions to the Board of County Commissioners requesting dissolution and

WHEREAS, notice of the public hearing hereinafter described, was published in the Daily Sentinel a newspaper of general circulation in Mesa County, on April 29th, 1961, being a date more than 30 days prior to the public hearing and

WHEREAS, a copy of said zoning resolution, together with all maps pertaining thereto were available for inspection by the public in the office of the Mesa County Planning Commission subsequent to said publication and

WHEREAS, a public hearing by the Board of County Commissioners was held June 2nd, 1961, from the hour of 9:00 A.M. until the hour of 5:00 P.M. at which hearing numerous opponents and proponents of said Mesa County Zoning Resolution were heard and numerous resolutions, petitions and other written documents were submitted to the Board of County Commissioners and

AFTER considering the evidence presented and after independent investigation by the commission, the Board of County Commissioners of Mesa County, finds as follows: That the best interest of all citizens in Mesa County will be served by the adoption of a comprehensive Mesa County Zoning Resolution.

NOW, THEREFORE, FOR THE PURPOSE OF PROMOTING THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COUNTY: REGULATING AND RESTRICTING THE USE OF LAND, THE USE AND LOCATIONS OF BUILDINGS AND STRUCTURES: THE SIZE, HEIGHT, AND BULK OF BUILDINGS AND STRUCTURES: GOVERNING THE AREA OF YARDS, COURTS AND PLACES SURROUNDING BUILDINGS AND STRUCTURES: CONTROLLING THE DENSITY OF POPULATION: DIVIDING THE ZONED AREA INTO DISTRICTS FOR ZONING PURPOSES: ADOPTING A MAP OF SAID AREAS AND ZONING DISTRICTS THEREIN, SHOWING BOUNDARIES AND THE CLASSIFICATION OF SUCH DISTRICTS: ESTABLISHING A BOARD OF ADJUSTMENT AND APPEAL PROCEDURES: PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT OF SAID ZONING PROVISIONS; DEFINING CERTAIN TERMS USED HEREIN AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERewith.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA THAT ALL OF THE UNINCORPORATED AREAS WITHIN THE COUNTY OF MESA, STATE OF COLORADO, EXCEPT THE AREAS IN CRESTRIDGE AND FRUITVALE PLANNING DISTRICTS SHALL BE KNOWN AS "MESA COUNTY CONSOLIDATED ZONING AREA" AND THE FOLLOWING REGULATIONS, RESTRICTIONS, AND PROVISIONS SHALL APPLY THERETO:

{Here follows list of classifications for districts, General Procedure, Board of Adjustment & Appeals}

Amendments to the text and map of this resolution shall be in accordance with the laws of the State of Colorado.

REPEALS AND ENACTMENT

Repeals---All resolutions of portions thereof of the Board of County Commissioners of Mesa County, inconsistent herewith are hereby repealed to the extent of such inconsistency. In particular, but not by way of limitation, all inconsistent portions of the following resolutions are hereby repealed; Fruitridge Planning District, West Orchard Mesa Planning District, Redlands Zoning District, Clifton Bridge Planning District, Palisade Planning District, West Central Orchard Mesa Planning District, Central Orchard Mesa Planning District, South Clifton Planning District.

Certificate of true copy of Order attached August 8, 1961 by Annie M. Dunston, County Clerk and ex-officio Clerk of the Board of County Commissioners, Mesa County, Colorado.  
(Mesa County, Colorado, Seal)

RESOLUTION  
 Filed Oct. 18, 1963  
 At 4:30 o'clock P. M.

#850894  
 Filed

STATE OF COLORADO)  
 (ss.  
 COUNTY OF M E S A)

At a regular adjourned meeting of the Board of County Commissioners for Mesa County, Colorado, held at the Court House in Grand Junction, on Monday, the 5th day of August, A. D. 1963, there were present: Henry J. Tupper, Chairman, Arthur J. Jens, Commissioner, Roe F. Saunders, Commissioner, Thomas K. Young, County Attorney, Annie M. Dunston, Clerk; when the following proceedings, among others, were had and done, to-wit:

Hearing was had on the proposed changes to be adopted in the Subdivision regulations. It was moved by Roe Saunders, seconded by Arthur Jens and carried, that the following resolution be adopted:

RESOLUTION

At a regular meeting of the Board of County Commissioners, County of Mesa, State of Colorado, held Aug. 5, 1963, upon motion by Roe Saunders, seconded by Arthur Jens and unanimously carried, the following resolution was adopted:

RESOLVED that the Subdivision regulations of Mesa County, Colorado, be amended as follows:

1. "Before dividing any tract of land within the unincorporated territory within Mesa County into two or more tracts or parcels, any one of which is less than 5 acres in size, the owner thereof shall subdivide said property by means of a recorded plat in accordance with the procedures and requirements thereof, and of Colorado Revised Statutes, 153, 106-2-9, as amended. In achieving such subdivision, the following procedure shall be allowed:

Section I.

PROCEDURE

-----A waiver of compliance with these regulations may be made by the Board of County Commissioners for division of land into two tracts either of which is less than 5 acres in size, if said tracts are adequately served by roads and utilities or adequate provisions are made thereof, and said tracts comply with the zoning regulations. A request for such a waiver shall be submitted to and acted upon by the Mesa County Planning Commission before submission to the Board of County Commissioners. -----

STATE OF COLORADO)  
 (ss.  
 COUNTY OF M E S A)

I, Annie M. Dunston, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid, do hereby certify that the annexed and foregoing Order is truly copied from the Records of the proceedings of the Board of County Commissioners for said Mesa County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Grand Junction, this 17th day of October, A. D. 1963.

/s/ Annie M. Dunston, County Clerk. (Mesa County Seal)

-o---o---o-



Time 4:15 Book 891 Page 691 #908394

DEC 28 1965

State of Colorado) Book Recorded Page 4:15 o'clock P.M. Dec 28 1965  
County of Mesa J.S. Reception No. 968394 *Ernie M. Linvick* Recorder

13422

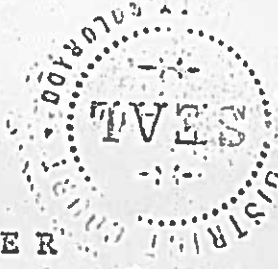
IN THE DISTRICT COURT IN AND FOR THE  
COUNTY OF MESA AND STATE OF COLORADO

No. 7097

IN THE MATTER OF THE PETITION OF  
BRUCE C. CURRIER, et al. for the  
Inclusion of Territory in the  
Grand Junction Rural Fire Protection  
District

Certified to be a full, true and correct copy of original in my custody.  
Dated 12/28/65  
Ernie M. Linvick Clerk  
Richard W. Adams Deputy

ORDER



THIS MATTER having come on for hearing this 28th day of December, 1965, on the petition of the Board of Directors of the Grand Junction Rural Fire Protection District for the inclusion of additional territory within the Grand Junction Rural Fire Protection District, an order of the said Board of Directors granting the petition of persons petitioning for the inclusion of additional territory in the said District having been filed with the clerk of this court, it appearing that all the requirements of 1963 CRS 889-6-21 for the inclusion of additional territory in the said District have been met, and the court being fully advised in the premises;

IT IS HEREBY ORDERED, ADJUDGED and DECREED that the following described real property, situate in Mesa County, Colorado, be included within the boundaries of the Grand Junction Rural Fire Protection District, to-wit:

That portion of Section 36, Township 1 North, Range 1 West, Ute Meridian, lying north of the Government Highline Canal; and that portion of the S $\frac{1}{2}$  of Section 25, Township 1 North, Range 1 West, Ute Meridian, lying east of the said Government Highline Canal, except NE $\frac{1}{4}$  SE $\frac{1}{4}$  of the said Section 25.

And that such inclusion be effective the 1st day of January, 1966.

DONE IN OPEN COURT.

/s/ Wm. M. Elu  
District Judge

State of Colorado) Recorded at 1:52 o'clock P.M. Oct 17 1966  
County of Mesa ) ss. Reception No. 722323 *Ernie W. Dunston* Recorder

IN THE DISTRICT COURT IN AND FOR THE  
COUNTY OF MESA AND STATE OF COLORADO

FILED

Civil Action No. 10213

IN THE MATTER OF THE ORGANIZATION)  
OF UTE WATER CONSERVANCY DISTRICT) ORDER FOR INCLUSION  
OF ADDITIONAL LANDS

THIS MATTER coming on to be heard pursuant to an order of the Board of Directors of Ute Water Conservancy District, which order has been filed with the Clerk of this Court, a copy of which is attached to this Order and is included herein by reference as fully as if the same were set forth in extenso, said District appearing by Albin Anderson, its attorney, representations having been made to the Court and the Court otherwise being advised in the premises, BOTH FIND:

- 1) That said order of the Board is in due and proper form;
- 2) That said order was entered following the filing of petitions for the inclusion of lands therein described;
- 3) That hearings were had on said Petitions following due notice as required by Colorado Revised Statutes, Chapter 150, Article <sup>5</sup> 6, as amended;
- 4) That no objections were filed or made with the Board relating to the granting of said petitions;
- 5) That the Court has jurisdiction, and hereby does take jurisdiction, to enter an order of inclusion.

Certified to be a full  
true and correct copy of  
original by *[Signature]* Oct 13 1966  
*[Signature]*  
Deputy

35  
142000  
# 926323  
Page  
Book  
Time 1:52

OCT 17 1966

NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the lands described in said order of the Board of Directors of Ute Water Conservancy District, dated July 13, 1966, be and the same hereby are, included in said Ute Water Conservancy District as an integral part thereof.

IT IS FURTHER ORDERED that the several tracts be included in the subdivisions of said District as follows:

<u>TRACT NO.</u>	<u>SUBDIVISION NO.</u>
1	1
2	1
3	2
4	2
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	2
13	1

IT IS FURTHER ORDERED that a copy hereof certified by the Clerk of this Court be filed by him with the Secretary of State and with the County Clerk and Recorder of Mesa County, Colorado.

MADE AND ENTERED this 10th day of October, 1966.

BY THE COURT,

F. James J. Carter  
Judge

CERTIFIED COPY OF ORDER  
IN THE MATTER OF  
THE WATER CONSERVANCY DISTRICT  
MESA COUNTY, COLORADO

WHEREAS, the owners of the several tracts hereinafter described have filed with the Board of Directors of the Water Conservancy District (hereinafter called District) petitions on the dates hereinafter designated that the boundaries of said District be changed to include lands severally owned by them in Mesa County, Colorado, to wit:

Tract No. 1: On April 27, 1966 by David E. Shideler and Jesse J. Dugan owners of that portion of SE $\frac{1}{4}$  SW $\frac{1}{4}$ , Sec. 5, Township 10 South, Range 96 West, 6th P.M., lying South and West of the DeBoque cutoff road, and that portion of SW $\frac{1}{4}$  SE $\frac{1}{4}$ , Sec. 6, Township 10 South, Range 96 West, 6th P.M. lying South and West of the DeBoque cutoff road, and that portion of NW $\frac{1}{4}$  NE $\frac{1}{4}$ , Sec. 7, Township 10 South, Range 96 West, 6th P.M. lying South and West of the DeBoque cutoff road.

Tract No. 2: On March 6, 1963 by Linn W. Peoples, owner of the W $\frac{1}{2}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 2, Township 1 South, Range 2 East of the Ute Meridian.

Tract No. 3: On March 11, 1963 by R. R. Walker, owner of SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 25, Township 1 North, Range 1 West and E 3/4 W $\frac{1}{2}$  SW $\frac{1}{4}$  Section 24, Township 1 North, Range 1 West, by Anna Gulgrey, owner of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 23, Township 1 North, Range 1 West and W $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 24, Township 1 North, Range 1 West; by Bruce Gumbler, owner of SW $\frac{1}{4}$  NW $\frac{1}{4}$  & that

part of S $\frac{1}{2}$  NE $\frac{1}{2}$  NW $\frac{1}{2}$  & of NW $\frac{1}{2}$  NE $\frac{1}{2}$  and of S $\frac{1}{2}$  NE $\frac{1}{2}$  of Section 25, Township 1 North, Range 1 West, South and West of Airport Runway, and that part of N $\frac{1}{2}$  NE $\frac{1}{2}$  of Section 25, Township 1 North, Range 1 West, North & East of Airport Runway; by Neil Vandenkuevel, owner of NW $\frac{1}{2}$  NW $\frac{1}{2}$  Less Govt Canal exc. W 417.42' of N 417.42' of NW $\frac{1}{2}$  NW $\frac{1}{2}$  SD Section 25, Township 1 North, Range 1 West, all with reference to the Ute P.M.

Tract No. 4: On April 1, 1963 by Lenore L. Norris, owner of NE $\frac{1}{2}$  SE $\frac{1}{2}$  Section 23, Township 1 North, Range 1 West and the W $\frac{1}{2}$  NW $\frac{1}{2}$  SW $\frac{1}{2}$  Section 24, Township 1 North, Range 1 West of the Ute P.M.

Tract No. 5: On March 29, 1963 by Delbert D. Brown and Helen Fay Brown, owners of NE $\frac{1}{2}$  SE $\frac{1}{2}$  Section 9, Township 1 South, Range 2 East, lying East of Orchard Mesa Canal No. 2; that part lying above Canal No. 2 the N $\frac{1}{2}$  SE $\frac{1}{2}$  SE $\frac{1}{2}$  Section 9, Township 1 south, Range 2 East, and S $\frac{1}{2}$  SE $\frac{1}{2}$  SE $\frac{1}{2}$  of Section 9, Township 1 South, Range 2 East of the Ute P.M., lying above Orchard Mesa Canal No. 2.

Tract No. 6: On April 26, 1963 by Fred G. Harbert and Maude M. Harbert, owners of that portion of Lot 4, Section 19, Township 1 South, Range 2 East of the Ute P.M., which lies above Orchard Mesa Canal No. 2.

Tract No. 7: On June 29, 1964 by Robert M. Allen and Margaret Allen, owners of Lot 15 & NE $\frac{1}{2}$  SW $\frac{1}{2}$ , Section 2, Township 11 South, Range 98 West of the 6th P.M.

Tract No. 8: On February 23, 1963 by Edward J. Lauck and June A. Lauck, owners of: Beginning 3101.9' S of NE Corner Lot 4, Section 2, Township 1 South, Range 2 East, S86°W 500', S 34°23'E 236.7', S21°53'E 371', N 89°45'E 242', N 580.3' ~~1963~~ Beginning. Excl. tract Beginning 3101.9' S of NE Cor said Lot 4, S86°W 500', S31°08'E 101.74', N86°E 454.87' N 90.8' to Beginning except access R/W, all with reference to the Ute P.M.

Tract No. 9: On April 5, 1966 by Watson D. Craner, owner of All that portion of E½ NE¼ Section 25, Township 1 South, Range 1 East, Ute Meridian, lying South of Orchard Mesa Canal No. 2.

Tract No. 10: On March 11, 1963 by Estate of Thomas C. Currier, Christine E. Currier, Administratrix of NE¼ NE¼ NW¼, Section 4, Township 1 South, Range 1 East, Ute Meridian and SE¼ SW¼ Section 33, Township 1 North, Range 1 East, Ute Meridian, also part of NW¼ NW¼ Section 4, Township 1 South, Range 1 East, Ute Meridian lying North and East of Right of Way of Mesa County Irrigation District Canal and all that part of SW¼ SW¼ of Section 33, Township 1 North, Range 1 East, Ute Meridian lying North and East of Right of Way of Mesa County Irrigation District Canal.

Tract No. 11: On June 6, 1966 by Don B. Buchner and M. Alice Buchner, owners of that part of W½ W½ E½ SE¼ SW¼ Section 5, Township 11 South, Range 98 West, 6th P.M. lying South of Government Canal; and on June 2, 1966 by Ruby Claska, owner of that part of the W½ E½ SW¼ SE¼ Section 5, Township 11 South, Range 96 West, 6th P.M. lying South of Southerly Right of Way of U. S. Government Hilline Canal; by Ray Duncan and Ruth S. Duncan

corner of Beginning 240' W of SE Cor SW $\frac{1}{2}$  SW $\frac{1}{2}$  Section 5, Township 11 South, Range 98 West, 6th P.M., W 200', N 90' to Palisade Canal NEly along SD Canal to a point 165' N of Beginning, South to Beginning; by Martin L. Campbell and Edith F. Campbell, owners of that part of E $\frac{1}{2}$  SW $\frac{1}{2}$  SW $\frac{1}{2}$  Section 5, Township 11 South, Range 98 West, 6th P.M., lying South of Government Canal, Enc. Beg. 240' West of SE Corner SW $\frac{1}{2}$  SW $\frac{1}{2}$  SD Section 5, N 292.4', W 86.3', S 274.6', E to beginning; by William J. Finckard, owner of W  $\frac{3}{4}$  W $\frac{1}{2}$  SE $\frac{1}{2}$  SW $\frac{1}{2}$  Section 5, Township 11 South, Range 98 West, 6th P.M., S. of Govt. Canal; and on June 3, 1966 by Roy L. Barber and Charlene E. Barber, owners of W $\frac{1}{2}$  E $\frac{1}{2}$  W $\frac{1}{2}$  SW $\frac{1}{2}$  Section 5, Township 11 South, Range 98 West, 6th P.M., Northwest of Palisade, Colorado.

Tract No. 12: On March 15, 1963 by Harry A. Kissinger, owner of NW $\frac{1}{2}$  NE $\frac{1}{2}$  NW $\frac{1}{2}$  Section 25, Township 1 North, Range 1 West of the Ute P.M.

Tract No. 13: On February 12, 1963 by Wade C. Emyert, owner of: Beginning 61.71 Ch E of SW Corner of Lot 6, Section 2, Township 1 South, Range 2 East, thence N 1042' E 2.08 Ch, N 32053' W 1.5 Ch, N 39002' W 5.24 Ch, N 14022' E 3.02 Ch, N 64009' E 3.04 Ch, S 53048' E 4.82 Ch, S 42027' E 3.39 Ch, S 16037' E 1.92 Ch, S 703' W 1.94 Ch, S 35 41' E 3.24 Ch, W 7.88 Ch to Beginning except road; by Vernon J. Stringham and Shirley K. Stringham, owners of Beginning 3141.9' S of NE Corner Lot 4, Section 2, Township 1 South, Range 2 East, of the Ute P.M. S 86°W 588', S 21008' E 101.74', N 86° E 454.87', N 90.3' to Beginning excl. access ROW; and prayed that said petitions be allowed;

WHEREAS, said Board by an Order adopted at a regular meeting duly held on May 11, 1966 notice was given pursuant to the provisions of Colorado Revised Statutes, 1963, Article 150-6 to all persons interested to appear at the office of the Board at 560 Road 25, Grand Junction, Colorado on July 13, 1966 at 8:00 o'clock p.m., or as soon thereafter as a hearing might be convenient, to show cause in writing why all or any of the several petitions should not be heard;

WHEREAS, said notice was published as required by said statute, for three consecutive weeks in the Daily Sentinel, a newspaper of general circulation in Mesa County, Colorado;

WHEREAS, no persons appearing in person nor having submitted any writing at the time and place appointed, to object to the granting of all or any of said petitions for inclusion; and

WHEREAS, it will be for the public benefit and the advantage of the owners of said tracts of land and of the said District that the petitions be allowed,

NOW, THEREFORE, IT IS HEREBY ORDERED, upon the Motion of Hulburt, seconded by Weimer and duly carried that the boundaries of Ute Water Conservancy District be, and the same hereby are, changed to include the lands described in the foregoing tracts numbered 1 through 13, and that such further steps be taken to effectuate this Order as may be required by law for this case made and provided.

\* \* \*

I, Levi P. Morse, now and at all material



times heretofore, the secretary of the Water Conservancy District do hereby certify that the above is a full and true copy of the Minutes of the meeting of the Board of Directors of the Water Conservancy District held in the offices of the District, 569 Road 25, Grand Junction, Colorado on July 13, 1966 beginning at 8:00 p.m. and concerning the matters therein set forth.

WITNESSE MY HAND AND THE SEAL of said District this 5th day of October, 1966.

1st Earl P. Minto  
Secretary

(SEAL)



# TRANSAMERICA TITLE INSURANCE COMPANY

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

## Hereby Certifies

That the foregoing -4- entries numbered 32 to 35 constitute a true and correct abstract of all instruments on file or of record in the office of the County Clerk and Recorder of Mesa County, Colorado, affecting the title to the following described real estate located in said Mesa County, Colorado:

From December 18, 1959, at 3:41 o'clock P. M.

The Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section Twenty-five (25) Township One (1) North, Range One (1) West of the Ute Meridian, in Mesa County, Colorado.

EXCEPT road provided for in document recorded in Book 714 at Page 521.

Dated this 3rd day of MAY, A.D., 19 68, at 8 o'clock A.M.

TRANSAMERICA TITLE INSURANCE COMPANY

By

*Beth J. ...*  
Authorized Signature



TRANSAMERICA TITLE INSURANCE COMPANY

MESA COUNTY BRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

Abstract No. 68400