

Jones

75741

± 432.00

No. 31710

#2459

ABSTRACT of TITLE
TO

Tract in Section 23, Twp. 1S. R. 1W
in Mesa County, Colorado

Prepared by

The Mesa County Abstract Co.

Member of Colorado and American Title Associations

531 Rood Avenue

GRAND JUNCTION, MESA COUNTY, COLO.

No name

THE MESA COUNTY ABSTRACT CO.

Established 1885

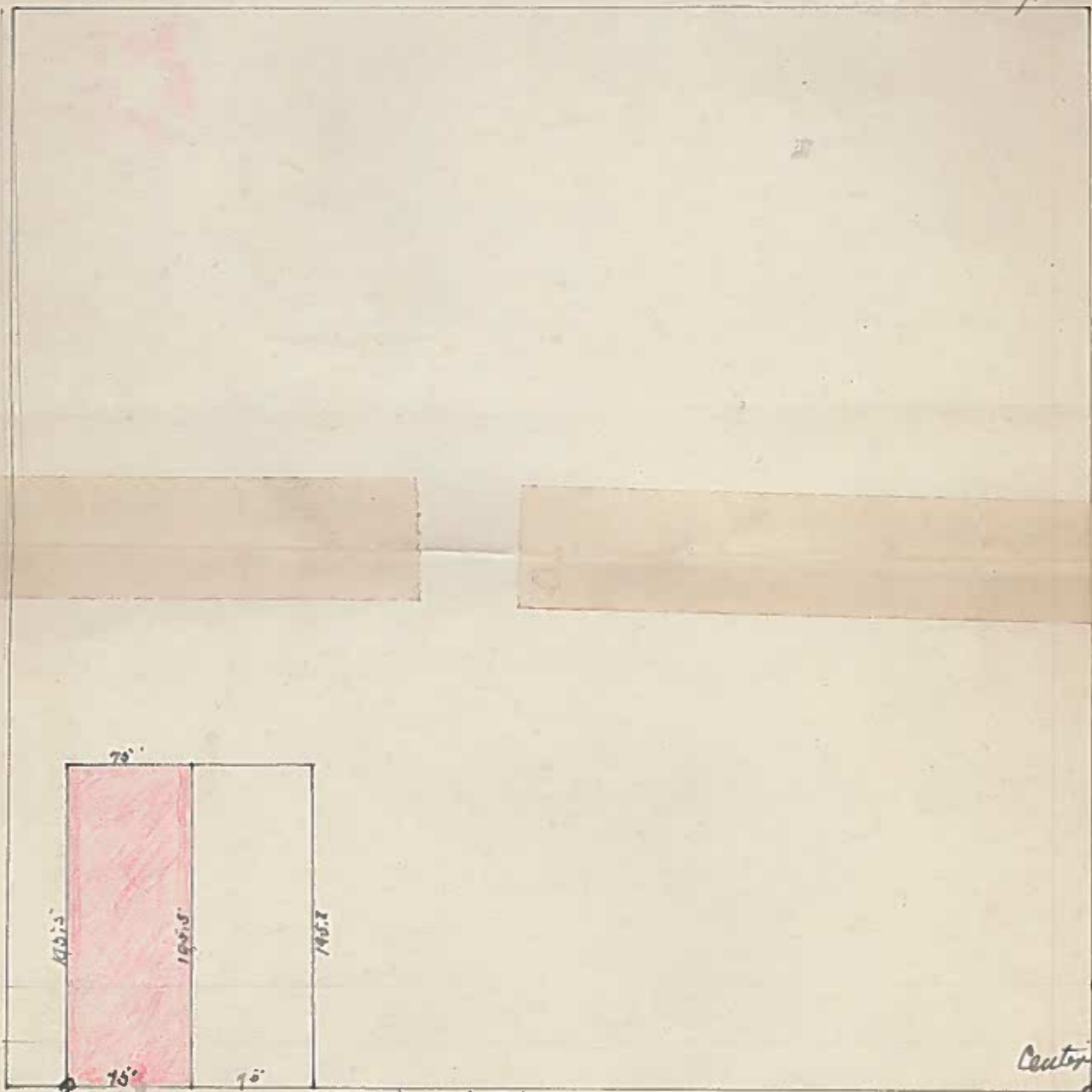
Grand Junction, Colo.

ABSTRACT OF TITLE No. C-2405.

TO

Beginning 623.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West, Ute Meridian, in Mesa County, Colorado; thence North 195.75 feet, thence East 75 feet; thence South 195.75 feet, thence West 75 feet to the place of beginning.

Scale 1" = 10ft



The above is plat of SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 1 South Range 1 West, Ute Meridian, in Mesa County, Colorado, showing the location of the land described in the caption hereof.

2. United States Receiver
to
W. J. Miller, Mayor of
Town of Grand Junction,
in trust for the inhabit-
ants thereof.

RECEIVER'S RECEIPT. #1008
Dated November 2, 1883. Book 10
Filed November 5, 1883, 8 Page 128
at 9:00 o'clock A. M.
Received \$759.43 in full for the
NW $\frac{1}{4}$ Sec. 23, Twp 1S. R. 1W. Ute
Meridian. (and other property)
607.55 A. at \$1.25 per acre.

Fred J. Leonard, Receiver, Gunnison, Colorado. Subject to Right of
Way of D. & R. G. R. R. and D. and S. P. and R. R.

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3. United States
to
William J. Miller
Mayor of Grand Junction,
Colorado, In Trust.

PATENT. Certificate No. 132
Dated June 13, 1893. #16960
Filed August 4, 1893, Book 7
at 10:20 o'clock A. M. Page 517
All to whom these presents shall
come. GREETING: Whereas, William
J. Miller, Mayor of Grand Junction

in Mesa County, Colorado, in trust for the several, use and benefit
of the occupants of the Townsites of Grand Junction in said County
and State according to their respective interests, has deposited in
the General Land Office of the United States a certificate of the
Register of the Land Office of Gunnison, Colorado, whereas it appears
that full payment has been made by the said William J. Miller, Mayor
as aforesaid, according to the provisions of the Act of Congress of
April 24, 1820 etc., for the NW $\frac{1}{4}$ Sec. 23, Twp. 1S. R. 1W. Ute Merid-
ian in Colorado. (and other property) Which said tract has been
purchased by the said William J. Miller, Mayor as aforesaid in Trust
as aforesaid. Subject to Right of Way of D & R. G. Denver South
Park and Pacific R; R. Co's.

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4. Town of Grand Junction
to
Thomas B. Crawford.

CERTIFIED COPY OF ORDINANCE.
Filed May 7, 1884, Book 10
at 4:10 o'clock P. M. Page 297
An Ordinance to Appoint and Auth-
orize Thomas B. Crawford of Gunni-
son, Colorado to Act as a Commissioner to Sell and Convey Any Land
or real estate within the Corporate Limits of the Town of Grand Junc-
tion, which may hereafter be entered in any Land Office by the Corp-
orate Authorities of said Town. Be it ordered by the Board of the
Town of Grand Junction: Section I. That Thomas B. Crawford of Gunni-
son, County, State of Colorado, be and is hereby appointed and is
authorized to act as a Commissioner to sell and convey any land or
real estate which may hereafter be entered by the Corporate Authorit-
ies of The Town of Grand Junction, in trust for the several uses and
benefit of the occupants upon such real estate, under and in accord-
ance with the provisions of an Act of the General Assembly of Colo-
rado, entitled An Act to Provide for the disposal of Town Lots and
the proceeds of sales in Townsites entered on the Public Lands, and
approved March 1, 1881. Charles F. Shanks, Mayor.
Approved October 30, 1882. P. H. Westmorland, Clerk and Recorder,
State of Colorado, Mesa County, SS.

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5. The Grand Junction Town
Company, by George A.
Crawford, President.
(Corporate Seal),
to
J. A. Layton

QUIT CLAIM DEED. #1253
Dated October 11, 1883. Book 2
Filed December 21, 1883, Page 45
at 3:30 o'clock P. M.
Quits Claims: Beginning at a point
165 yards West of the SE corner of
SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 23, Twp. 1S. R.
1W. U. M. on the line between said
quarter section and the quarter section
section South of it, thence West of said line 55 yards, thence due
North 264 yards, thence due east 55 yards, thence due south 264
yards to place of beginning, being three acres more or less and

(continued)

No. 5 continued.

being the south 3/5 of the fourth 5 acres in said SE 1/4 of NW 1/4 of Sec. 23 aforesaid as determined by beginning on the East side of said 40 acre tract and measuring across it from North to South all being in the Town of Grand Junction.

Ack. by George A. Crawford, personally known to be the President of said Company October 11, 1883 before James W. Bucklin, N. P. Mesa County, Colorado. (N. P. Seal)

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6.

The State
to
The Grand Junction
Town Company.

DECLARATION OF OCCUPANCY. #G-28065
Dated October 20, 1882. Book 13
Filed November 1, 1882, Page 213
at 4:30 o'clock P. M.

Declare and publish as a legal notice to ~~add~~ the world that we have

a valid right to the occupation, possession and enjoyment of the NW 1/4 of Sec. 23, Twp. 1S. R. 1W. U. M.

Ack. By George A. Crawford, President of said Company, on October 20, 1882, before W. J. Miller, Notary Public, Gunnison County, Colorado. (N. P. Seal).

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7.

Thomas B. Crawford,
Commissioner, and
W. J. Miller, Mayor
of the Town of Grand
Junction.

to
J. A. Layton.

DEED. \$12.57. #1598
Dated March 11, 1884. Book 7
Filed March 13, 1884, Page 239
at 4:50 o'clock P. M.

Whereas the Corporate Authorities did on November 2, 1883 enter at proper land office as a part of the townsite of Grand Junction the S 1/2 of NW 1/4 Sec. 23, Twp. 1S. R. 1W.

U. M. (and other land) in trust for the several use and benefit of the occupants thereof under the provisions of an act of congress of March 2, 1867, the same being an additional entry in accordance with the provisions of the act of congress of March 3, 1877. And public notice having been given 30 days after entry and 90 days since first publication have expired, and Thomas B. Crawford having been on Oct, 13, 1882 appointed Commissioner to sell and convey said land, and has qualified. Therefore, in consideration of certain vested rights as equitable owner which second party has in said land and \$12.57 conveys Beginning at a point 458.62 feet West of the Center stake of Sec. 23 Twp 1S. R. 1W. U. M. thence West along quarter section line 165 feet thence North 783 feet, thence East 165 feet, thence South 783.625 feet to beginning, containing 2.97 acres (and other land).

Ack. March 13, 1884 before Henry R. Rhone, Notary Public, Mesa County Colorado. (N. P. Seal)

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8.

J. A. Layton,
to
N. N. Smith.

MORTGAGE DEED. \$150.00 #2252
Dated November 26, 1884. Book 9
Filed November 26, 1884, Page 30
at 5:00 o'clock P. M.

Conveys: Beginning at a point 623.62 feet West of Center stake of Sec. 23, Twp. 1S. R. 1W. U. M. thence North 391.5 feet, thence East 330 feet, thence South 391.8125 feet, thence West 330 feet to beginning, containing 3 acres more or less, to secure the sum of \$150.00 in manner specified in one promissory note of even date herewith.

Ack. November 26, 1884 before James W. Bucklin, Notary Public, Mesa County, Colorado. (N. P. Seal).

Released on Margin of Record December 3, 1884 by N. N. Smith, in presence of J. A. Layton, Recorder.

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The Grand Junction Town Company.

Certified Copy of Articles of Incorporation.
Dated Oct. 10, 1881.
Filed Feb. 1, 1887, 2 p.m.

9.

Name: The Grand Junction Town Company.

Objects: The selection, surveying, platting, purchasing and recording of a Townsite and the building of a Town, and selling lots in same, to be called Grand Junction.

Term of Existence: Twenty (20) years.

Capital Stock: \$100,000, 10,000 shares, \$10.00 each.

Principal Office: Location of principal office, Grand Junction.

Directors: Number of Directors to be three. Directors to have power to make by-laws.

Signed, George Addison Crawford, M. Rush Warner, Richard D. Mobley, and acknowledged by them Oct. 13, 1881, before George W. Pettit, Notary Public, Gunnison County, Colorado. (Seal.)

Certified as a true copy by A. J. Bean, Clerk and Recorder of Gunnison County, by D. C. Scribner, Deputy, as the same appears in the Records of Gunnison County on July 23, 1883. Book 20, Page 375.

The Grand Junction Town and Improvement Company.

Amended Certificate of the Grand Junction Town Company.

10.

The undersigned directors and stockholders of the Grand Junction Town Company, a corporation duly organized Oct. 10, 1881, the certificate of which was filed in the office of the Secretary on Nov. 19, 1881, make the following statement:

That, after giving 30 days' notice, a special meeting of the stockholders of said Company was held December 6, 1883, and that at such meeting votes representing 10,000 shares of stock of said Company were cast in favor of the adoption of proposed changes. The following shall stand as the Certificate of Incorporation of said Company:

Name: The Grand Junction Town and Improvement Company.

Objects: Selection, purchasing, surveying, platting and recording of a townsite, building a town and selling lots in same, to be called Grand Junction; buying and selling real estate in Mesa County, Colorado, (and other objects).

Capital Stock: \$500,000, 50,000 shares, \$10 each, non-assessable.

Term of Existence: 20 years from the time of its first organization.

Directors: To be under the control of eight directors, who shall have power to make by-laws.

Office: Operations to be in Mesa County and principal office in Grand Junction, Colorado.

Dated December 6, 1883. Signed: George A. Crawford, N. M. Hastings, James W. Bucklin, Thomas B. Crawford, Directors, and by Richard D. Mobley, M. L. Allison, William Nishwitz, Stockholders.

Ack. by G. A. Crawford, Thomas B. Crawford and James W. Bucklin, Dec. 6, 1883, before M. L. Allison, County Clerk, Mesa County, Colorado.

George A. Crawford, President of the Grand Junction Town Company, sworn, deposes and says that above amended certificate truly represents the changes that have been made in the Certificate of Incorporation of the Grand Junction Town Company; that the name has been changed to the Grand Junction Town and Improvement Company; that the capital stock has been increased from \$100,000 to \$500,000, and the number of Directors increased from 6 to 8. Sworn to Dec. 6, 1883, before M. L. Allison, County Clerk, Mesa County, Colo. (Seal.) Filed May 7, 1884, 4 p.m. Book 14, Page 214.

The Town of Grand Junction, a Corporation,

Vs.

The Grand Junction Town and Improvement Company,
a Corporation, and Henry C. Parsons.

Lis Pendens.

Dated June 12, 1889.

Filed June 12, 1889, 8:30 a.m.

In the District Court of Mesa County, Colorado.

Object of action is to set aside, as a cloud upon the title of the Corporate Authorities of the Town of Grand Junction, two deeds, the first made Mar. 16, 1883, by Thomas B. Crawford, Commissioner, and Charles F. Shanks, Mayor, and attested by P. H. Westmorland, Clerk and Recorder, and ack. Mar. 19, 1883, before J. W. Boulden, Justice of the Peace of Mesa County, recorded April 9, 1883. The second deed made Feb. 18, 1884, by Thomas B. Crawford, Commissioner, and W. J. Miller; ack. Feb. 18, 1884, before Henry R. Rhone, Notary Public, Mesa County, Colorado; recorded Feb. 19, 1884. The first of said deeds being to the Grand Junction Town Company, and the second of said deeds being to the Grand Junction Town and Improvement Company. Affects:

in Grand Junction (and other property).

Signed: The Town of Grand Junction, by Henry R. Rhone, Mayor. (Seal.)

Attest: G. W. Baldwin, Recorder; Orson Adams, Jr., J. T. Shart, McDonald Pardue, M. O. Whitehead, C. P. Bliss, Joseph Crosby, Trustees. Book 23, Page 485.

The Town of Grand Junction

Vs.

Grand Junction Town and Improvement Company,
George A. Crawford, Henry C. Parsons.

Dismissal of Suit.

Dated July 19, 1889.

Filed July 22, 1889, 4:50 p.m.

In the District Court of Mesa County, Colorado.

In this action, on application of the plaintiff by its attorney, it is ordered by the Court that this cause be and the same is hereby dismissed at the cost of the said plaintiff without prejudice to a future action.

Certified as a true copy of order of dismissal entered of record in said cause by Arthur P. Cook, Clerk of said District Court on July 22, 1889. Book 23, Page 516.

11. J. A. Layton WARRANTY DEED. \$600. #1619
 to Dated March 29, 1884. Book 1.
The Grand Junction Town Filed March 31, 1884, Page 278
and Improvement Company. at 9:30 o'clock A. M.
Conveys: Beginning at a point
 458.62 feet West of the center
stake of Sec. 23, Twp. 1S. R. 1W. U. M. thence West along the
section line 165 feet, thence North 783 feet, thence ~~165 feet~~ ^{East}, thence
South 783,625 feet to the place of beginning, containing 2.97 acres.
Ack. March 29, 1884 before Thomas B. Crawford, Notary Public, Mesa
County, Colorado. (N. P. Seal)

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12. The Grand Junction Town and WARRANTY DEED. \$600.00 #1660
Improvement Company, by George Dated March 29, 1884. Book 16
A. Crawford, President, (Corp- Filed March 31, 1884, Page 298
orate Seal). at 9:30 o'clock A. N.
to Conveys: Beginning at a point
J. A. Layton. 623.62 feet West of the center stake
of Sec. 23, Twp. 1S. R. 1W. U. M.
thence North 391.5 feet, thence
East 330 feet, thence South 391.8125 feet, thence ^{West} ~~330 feet~~ to beg-
inning, containing 3 acres more or less.
Ack. March 29, 1884 by G. A. Crawford, personally known to be the
President of said Company, before Thomas B. Crawford, Notary Public
Mesa County, Colorado. (N. P. Seal).

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13. J. A. Layton, TRUST DEED. \$1.00 #3632
 to Dated April 6, 1886. Book 18
W. A. Marsh, Trustee Filed April 7, 1886, Page 4
Mesa County, for use of at 11:30 o'clock A. M.
W. T. Carpenter. Conveys: Beginning at a point 623
 25 feet West of the center stake of
Sec. 23, Twp. 1S. R. 1W. U. M.
thence North 391.5 feet, thence East 330 feet, thence South 391.8125
feet, thence ^{West} ~~330 feet~~ to beginning, containing 3 acres, to secure
his note of even date herewith for the principal sum of \$200. payable
five years after date with interest at 10% per annum.
Ack. April 6, 1886 before James W. Bucklin, Notary Public, Mesa
County, Colorado. (N. P. Seal).

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14. W. A. Marsh - - - RELEASE DEED. \$1.00 #10460
 to Dated November 3, 1890. Book 34
J. A. Layton. Filed November 4, 1890, Page 44
 at 11:30 o'clock A. M.
Releases: Beginning at a point
623.62 feet West of the center stake of Sec. 23, Twp. 1S. R. 1W.
U. M. thence North 391.5 feet, thence East 330 feet, thence South
391.8125 feet, thence West 300 feet to beginning, containing 3 acres
more or less, from Trust Deed dated April 6, 1886, recorded April
7, 1886 in Book 18 at page 4, given to secure to W. T. Carpenter
payment of note. Note Paid.
Ack. November 3, 1890 before Horace T. DeLong, Notary Public, Mesa
County, Colorado. (N.P.Seal) Commission expires Nov. 1, 1894.

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15. J. A. Layton WARRANTY DEED. \$4700. #89160
 to Dated October 31, 1889. Book 24
Charles E. Krusen Filed November 1, 1889, Page 534
 at 11:10 o'clock A. M.
Conveys: Beginning 623.62 feet
West of Center of Sec. 23, Twp. 1S. R. 1W. U. M. thence North 391.5
feet, thence East 330 feet, thence South 391.8 feet, thence West 330
feet to beginning (and other land). Subject to one Trust Deed to
(continued)

No. 15 continued.

secure to W. T. Carpenter \$200.
Ack. October 31, 1889 before Chas F. Caswell, Notary Public, Mesa
County, Colorado. (N. P. Seal) Commission expires January ___ 1891.

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16.

C. E. Krusen
to
The Public.

WARRANTY DEED. \$1.00 #30138
Dated January 11, 1898. Book 68
Filed October 11, 1899, Page 362
at 3:10 o'clock P. M.

Conveys: A Right of Way to be used for public travel along part of the South line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 23, Twp. 1S. R. 1W. U. M. and subscribed as follows: Beginning at a point on the South line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, 330 feet West of the SE corner thereof, thence West 330 feet, thence North 40 feet, thence East 330 feet, thence ^{South} 40 feet to beginning. When the right of way above described ceases to be used for public travel it shall revert to the grantor herein named.

Ack. January 17, 1898 before Daniel W. Baldwin, Notary Public, Troga County, Penn. (N. P. Seal) Commission expires January 30, 1898.

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17.

Charles E. Krusen and
Nina A. Krusen, his wife
to
Thomas F. Mahoney.

WARRANTY DEED. \$475. #30363
Dated October 4, 1899. Book 66
Filed November 24, 1899, Page 97
at 10:30 o'clock A. M.

Conveys: Beginning 623.62 feet West of the Center of Sec. 23, Twp. 1S. R. 1W. U. M. thence North 391.5 feet, thence East 330 feet, thence South 391.8 feet, thence West 330 feet to beginning, being the lot described in deed from J. A. Layton to Charles E. Krusen, dated October 31, 1889 and recorded in Book 24 page 534.

Ack. October 4, 1899 before Daniel W. Baldwin, Notary Public, Teoga County, Pa. (N. P. Seal) Commission expires January 30, 1905.

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18.

Thomas F. Mahoney
to
Public Trustee, Mesa County,
Colorado, for us of The
Grand Junction Building
Loan and Savings Association.

TRUST DEED. \$1.00 #31385
Dated March 5, 1900. Book 67
Filed March 24, 1900, Page 111
at 1:30 o'clock P. M.

Conveys: That tract of land in the City of Grand Junction described by metes and bounds as follows: Beginning at a point 623.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N. 391.5 _____ thence East 330 feet, thence South 391.8 feet, thence West 330 feet to beginning. Save and except a strip of land 40 feet wide off the South side of said tract heretofore dedicated to the public, to secure his promissory note of even date herewith for the principal sum of \$900. payable on or before 7 years after date with interest at 1% per month payable in advance on the first Monday of each month.

Ack. March 24, 1900 before Guy V. Sternberg, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires October 7, 1903.

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19.

Geo. J. D. Williams,
Public Trustee, Mesa
County, Colorado.
to
Thomas F. Mahoney.

RELEASE DEED. \$2.00 #53235
Dated February 17, 1905. Book 96
Filed February 18, 1905, Page 422
at 11:35 o'clock P. M.

Releases: That tract of land in the City of Grand Junction described by metes and bounds as follows:
to-wit: Beginning at a point 623.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence North 391.5 _____, thence East 330 feet, thence South 391.8 feet, thence West 330 feet to place of beginning.
(continued.)

No. 19 continued.

inning. Save and except a strip of land 40 feet wide off the South side of said tract heretofore dedicated to the public, from Trust Deed dated March 5, 1900, recorded March 24, 1900 in Book 67 at page 111, given to secure to the Grand Junction Building Loan and Savings Association payment of note, Note Paid. Ack. February 18, 1905 before O. P. M. Steel, Deputy County Clerk, Mesa County, Colo. (County Clerk Seal)

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20.

Thomas F. Mahoney and his wife Mary E. Mahoney. to J. C. Plank.

WARRANTY DEED. \$1750. #40661 Dated May 10, 1902. Book 74 Filed May 10, 1902, Page 554 at 3:00 o'clock P. M.

Conveys: Beginning 623.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence North 391.5 feet, thence East 330 feet, thence South 391.8 feet, thence West 330 feet to beginning, being the property described in deed conveyed to Thomas F. Mahoney from Charles E. Krusen dated October 4, 1899. And the said J. C. Plank assumes a mortgage of \$9000 held by Grand Junction Building Loan Association. Free and clear from liens, etc. with the 1901 taxes now due. Ack. May 10, 1902, before Henry R. Rhone, Notary Public, Mesa County Colorado. (N. P. Seal) Commission expires February 12, 1906.

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21.

J. C. Plank to Joseph Charles Kucera.

WARRANTY DEED. \$2500.00 #65250 Dated January 25, 1907. Book 118 Filed January 26, 1907, Page 425 at 9:45 o'clock P. M.

Conveys: Beginning at a point 623.62 feet West of the Center of Section 23, Twp. 1S. R. 1W. U. M. and thence North 391.5 feet, thence East 265 feet, thence South 391.8 feet, thence West 265 feet to the place of beginning. Subject to a strip of land 40 feet wide along the South side reserved for a roadway. Ack. January 25, 1907 before Charles B. Rich, Notary Public, Mesa County, Colorado. (N.P.Seal) Commission expires January 20, 1909.

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22.

Joseph Charles Kucera to George L. Hibbard.

WARRANTY DEED. \$1.00 and other valuable considerations. #90453 Dated March 23, 1910. Book 154 Filed March 24, 1910, Page 50 at 11:05 o'clock A. M.

Conveys: Beginning 623.62 feet West of the Center of Sec. 23, Twp. 1S. R. 1W. U. M. and thence North 391.5 feet, thence East 265 feet, thence South 391.8 feet, thence West 265 feet to the place of beginning. Subject to a strip of land 40 feet wide along the South side reserved for a road way. In Mesa County, Colorado. Ack. March 23, 1910 before Charles B. Rich, Notary Public, Mesa County Colorado. (N. P. Seal) Commission expires January 20, 1913.

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23.

George L. Hibbard. to F. M. Thompson.

WARRANTY DEED. \$1.00 and other valuable considerations. #90454 Dated March 23, 1910. Book 154 Filed March 24, 1910, Page 51 at 11:10 o'clock A. M.

Conveys: Beginning 623.62 feet West of the Center of Sec. 23, Twp. 1S. R. 1W. U. M. and thence North 391.5 feet, thence East 150 feet, thence South 391.8 feet, thence West 150 feet to the place of beginning. Subject to a strip of land 40 feet wide along the South side reserved for a roadway. In Mesa County, Colorado. Ack. March 23, 1910, before Charles B. Rich, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires January 20, 1913.

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24. F. M. Thompson TRUST DEED. \$1.00 #90458
to Dated March 23, 1910. Book 150
The Public Trustee, Mesa Filed March 24, 1910, Page 517
County, Colorado, for use at 11:30 o'clock A. M.
of Blanche E. Barz. Conveys: Beginning 623.62 feet
West of the Center of Sec. 23, Twp.
1S. R. 1W. U. M. and thence North
391.5 feet, thence East 150 feet, thence South 391.8 feet, thence
West 150 feet to the place of beginning. Subject to a strip of
land 40 feet wide along the South side reserved for a roadway. In
Mesa County, Colorado. To secure his note bearing even date here-
with payable 3 years after date for the principal sum of \$650. with
interest at 8% per annum payable semi-annually.
Ack. March 23, 1910 before Charles B. Rich, Notary Public, Mesa
County, Colorado. (N. P. Seal) Commission expires January 20, 1913.

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25. Benton Canon, Public Trustee RELEASE DEED. \$2.00 #121056
Mesa County, Colorado, for Dated July 14, 1914. Book 198
use of to Filed July 14, 1914, Page 176
F. M. Thompson. at 3:30 o'clock P. M.
Releases: Beginning 623.62 feet
West of the Center of Sec. 23,
Twp. 1S. R. 1W. U. M. thences North 391.5 feet, thence East 150 feet
thence South 391.8 feet, thence West 150 feet to the place of begin-
ning. Subject to a strip of land 40 feet wide along the South side
reserved for a roadway. In Mesa County, Colorado. From Trust Deed
dated March 23, 1910, recorded March 24, 1910 in Book 150 at page
517 given to secure to Blanche E. Barz payment of note. Note Paid.
Ack. July 14, 1914 before J. A. Munson, Deputy County Clerk of Mesa
County, Colorado. (Mesa County, Colorado. Seal)

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26. F. M. Thompson, TRUST DEED. \$1.00 #91058
to Dated May 4, 1910. Book 157
The Public Trustee, Mesa County, Filed May 9, 1910, Page 51
Colorado, for use of A. W. Root. at 11:00 o'clock A. M.
Conveys: Beginning 623.62 feet
West of the Center of Sec. 23, Twp.
1S. R. 1W. U. M. thence North 391.5 feet, thence East 150 feet,
thence South 391.8 feet, thence West 150 feet to the place of begin-
ning. Subject to a strip of land 40 feet wide along the South
side reserved for a roadway. In Mesa County, Colorado. To secure
one note bearing even date herewith for the principal sum of \$150.
payable - - with interest at 10% per annum payable at maturity. Ex-
cept a mortgage of \$600, now pending on said land or lots.
Ack. May 4, 1910 before Noah J. Browne, Notary Public, Mesa County,
Colorado. (N. P. Seal) Commission expires Dec. 21, 1912.

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27. Benton Canon, Public Trustee RELEASE DEED. \$2.00 #96450
Mesa County, Colorado. Dated January 12, 1911. Book 160
to Filed January 12, 1911, Page 255.
F. M. Thompson. at 11:00 o'clock A. M.
Releases: Beginning 623.62 feet
West of the Center of Sec. 23, Twp.
1S. R. 1W. U. M. thence North 391.5 feet, thence East 150 feet,
thence South 391.8 feet, thence West 150 feet to place of beginning.
Subject to a strip of land 40 feet wide along the South side for a
roadway. In Mesa County, Colorado. From Trust Deed dated May 4,
1910, recorded May 9, 1910 in Book 157 at page 51 given to secure to
A. W. Root payment of one note. Note Paid.
Ack. January 12, 1911 before John G. McKinney, Notary Public, Mesa
County, Colorado. (N. P. Seal) Commission expires April 6, 1912.

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28.

F. M. Thompson
to
C. A. Thompson.

WARRANTY DEED. \$1500. #94468
Dated October 10, 1910. Book 155
Filed October 10, 1910, Page 437
at 3:15 o'clock P. M.

Conveys: Beginning 623.62 feet West of the Center of Sec. 23, Twp. 1S. R. 1W. U. M. and thence North 391.5 feet, thence East 150 feet, thence South 391.8 feet, thence West 150 feet to place of beginning. Subject to a right of way over a strip 40 feet wide along the South side for a roadway. In Mesa County, Colorado. Except a first mortgage of \$650. to H. R. Barz and a second mortgage of \$150. to A. W. Root, which said mortgages second party assumes and agrees to pay as a part of the purchase price thereof.
Ack. October 10, 1910 before Jonathan G. Marner, Notary Public, Mesa County, Colorado. (N.P.Seal) Commission expires March 12, 1912.

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29.

C. A. Thompson and his
wife Hallie C. Thompson,
to
Guy R. Freeman.

WARRANTY DEED. \$1.00 and other
valuable consideration. #134380
Dated September 25, 1916. Book 197
Filed December 2, 1916, Page 554
at 8:00 o'clock A. M.

Conveys: -623.62 feet West of the Center of Section 23, Twp. 1S. R. 1W. U. M. thence North 391.5 feet, thence East 150 feet, thence South 391.8 feet, thence West 150 feet to the place of beginning. Subject to a right of way over a strip 40 feet wide along the South side for a roadway. In Mesa County, Colorado.
Ack. September 26, 1916 before Jonathan Palmer, Jr., Notary Public, Wayne County, Michigan. (N.P.Seal) Commission expires January 19, 1917.

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30.

Treasurer of Mesa County,
to
Mesa County.

TAX SALE. \$15.00 #19403
Dated December 14, 1917. Book R
Sale of: Page 58

Beginning at a point 623.62 feet West of the Center of Sec. 23, Twp. 1S. R. 1W. thence North 391.82 feet, thence East 150 feet, thence South 391.82 feet, thence West 150 feet to beginning.
REDEEMED By J. L. Proper on April 12, 1918.

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31.

Treasurer of Mesa County
to
City of Grand Junction.

TAX SALE. \$4.05 #19584
Dated December 14, 1917. Book R
Sale of: Page 70

A tract commencing 623.62 feet West and 40 feet North of the center of Sec. 23, Twp. 1S. R. 1W. thence North 125 feet, thence East 150 feet, thence South 125 feet, thence West 150 feet, ---.
REDEEMED by J. L. Proper on April 12, 1918.

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32.

Guy R. Freeman,
(a single man)
to
Jennie C. Proper.

WARRANTY DEED. \$10.00 #143967
Dated April 6, 1918. Book 220
Filed April 2, 1918, Page 296
at 9:35 o'clock A. M.

Conveys: Beginning 623.62 feet West of the Center of Sec. 23, Twp. 1S. R. 1W. U. M. and thence North 391.5 feet, thence East 150 feet, thence South 391.8 feet, thence West 150 feet to the place of beginning. Subject to a right of way over a strip 40 feet wide along the South side for a roadway. In Mesa County, Colorado, (\$RS \$50) Except all taxes now due.
Ack. April 6, 1918 before Niles E. Olsen, Notary Public, Scott Bluff County, Nebraska. (N.P.Seal) Commission expires October 10, 1925.

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No. 128899
FILED
DEC. 14, 1915
1:20 P. M.

[156]
33.

THE GRAND VALLEY DRAINAGE DISTRICT. CERTIFICATE OF ELECTION. Dec. 13, 1915, Certificate of Milo B. Sharp, Secretary of said District, [District Seal], that at a special election legally held in said district on Dec. 11, 1915, for the purpose of submitting the question "Shall the Board of Directors of THE GRAND VALLEY DRAINAGE DISTRICT be authorized to enter into the proposed contract with the United States?", to the qualified electors of said District. [Said contract provides upon delivery to said District of the investigations, surveys, plans, specifications and estimates of the United States Reclamation Service, the District agrees to pay to the United States on or before Dec. 1, 1919, the amount expended thereon by the United States, not to exceed the sum of \$30,000, without interest until maturity, and interest after maturity at 10% per annum]. The total number of votes cast were 539; 477 votes being cast in favor of and 60 votes against said question; 2 spoiled ballots; a majority of 417 in favor of said question.

No. 140900
FILED
Nov. 24, 1917
8:45 A. M.

[197]
34.

THE GRAND VALLEY DRAINAGE DISTRICT. CERTIFICATE OF ELECTION. Nov. 23, 1917, Certificate of Milo B. Sharp, Secretary of said District, [District Seal], that at a special election legally held in said District on Nov. 17, 1917, for the purpose of submitting to the qualified electors of said District the question, "Shall the Board of Directors of THE GRAND VALLEY DRAINAGE DISTRICT be authorized to enter into the proposed contract with the United States of America?" [Said contract provides, in part, that the United States, in consideration of the benefits to be derived, agrees to pay to said District \$10,000, within thirty days after the signature of said contract, and the District agrees in accordance with a certain contract dated Dec. 13, 1915, to repay to the United States the sum of \$35,383, in ten equal annual installments, beginning Dec. 1, 1920, with interest on unpaid portion thereof, from date until paid, at 5% per annum]. The total number of votes cast were 720; 645 votes being cast in favor of and 75 votes against said question. Attached are specifications and map of said District, which map shows the District to be bounded on the North by the Stub Ditch, the Grand Valley Canal and the Kiefer Extension Ditch, and on the South by the Grand River.

No. 189257
FILED No. 1538
JUNE 6, 1923
11:35 A. M.

[148]
35.

THE GRAND JUNCTION DRAINAGE DISTRICT. RESOLUTION OR ORDER. June 6, 1923, WHEREAS, The 24th General Assembly of the State of Colorado enacted a law entitled "An Act to Create The Grand Junction Drainage District and to Define the Purposes and Powers Thereof;" which Act was approved by the Governor of the State of Colorado on March 20, 1923. The said Act provided that The Grand Junction Drainage District should become the successor to the Grand Valley Drainage District, with the same boundaries as The Grand Valley Drainage District, provided a sufficient remonstrance was not filed within 60 days from the time said Act went into effect. No such remonstrance has been filed or organization of said District has not been questioned. THEREFORE IT IS ORDERED, That The Grand Junction Drainage District is hereby declared organized as such the successor to The Grand Valley Drainage District and hereby assumes all valid indebtednesses of The Grand Valley Drainage District as well as the contract obligations with the United States of America; that the boundaries of The Grand Junction Drainage District are the same as the boundaries of The Grand Valley Drainage District. Certificate attached June 6, 1923, that at a meeting of the Board of Directors of The Grand Junction Drainage District, with Wm. Frey, J. H. Rankin and J. L. Warren, Directors, present, the above resolution was introduced and adopted, all Directors voting in favor. [Signed] Wm. Frey, President; James H. Rankin, Secretary; J. L. Warren, Director. [THE GRAND JUNCTION DRAINAGE DISTRICT SEAL].

No. 289774
FILED
Oct. 24, 1934
4:11 P. M.

[107]
36.

THE GRAND JUNCTION DRAINAGE DISTRICT. ORDER. July 20, 1915, Order of Board of County Commissioners of Mesa County, Colorado, authorizing the formation of The Grand Valley, now Grand Junction Drainage District and establishing the boundaries thereof. Property described in the caption to this continuation lying within said boundaries. Certificate of true copy attached Oct. 23, 1934, by E. W. Jordan, Clerk and Recorder of Mesa County, Colorado, by Fred A. Peck, Deputy. [MESA COUNTY SEAL].

37.

Jennie C. Proper,
to
G. W. Jones and
Fannie E. Jones.

WARRANTY DEED. \$1.00 and other good
and valuable considerations. #150084
Dated March 4, 1919. Book 233
Filed March 5, 1919, Page 410
at 2:00 o'clock P. M.

Conveys: Beginning 623.62 feet
West of the Center of Section 23, Twp. 1S. R. 1W. U. M. thence
North 391.5 feet, thence East 150 feet, thence South 391.8 feet,
thence West 150 feet to the place of beginning. Subject to a right
of way over a strip 40 feet wide along the South side for a roadway
in Mesa County, Colorado. (I R S \$.50)
Ack. March 4, 1919 by Jennie C. Proper, before Victor C. Garms,
Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires April 2, 1921.

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38:

G. W. Jones and
Fannie E. Jones
to
Willard A. Brown.

WARRANTY DEED. \$1.00 and other good
and valuable considerations. #161375
Dated April 30, 1920. Book 242
Filed May 15, 1920, Page 218
at 1:00 o'clock P. M.

Conveys: Beginning 623.62 feet
West of the center of Sec. 23, Twp. 1S. R. 1W. Ute Meridian, thence
North 391.5 feet, thence East 150 feet, thence South 391.8 feet,
thence West 150 feet to the place of beginning, subject to a right
of way over a strip 40 feet wide along the South side for a roadway
in Mesa County, Colorado. (IRS 50%). Except 1920 taxes and there
after.

Ack. April 30, 1920 by G. W. Jones and Fannie E. Jones before Harri-
ette J. Tobyne, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires March 3, 1923.
MARGINAL HOMESTEAD ENTERED May 15, 1920 at 4:40 o'clock P. M. by
Clara A. Brown, wife of Willard A. Brown. Signed in Presence of
Ella M. Gallupe, Deputy County Clerk. (#161385)

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39.

Willard A. Brown
to
Bertha Hart.

WARRANTY DEED. \$1.00 and love and
affection. #208391
Dated March 9, 1925. Book 279
Filed March 9, 1925, Page 530
at 4:30 o'clock P. M.

Conveys: Beginning 623.62 feet West of the center of Sec. 23, Twp.
1S. R. 1W. Ute Meridian, thence North 391.5 Feet, thence East 150
feet, thence South 391.8 feet, thence West 150 feet to the place of
beginning, in Mesa County, Colorado. Subject to a right of way for
road over the South 40 feet of said premises.
Ack. March 9, 1925 by Willard A. Brown before J. Ernest Leaverton,
Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Dec. 29, 1925.

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40.

Willard A. Brown and
Clara A. Brown, Hus-
band and wife.
to
United Investment Company,
a Corporation of Mesa
County, Colorado.

QUIT CLAIM DEED. \$1.00 and other
valuable consideration. #336751
Dated May 7, 1938. Book 345
Filed May 7, 1938, Page 330
at 11:45 o'clock A. M.

Quit Claims: Beginning 623.62 feet
West of the center of Sec. 23, Twp
1S. R. 1W. Ute Meridian, thence
North 391.5 feet, thence East 150 feet, thence South 391.8 feet,
thence West 150 feet to the place of beginning, subject to a right
of way for a strip 40 feet wide along the South side of said real
estate above described, for a roadway, in Mesa County, Colorado.
(Correction Deed)
Ack. May 7, 1938 by Willard A. Brown and Clara A. Brown, husband
and wife, before Xana E. Gorham, Notary Public, Mesa County, Colo.
(N. P. Seal) Commission expires July 16, 1938.

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41.

Bertha Marshall, formerly
Bertha Hart.
to
United Investment Company,
a Corporation of Mesa
County, Colorado.

WARRANTY DEED. \$1.00 and other val-
uable considerations. #336752
Dated May 2, 1938. Book 370
Filed May 7, 1938, Page 448
at 11:56 o'clock A. M.

Conveys: Beginning 623.62 feet
West of the center of Sec. 23,
Twp. 1S. R. 1W. Ute Meridian, then
ce North 391.5 feet, thence East 150 feet, thence South 391.8 feet,
thence West 150 feet to the place of beginning, in Mesa County, Colo-
rado. Subject to a right of way of a strip 40 feet wide along the
South side of said real estate above described, for a roadway.
(\$1.00 I. R. S.)

Ack. May 2, 1938 by Bertha Marshall, formerly Bertha Hart before R.
E. Steen, Notary Public, King County, Washington.
(N. P. Seal) Commission expires April 14, 1941.

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42.

United Investment Company.

ARTICLES OF INCORPORATION.
Dated August 31, 1927. #230529
Filed September 16, 1927, Filed.
at 11:05 o'clock A. M.

Incorporators: E. D. Blodgett, Fred Mantey, William Murr.
1. Name: United Investment Company.
2. Objects: To purchase, own, improve, sell, lease and deal in real
property and personal property, to loan, and borrow money, (and
other objects).
3. Existence: 20 years.
4. Capital Stock: \$90,000.00; 900 shares \$100.00 each.
5. Directors: Three: (same as incorporators for first year)
6. Principal Office: Grand Junction, Mesa County, Colorado and pri-
ncipal business in said County.
7. Board shall have power to make by-laws.
8. Cumulative voting shall be allowed.
9. Stock in said Company shall be non-assessable.
Ack. August 31, 1927 by above incorporators before Ehtel Handley,
Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires January 31, 1931.

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United Investment Company,
A. C. Milne, Vice President,
Attest: W. D. Ela, Secretary,
(Corporate Seal); F. C. Martin,
Cecelia Evers, Mary Evers, Mary
Haggerty, Nellie Haggerty Shriver.

QUIT CLAIM DEED. \$1.00 #389484
Dated September 17, 1941. Book 395
Filed September 18, 1941, Page 402
at 3:48 o'clock P. M.

Quit Claims: Beginning at a point
623.62 feet West and 40 feet North
of the center of Sec. 23, Twp. 1S.
R. 1W. Ute Meridian, in the City
of Grand Junction, Colo-
rado; thence North 351.5 feet
one
a line parallel to the East line
of Fifth Street, thence East 16 feet, thence South 351.5 feet to
the North line of Struthers Avenue, thence West 16 feet to the place
of beginning, to be used for street and alley purposes. (Granting
clause rectifies "United Investment Company, F. C. Martin, Cecelia
Evers and Mary Evers, Nellie Shriver, formerly Nellie Haggerty, and
Mary Haggerty").

Ack. September 18, 1941 by F. C. Martin, Cecelia Evers, Mary Evers,
Mary Haggerty and Nellie Haggerty Shriver, before Helen C. Tomlinsos
Notary Public, Mesa County, Colorado.

(N. P. Seal) Commission expires Nov 28, 1942.

Ack. September 18, 1941 by A. C. Milne and W. D. Ela, respectively
as Vice President and Secretary, of United Investment Company, a
Colorado Corporation, before J. Ernest Leverton, Notary Public,
Mesa County, Colorado. (Consideration less than \$100.00).

(N. P. Seal) Commission expires January 3, 1942.

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Wrong

43.



44. United Investment Company,
a corporation, by A. C.
Milne, Vice President,
Attest: W. D. Ela, Sec-
retary. (Corporate Seal)
to

J. C. Burns.

WARRANTY DEED. \$10.00 and other
valuable consideration. #419662
Dated May 5, 1944. Book 429
Filed May 6, 1944, Page 106
at 9:51 o'clock A. M.

Conveys: Beginning 623.62 feet
West of the center of Sec. 23,
Twp. 1S. R. 1W. U. M. thence North
391.5 feet, thence East 150 feet

thence South 391.8 feet, thence West 150 feet to the place of begin-
ning; together with all ditch rights belonging thereto; Subject to
a right of way for a strip 40 feet wide along the South side of said
real estate above described for a road way; Excepting from the above
tract hereby conveyed, a certain tract along the West side thereof,
the deed therefor being recorded in Book 395 at page 402 of the re-
cords of Mesa County, Colorado, in which the City of Grand Junction
is the grantee. Subject to special assessments for the year 1944
and thereafter. (I R S \$1.10).

Ack. May 6, 1944 by A. C. Milne, as Vice President and W. D. Ela as
Secretary of United Investment Company, a corporation before Ethel
McKissen, Notary Public, Mesa County, Colorado.
(N. P. Seal)

Commission expires May 26, 1947.

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45. J. C. Burns
to
William R. McKelvie.

WARRANTY DEED, \$1.00 and other good
and valuable consideration. #423121
Dated August 30, 1944. Book 428
Filed August 31, 1944, Page 366
at 12:03 o'clock P. M.

Conveys: Beginning 623.62 feet West of the center of Sec. 23, Twp.
1S. R. 1W. U. M. Thence North 391.5 feet, thence East 150 feet,
thence South 391.8 feet, thence West 150 feet to the place of beg-
inning; together with all ditch rights belonging thereto: Subject
to a right of way for a strip 40 feet wide along the South side of
said real estate above described for a roadway; Excepting from the
above tract hereby conveyed, a certain tract along the West side
thereof the deed therefor being recorded in book 395 at page 402 of
the record of Mesa County, Colorado, in which the City of Grand
Junction is the Grantee. Subject to the 1944 taxes due and payable
in 1945 and all subsequent taxes and assessments. (IRS \$5.50).

Ack. August 30, 1944 before Maxine E. Brown, Notary Public, Mesa
County, Colorado. (N.P.Seal)

Commission expires June 12, 1945.

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46. William R. McKelvie
to
J. B. Lumpkin and
Maudie Lumpkin, not in
tenancy in common but in
joint tenancy, the sur-
vivor of them, their assigns
and the heirs and assigns of
such forever.

WARRANTY DEED. \$1.00 and other
good and valuable consideration.
Dated November 4, 1944. #424946
Filed November 9, 1944, Book 432
at 10:15 o'clock A. M. Page 576

Conveys: Beginning 623.62 feet
West of the center of Sec. 23,
Twp 1S. R. 1W. U. M. thence North
195.75 feet, thence East 75 feet,
thence South 195.75 feet; thence
West 75 feet to the place of beg-

inning, in Mesa County, Colorado. Except the taxes for 1945 and
thereafter. (I. R. S. \$3.30).
Ack. November 4, 1944 before Orlo D. Williams, Notary Public, Mesa
County, Colorado. (N.P.Seal)

Commission expires January 20, 1948.

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47.

J. B. Lumpkin, Maudie Lumpkin
to
Public Trustee, Mesa County,
Colorado, for use of
William R. McKelvie.

TRUST DEED. \$2500.00 #424947
Dated November 4, 1944. Book 420
Filed November 9, 1944, Page 535
at 10:16 o'clock A. M.

Conveys: Beginning 623.62 feet
West of the center of Sec. 23, Twp.
1S. R. 1W. U. M.; thence North
195.75 feet; thence East 75 feet; thence South 195.75 feet, thence
West 75 feet to the place of beginning, in Mesa County, Colorado.
IN TRUST to secure their one note bearing even date herewith for the
principal sum of \$2500.00 payable to William R. McKelvie, Grand Jun-
ction, Colorado, January 1, 1951 after date, with interest from date
until maturity at the rate of 6% per annum, interest payable monthly
according to the terms of said note.

Ack. November 4, 1944 before Orlo D. Williams, Notary Public, Mesa
County, Colorado. (N.P. Seal) Commission expires January 20, 1948.

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

MESA COUNTY-INDEPENDENT ABSTRACT CO. hereby certifies that the for-
going consisting of Forty-seven (47) entries, numbered One (1) to
Forty-seven (47) 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 Coun-
ty, Colorado, up to November 13, 1944 at 8:00 o'clock A. M. affecting
the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado.

November 13, 1944 at 8:00 o'clock A. M.

MESA COUNTY-INDEPENDENT ABSTRACT CO.

By R. B. Williams Manager.

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

to

Beginning 623.62 feet West of the center of Section Twenty-three, Township One South, Range One West of the Ute Meridian, thence North 195.5 feet, thence East 75 feet, thence South 195.75 feet, thence West 75 feet to the place of beginning, in Mesa County, Colorado.

From date November 13, 1944 at 8:00 A. M.

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(48)

J. B. Lumpkin and Maudie Lumpkin(
to
Olive I. Dorsey }

WARRANTY DEED
Dated Aug. 22, 1945
Filed Aug. 23, 1945 at 12:03 P.M.
\$10.00 and other good and
valuable considerations

Conveys:- Beginning 623.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U.M. thence North 195.75 feet, thence East 75 feet, thence South 195.75 feet, thence West 75 feet to the place of beginning, in Mesa County, Colorado. (\$3.30 IRS)

Subject to general taxes and special assessments due and payable in 1946, and thereafter, which the parties of the second part agree to pay.

ACK. Aug. 22, 1945 by J. B. Lumpkin and Maudie Lumpkin, before Vienno V. Thompson, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Feb. 5, 1947. Book 440 page 69

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(49)

Olive I. Dorsey
to
Public Trustee of Mesa County,
Colorado for use of William R.
McKelvie }

TRUST DEED
Dated Aug. 22, 1945
Filed Aug. 23, 1945 at 12:04 P.M.
Consideration of the premises

Conveys:- Beginning 623.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U.M., thence North 195.75 feet, thence East 75 feet, thence South 195.75 feet, thence West 75 feet to the place of beginning, in Mesa County, Colorado.

GIVEN TO SECURE her note bearing even date herewith for the total principal sum of \$3500.00 payable on or before 7 years after date, with interest from date at the rate of 6% per annum payable monthly; principal and interest payable \$35.00 per month, beginning September 1, 1945, said payments to be applied first to interest and the balance on principal; Additional payments may be made on principal at any payment date.

Ack. Aug. 22, 1945 by Olive I. Dorsey before Vienno V. Thompson, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Feb. 5, 1947. Book 432 page 1

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(50)

Burrell C. Reynolds, Public
Trustee, Mesa County, Colorado
to
J. B. Lumpkin and Maudie Lumpkin }

RELEASE DEED
Dated Aug. 23, 1945
Filed Aug. 23, 1945 at 3:35 P.M.
\$2.00

Releases:- Beginning 623.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U.M.; thence North 195.75 feet; thence East 75 feet; thence South 195.75 feet; thence West 75 feet to the place of beginning, in Mesa County, Colorado.

FROM TRUST DEED dated Nov. 4, 1944 recorded Nov. 9, 1944 in book 430 page 535 to secure William R. McKelvie payment of their one note. Note paid.

Ack. Aug. 23, 1945 by Burrell C. Reynolds, Public Trustee, Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado (N. P. Seal) Commission expires Mar. 13, 1946.

Book 441 page 353

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I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Three Entries, numbered 48, 49 and 50) appearing of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner effecting or relating to the title to the property described in the caption of this continuation, subsequent to November 13, 1944 at 8:00 A. M.

Dated at Grand Junction, Colorado August 23, 1945 at 3:36 P.M.

Ernest Leaverton
Bonded Abstractor



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

T O

Beginning 623.62 feet West of the center of Section Twenty-three, Township One South, Range One West of the Ute Meridian, thence North 195.5 feet, thence East 75 feet, thence South 195.75 feet, thence West 75 feet to the place of beginning, in Mesa County, Colorado.

From date August 23, 1945 at 3:36 P.M.

	(51)	
Olive I. Dorsey	}	WARRANTY DEED (Joint Tenancy)
to		Dated Feb. 19, 1946
Elmer L. Jones and Carrie B. Jones		Filed Feb. 26, 1946 at 3:48 P.M. \$10.00 and other good and valuable considerations

Convey and confirm unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever:

Beginning 623.62 feet West of the center of Sec. 23, Twp. 1 S. R. 1 W. U.M., thence North 195.75 feet, thence East 75 feet, thence South 195.75 feet, thence West 75 feet to the place of beginning, in Mesa County, Colorado. (\$3.85 I. R. S.) Subject to general taxes and special assessments for the year 1946, and thereafter, which the parties of the second part agree to pay.

Ack. Feb. 25, 1946 by Olive I. Dorsey before Vianno V. Thompson, Notary Public of Mesa County, Colorado. (N.P.Seal)
Commission expires Feb. 5, 1947.

Book 451 Page 179

	(52)	
Elmer L. Jones and Carrie B. Jones	}	TRUST DEED
to		Dated Feb. 19, 1946
Public Trustee of Mesa County, Colorado for the use of William R. McKelvie		Filed Feb. 26, 1946 at 3:49 P.M. Consideration of premises

Conveys:-Beginning 623.62 feet West of the center of Sec. 23, Twp. 1 S. R. 1 W. U.M., thence North 195.75 feet, thence East 75 feet, thence South 195.75 feet, thence West 75 feet to the place of beginning, in Mesa County, Colorado, etc.

Given to secure their note bearing even date herewith for the total principal sum of \$2362.20 payable on or before 7 years after date, with interest from date at the rate of 6% per annum, payable monthly; the principal and interest payable \$35.00 per month beginning Mar. 1, 1946, said payments to be applied First to interest and the balance on principal; Additional payments may be made on principal at any payment date.

Ack. Feb. 25, 1946 by Elmer L. Jones and Carrie B. Jones before Vienno V. Thompson, Notary Public of Mesa County, Colorado. (N.P.Seal)
Commission expires February 5, 1947.

Book 431 Page 36

	(53)	
Burrell C. Reynolds, Public Trustee of Mesa County, Colorado	}	RELEASE DEED
to		Dated Feb. 27, 1946
Olive I. Dorsey		Filed Feb. 27, 1946 at 11:16 A.M. \$2.00

Releases:-Beginning 623.62 feet West of the center of Sec. 23, Twp. 1 S. R. 1 W. U.M., thence North 195.75 feet, thence East 75 feet, thence South 195.75 feet, thence West 75 feet to the place of beginning, in Mesa County, Colorado, etc.

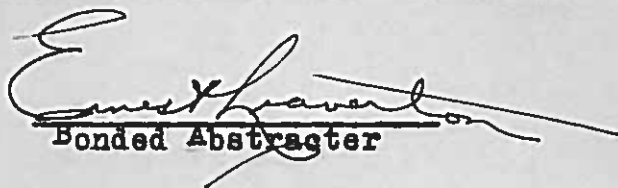
From trust deed dated Aug. 22, 1945 and recorded Aug. 23, 1945 in Book 431 Page 1, given to secure William R. McKelvie the payment of her note. Note paid.

Ack. Feb. 27, 1946 by Burrell C. Reynolds, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, Notary Public of Mesa County, Colorado. (N.P.Seal) Commission expires Mar. 13, 1946.

Book 445 Page 530

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Three Entries, numbered 51, 52 and 53) is a full and correct 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 effecting or relating to the title of the real property described in the caption of this continuation, subsequent to August 23, 1945 at 3:36 P.M.

Dated at Grand Junction, Colorado, February 27, 1946 at 11:17 A.M.


Bonded Abstractor



No. 31710
Continuation of
A B S T R A C T O F T I T L E
T O

Beginning 623.62 feet West of the center of Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, thence North 195.5 feet, thence East 75 feet, thence South 195.75 feet, thence West 75 feet to the place of beginning, in Mesa County, Colorado.

From February 27, 1946 at 11:17 o'clock A. M.

##### Public Trustee, Mesa County, Colorado to Present owner or owners	RELEASE DEED \$2.00 Dated November 30, 1950 Filed November 30, 1950 At 3:33 o'clock P. M.	#531052 Book 537 Page 75
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54

Releases: Beginning 623.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M., thence N 195.75 feet, thence E 75 feet thence S. 195.75 feet, thence W 75 feet, to the place of beginning, Mesa County, Colorado. From Deed of Trust executed by Elmer L. Jones and Carrie B. Jones dated Feb. 19, 1946, recorded February 26, 1946 in Book 431, on page 36 to secure to William R. McKelvie the payment of the indebtedness. INDEBTEDNESS PAID. /s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa. Ack. November 30, 1950 by Burrell C. Reynolds, Public Trustee before Lena A. Williams, Notary Public, Mesa County, Colorado.
(N. P. Seal)

Commission expires Sept. 27, 1953.

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

Norman B. Hotchkiss to The State	AFFIDAVIT Filed June 25, 1953 At 4:50 o'clock P. M.	#581751 Book 585 Page 382
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55

State of Colorado, County of Mesa, SS

Norman B. Hotchkiss, of legal age, being first duly sworn upon his oath, deposes and says: That he was well and personally acquainted with one Carrie B. Jones, also known as Carrie Bell Jones, during her lifetime and that the said Carrie B. Jones, during her lifetime, and that the said Carrie B. Jones, also known as Carrie Bell Jones, is one and the same person referred to in the death certificate of Carrie Bell Jones attached to this affidavit; that affiant knows, of his own personal knowledge, that the said Carrie B. Jones, also known as Carrie Bell Jones was, at the time of her death, the owner in joint tenancy with Elmer L. Jones, of the following described real property situated in Mesa County, Colorado, to-wit: Beginning 623.62 feet W of the center of Section 23, Twp. 1S. R. 1W. U. M., thence N 195.75 feet, thence E 75 feet, thence S 195.75 feet, thence W 75 feet to place of beginning. That this affidavit is made in compliance with Section 1 of Chapter 92 of the 1935 Colorado Statutes Annotated. /s/ Norman B. Hotchkiss. Subscribed and sworn to June 25, 1953 by Norman B. Hotchkiss before Cecil S. Haynie, Notary Public, Mesa County, Colorado.
(N. P. Seal)

Commission expires July 14, 1953.

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

State of Colorado to Carrie Bell Jones	CERTIFICATE OF DEATH Female, White, Married Born March 27, 1899 Died November 4, 1948 because of Carcinoma of recto-sigmoid according to certificate of J. J. Parker, M. D. Grand Junction, Colorado. Burial, Olathe, Colorado Cemetery, Olathe, Colorado. Certificate of true copy of the record of death of Carrie Bell Jones attached June 25, 1953 by Helen C. Tomlinson, Local Registrar of Vital Statistics, Registration District No. 150, Mesa County, Colorado. (Seal of Registrar of Vital Statistics, Grand Junction, Mesa County, Colorado)	
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56

State of Colorado to Estate of Carrie B. Jones	RELEASE OF INHERITANCE TAX LIEN Dated June 17, 1953 Filed June 25, 1953 At 4:51 o'clock P. M. Date of Death November 4, 1948 Gross Estate, \$1,750.00	#581752 Book 585 Page 384
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67

It appearing to the attorney general that it is not necessary to preserve the lien granted by the Colorado inheritance tax law against the hereinafter described real estate, in which the above named decedent had an interest, by virtue of the authority vested in me under the provisions of Section 66, Chapter 85 1935 Colorado Statutes Annotated, as amended, I do hereby forever release and discharge the inheritance tax lien against the following described real estate

to-wit: Beginning 623.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M., thence N 195.75 E 75 feet, S 195.75 feet, W 75 feet, to place of beginning, Mesa County, Colorado. Held in joint tenancy by Carrie B. Jones and Elmer L. Jones. /s/ Duke W. Dunbar, Attorney General of Colorado by Neil Tasher, Assistant Attorney General.

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

58

South Fifth Street
Subdivision

DEDICATION

Filed November 29, 1946
At 2:55 o'clock P. M.

#454880

Book 7

Page 19

Know All Men By These Presents: That

the undersigned are the owners of smaller tracts of land which together comprise the following described tract: hereinafter to be known as South Fifth Street Subdiv.: Beginning at a point 20 feet North of center of Section 23, Township 1 South, Range 1 West of the Ute Meridian; thence West 805.0 feet; thence North 1284.30 feet; thence East 821.20 feet; thence South 1294.10 feet to point of beginning; except a tract of land lying within said described tract of land which is described as follows: Beginning 60 feet East and 145.5 feet South of the Northwest corner of said described tract of land; thence South 100 feet; thence East 111.5 feet; thence South 24 feet; thence East 82.5 feet; thence North 5 feet; thence East 82.5 feet; thence North 264.0 feet; thence West 82.5 feet; thence South 134.5 feet; thence West 82.5 feet; thence South 11.0 feet; thence West 111.5 feet to point of beginning. That said tract of land lies within the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 23, Township 1 South, Range 1 West, Ute Meridian, in the City of Grand Junction, Mesa County, Colorado. That said smaller tracts of land are hereinunder set forth opposite the owners respective names to-wit:

Owner	Description - Old	Description - New
Earl Van Gundy also known as E. H. Van Gundy	Lots 2 to 16 incl., 19 & 20, Block 1, Gr. Jct. Town & Dev. Cos. Add. No. 1., Beg. 577.5' W. & 269' S. of the NE cor. SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, thence W. 82.5' thence S. 258', thence E 165' thence N 264', thence W. 82.5' thence S. to beg.; Also beg. 744.62' W & 513.5' N. of cen. sec. 23, T-1-S, R-1-W, N 100' E 111.5', S 100', W to beg.; Also beg. on E line of 5th St. 419.25' S. of N. line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W S 47', E 111.5', N 47', W. to beg.	Lots 8, 12, 13, 15 and 9 5' of the E 82.5' of Lot 16, Lot 17 except N 41.6', Lot 18 except N 50' of S 112'. The above Lots are in Block 1 of South Fifth Street Subdivision.
Veta Van Gundy Earl Van Gundy	Lots 17 & 18, Grand Jct. Town & Dev. Cos. Add. No. 1.	No. 50' of So. 112' of Lot 18, Block 1, South Fifth St. Sub.
Lula May Van Gundy	Beg. on E. line of 5th St. 621.25' S. of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W, S 70', E 111.5', N 70', W to beg.	Lot 11, Block 1, South Fifth Street Subdivision.
Albino Venegas	Beg. 577.2' W. of NE cor. SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, W 82.5', S 134.5', E 82.5', N. to beg.	W. 74.5' of N. 134.5' Lot 16, Block 1, So. Fifth St. Sub.
George W. Coates, Jr. Ruth E. Coates	Beg. at intersection of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, & E. line of 5th St., S 84', E 111.5', N 84', W to beg.	Lot 1, Block 1, South Fifth Street Subdivision
Leecel F. Smith Willie B. Smith	Beg. E. line of 5th St., 84' S of N. line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W, S. 60', E 111.5', N. 60', W. to beg.	Lot 2, Block 1, South Fifth Street Subdivision.

No. 58 continued

Bettie Campbell	Beg. on E. line of 5th St., 244' S. of N. line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W, S 50', E 111.5' N 50', W to beg.	Lot 5, Block 1, South Fifth Street Subdivision
Sarafina Audino	Beg. on E. line of 5th St., 290' S of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$; Sec. 23, T-1-S, R-1-W, S 50', E 111.5', N 50', W to beg.	Lot 6, Block 1, South Fifth Street Subdivision
Louis E. Latto Ralph Palermo	Beg. on E. line of 5th St., 340 S. of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$; Sec. 23, T-1-S, R-1-W, S 75', E 111.5', N. 75', W. to beg.	Lot 7, Block 1, South Fifth Street Subdivision
Board of Trustees First Presbyterian Church	Lot 1, Block 1, Grand Jct. Town & Dev. Cos. Add. No. 1	N. 41.6' of Lot 17, Block 1, South Fifth Street Subdivision
Goodwill Industries of Mesa County, Colorado	Beg. on E. line of 5th St. 466.25' S. of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, S 150', E 111.5', N 150', W. to beg.	Lots 9 & 10, Block 1, South Fifth Street Subdivision.
Katie M. Campbell	Beg. 744.62' W & 219' N. of cen. Sec. 23, T-1-S, R-1-W, N 50', E. 111.5', S 50', W. to beg.	Lot 3, Block 2, South Fifth Street Subdivision.
Cecelia Evers Mary Evers	Beg. 744.62' W. & 144.2' N. of cen. Sec. 23, T-1-S, R-1-W, N 75', E 111.5', S 75', W. to beg.	Lot 4, Block 2, South Fifth Street Subdivision.
F. C. Martin	Beg. 744.62' W & 40' N. of cen. Sec. 23, T-1-S, R-1-W, N 104 $\frac{5}{12}$ ', E 111.5', S 104 $\frac{5}{12}$ ', W. to beg.	Lot 5, Block 2, South Fifth Street Subdivision.
Walter Mort	Beg. 744.62' W. & 269' N. of cen. Sec. 23, T-1-S, R-1-W, N 75 $\frac{5}{12}$ ', E 111.5', S 75 $\frac{5}{12}$ ', W. to beg.	Lot 2, Block 2, South Fifth Street Subdivision.
Clara Brown W. L. Felmlee Belle Felmlee	Beg. 473.62' W. of cen. Sec. 23, T-1-S, R-1-W, N 391.5', E 103', S 391.8', E 103' to beg.	Lot 8 & S 196.07' of 12, Block 2, South Fifth Street Subdiv.
Henry A. Summers Lena Summers	Beg. 370.62' W of cen. Sec. 23, T-1-S, R-1-W, N 391.8', E 77', S 391.8', W. to beg.	Lot 9 & S. 196.07' of 11, Block 1, South Fifth Street Subdivision
Ben Kast Jim Kast	Beg. 540.62' W. & 195.75' N of cen. Sec. 23, T-1-S, R-1-W, N 195.75', E 67', S 196', W. to beg.	S 195.75' of Lot 13, Block 2, South Fifth Street Subdiv.
David McAllister	Beg. 473.62' W. of cen. Sec. 23, T-1-S, R-1-W, W 75', N. 195.75', E 75', S to beg.	Lot 7, Block 2, South Fifth Street Subdivision



No. 58 continued.

Elmer L. Jones
Carrie B. Jones

Beg. 623.62' W. of cen.
Sec. 23, T-1-S, R-1-W, N
195.75', E 75', S 195.75',
W to beg.

Lot 6, Block 2,
South Fifth Street
Subdivision

Glenn Berry

Beg. 540.62' W & 195.75'
N of cen. Sec. 23, T-1-S,
R-1-W, N 195.75', W 83',
S 195.75' E to beg. Also
beg. 744.62' W & 344.6' N
of cen. Sec. 23, T-1-S,
R-1-W, N 100', E 111.2',
S 100', W to beg.

Lot 1 & S 195.75'
of 14, Block 2,
South Fifth Street
Subdivision

City of Grand
Junction, Colorado

Lots 21 to 25, Block 1 &
Blocks 2, 3 & 4, Grand Jct.
Town & Dev. Cos. Add. No. 1;
Beg. at a point 744.62' W &
445' N. of cen. Sec. 23,
T-1-S, R-1-W, N 69', E 111.5',
S 69', W to beg.; Beg. at
NE cor. SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23,
T-1-S, R-1-W, S 1313.35, W
293.62' N 1312.62', E 330'
to point of beg. except the
S 457.5' of which the east
10' are reserved for Alley.

Lots 14 & 19 to 25
incl., Blk. 1 &
Lots 11, 12, 13 &
14 except S 195.75'
of said Lots, Block 2,
South Fifth Street
Subdivision.

The United States
of America (United
States Forest Service)

Beg. at cen. Sec. 23, T-1-S,
R-1-W, W 293.62', N 497.5',
E 306.65', S. to beg. except
S 40' for road & E 10' for
alley.

Lot 10, Block 2,
South Fifth Street
Subdivision

NOW THEREFORE the undersigned owners have caused this plat to be prepared and the same to be filed in the office of the County Clerk and Recorder of Mesa County, Colorado, and in the office of the City Clerk of Grand Junction, and we do hereby accept the boundaries of the lots shown on the annexed plat as the boundaries of our respective tracts of land, and we do hereby dedicate to the use of the public forever all streets, avenues, and alleys as indicated on the annexed plat.

Signed by: Earl VanGundy, E. H. Van Gundy, Veta Van Gundy, Lula May Van Gundy, Albino Venegas, George W. Coates, Jr. Ruth E. Coates, Leecel F. Smith, Willie B. Smith, Bettie Campuall, Sarafina Audino, Louis E. Lato, also known as Louis E. Lato, Katie Campbell, Cecelia Evers, Mary Evers, F. C. Martin, Henry A. Summers, Walter Mort, by Tillie L. Harvey, Attorney in Fact, Clara Brown, W. L. Felmlse, Belle Felmlse, Goodwill Industries of Mesa County, Colo. By William A. Bowden, Supt. First Presbyterian Church By J. D. Severson, Chairman of Board of Trustees Attest R. E. Tope, Secretary of Board of Trustees, Ralph Palermo, Ben Kast, Jim Kast, David McAllister, Elmer L. Jones, Carrie B. Jones, Glenn Berry, City of Grand Junction, Colo By Herbert D. Fritz, City Manager, United States of America By John W. Spencer, Regional Forester, United States Forest Service, Lena Summers.

continued on next sheet

No. 58 continued

Ack. November 27, 1946 by Earl Van Gundy, E. H. Van Gundy, Veta Van Gundy, Lula May Van Gundy, Albino Venegas, George W. Coates, Jr., Ruth E. Coates, Leecel F. Smith, Willie B. Smith, Bettie Campbell, Sarafina Audino, Louis E. Latto, Glenn Berry, Ralph Falermo, Katie M. Campbell, Cecelia Evers, Mary Evers, F. C. Martin, Walter Mort, by Tillie L. Harvey, Attorney in fact, Clara Brown, W. L. Felmlae, Belle Felmlae, Henry A. Summers, Lena Summers, Ben Kast, Jim Kast, David McAllister, Elmer L. Jones, Carrie B. Jones, Herbert D. Fritz, as City Manager, Donald Severson and R. E. Tope, as Chairman and Secretary respectfully of Board of Trustees, First Presbyterian Church, and William A. Bowden, as Supt. Goodwill Industries of Mesa County, Colorado, before Helen C. Tomlinson, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires November 28, 1946.

Ack. November 14, 1946 by John W. Spencer, Regional Forester, United States Forest Service, before Nadine Daniel, Notary Public, City and County of Denver, Colorado.
(N. P. Seal) Commission expires July 27, 1949

I hereby certify that this is a true and correct plat of the above described land and the subdivision thereof. (Signed) Carl M. Bennett, Registered Engineer. (Carl M. Bennett, Registered Engineer, State of Colorado, Seal)

Approved and accepted October 16, 1946 (Signed) Porter Carson, President of the City Council. Attest: Helen C. Tomlinson, City Clerk. Approved by Herbert D. Fritz, City Manager. (City of Grand Junction, Seal)

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59

Walter Mort
to
Tillie L. Harvey
POWER OF ATTORNEY
Filed April 1, 1947
At 4:55 o'clock P. M.
I, Walter Mort, of New Castle, Garfield County, Colorado, do hereby make, constitute and appoint Tillie L. Harvey of New Castle, Garfield County, Colorado, my true and lawful attorney in fact, for me and in my name, place and stead to execute and sign the plat known as South Fifth Street Subdivision in the City of Grand Junction, Mesa County, Colorado and to accept the boundary lines shown thereon, and do any and all other acts necessary in the premises, with as full and complete power as I would have myself; hereby ratifying and confirming all such acts which may be done by the said Tillie L. Harvey as my attorney in fact.
Subscribed and sworn to November 1, 1946 before Helen C. Tomlinson, Notary Public,
(N. P. Seal) Commission expires November 28, 1946.

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

60

Elmer L. Jones
to
Leo I. Jones and Agnes W. Jones, Not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever
WARRANTY DEED \$10.00 and other valuable considerations
Dated July 9, 1953
Filed July 9, 1953
At 3:50 o'clock P. M.
Conveys: Beginning 623.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M., thence N 195.75 feet, thence E 75 feet, thence S 195.75 feet, thence W 75 feet to the place of beginning, in Mesa County, Colorado. Except subject to taxes for the year 1953 payable in 1954. (IRS \$3.85) /s/ Elmer L. Jones
Ack. July 9, 1953 by Elmer L. Jones before Norman B. Hotchkiss, Notary Public Mesa County, Colorado.
(N. P. Seal) Commission expires Sept. 30, 1954.

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

61

Leo I. Jones and
Agnes W. Jones
to
Public Trustee, Mesa
County, Colorado for use
of Elmer L. Jones
Grand Junction, Colorado.

TRUST DEED \$3,500.00 #582527
Dated June 1, 1953 Book 586
Filed July 9, 1953 Page 247
At 3:51 o'clock P. M.
Conveys: Beginning at a point 623.62
feet W of the center of Sec. 23, Twp.18
R.1W., U.M., thence N 195.75 feet,
thence E 75 feet, thence S 195.75 feet,
thence W 75 feet, to the place of beg-

inning, in Mesa County, Colorado. IN TRUST to secure one note bearing even
date herewith for the total principal sum of \$3,500.00; said sum payable in
monthly installments of \$50.00 each, 1st installment due on June 1, 1953 with
like monthly installments of \$50.00 each on or before the 1st day of each month
thereafter until the entire balance is paid in full; after date thereof, with
interest thereon from the date thereof at the rate of 6% per annum payable
monthly. /s/ Agnes W. Jones, Leo I. Jones

Ack. July 9, 1953 by Leo I. Jones and Agnes W. Jones before Norman B. Hotchkiss,
Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires September 30, 1954

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

62

Agnes W. Jones and
Leo I. Jones
to
Leo I. Jones

QUIT CLAIM DEED \$10.00 and #619783
other valuable consideration Book 626
Dated September 15, 1954 Page 490
Filed December 6, 1954
At 10:04 o'clock A. M.

Quitclaims: Beginning 623.62 feet West
of the center of Sec. 23, Twp.1S., R.1W
of the Ute Meridian, thence N 195.75 feet, thence East 75 feet, thence South
195.75 feet, thence West 75 feet to the place of beginning, in Mesa County,
Colorado. (Consideration less than \$100.00)

/s/ Agnes W. Jones Leo I. Jones

Ack. September 15, 1954 by Agnes W. Jones and Leo I. Jones before Ruth H.
Sutton, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires March 1, 1955

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

63

Leo I. Jones
to
Elmer L. Jones

WARRANTY DEED \$10.00 #628150
Dated March 12, 1956 Book 636
Filed March 12, 1956 Page 519
At 11:55 o'clock A. M.

Conveys: Beginning 623.62 feet W of the
center of Sec. 23, Twp.1S., R.1W., U.M., thence N 195.75 feet, thence E 75 feet
thence S 195.75 feet, thence W 75 feet to the place of beginning, in said Mesa
County, Colorado. Subject to taxes for the year 1954. (The consideration for
this transfer is less than \$100.00) /s/ Leo I. Jones

Ack. March 12, 1956 by Leo I. Jones before Norman B. Hotchkiss, Notary Public,
Mesa County, Colorado.

(N. P. Seal)

Commission expires Sept. 16, 1958

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

64

Elmer L. Jones
to
Charles M. Davis and Anna L.
Davis, their heirs and assigns
forever, not in tenancy in
common but in joint tenancy

WARRANTY DEED \$10.00 and #663347
other valuable considerations Book 679
Dated March 10, 1956 Page 232
Filed March 16, 1956
At 3:39 o'clock P. M.

Conveys: Beginning 623.62 feet W of the
center of Sec. 23, Twp.1S., R.1W., U.M.
thence N 195.5 feet, thence E 75 feet,
thence S 195.75 feet, thence W 75 feet

to the place of beginning, in said County of Mesa and State of Colorado. Exc-
ept taxes for the year 1956. (IRS \$5.50) /s/ Elmer L. Jones

Ack. March 10, 1954 by Elmer L. Jones before Norman B. Hotchkiss, Notary Public,
Mesa County, Colorado.

(N. P. Seal)

Commission expires Sept. 16, 1958

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

Charles M. Davis and
Anna L. Davis
to
Public Trustee, Mesa
County, Colorado for
use of Elmer L. Jones
Grand Junction, Colorado

TRUST DEED \$5,216.00 #663348
Dated March 12, 1956 Book 679
Filed March 16, 1956 Page 233
At 3:40 o'clock P. M.
Conveys: Beginning 623.62 feet W of the
center of Sec. 23, Twp.1S., R.1W., U.M.
thence N 195.5 feet, thence E 75 feet,
thence S 195.75 feet, thence W 75 feet

to the place of beginning, in said County of Mesa and State of Colorado.
IN TRUST to secure his promissory note bearing even date herewith for the
total principal sum of \$5,216.00 payable after date, with interest thereon from
date at the rate of 8% per annum payable in monthly instalments of \$60.00 each,
the first instalment due and payable on or before March 20, 1956 with like in-
stalments due and payable on or before the 20th day of each and every month there-
after, with the entire remaining balance due at the expiration of 8 years from
the date hereof. Said monthly instalments shall be applied first to the payment
of interest and the remaining balance, if any, to principal. Taxes for
the year 1956.

/s/ Charles M. Davis, Anna L. Davis
Ack. March 12, 1956 by Charles M. Davis and Anna L. Davis before Norman B.
Hotchkiss, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Sept. 16, 1958

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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 Twelve (12) entries numbered from 54 to 65, both inclusive,
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 February 27, 1946 at 11:17 o'clock A. M. up
to March 16, 1956 at 3:41 o'clock P. M. affecting the title to the property
described in the caption hereof.

Dated at Grand Junction, Colorado
March 16, 1956 at 3:41 o'clock P. M.

THE MESA COUNTY ABSTRACT COMPANY

BY Richard B. Williams
SS Manager

NO - 42459

Continuation of

ABSTRACT OF TITLE

To

Beginning 623.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence North 195.75 feet, thence East 75 feet, thence South 195.75 feet, thence West 75 feet to the place of beginning, in Mesa County, Colorado.

From March 16, 1956 at 3:41 o'clock P.M.

#####

66

Charles M. Davis and Anna L. Davis to Sylvia N. Savage

WARRANTY DEED \$10.00 and other valuable considerations Dated April 4, 1957 Filed April 13, 1957 At 12:25 o'clock P.M. Conveys: Beginning 623.62 feet W of the center of Sec. 23, Twp. 1S, R. 1W. U.M., thence N 195.5 feet, thence E 75 feet, thence S 195.75 feet, thence W 75 feet to the point of beginning, Mesa County, Colorado. Subject to the general property taxes for 1957, due and payable in 1958, and a Deed of Trust now of record executed in favor of Elmer L. Jones. (IRS \$5.50). /s/ Charles M. Davis, Anna L. Davis Ack. April 4, 1957 by Charles M. Davis and Anna L. Davis before Tom E. Elder, Notary Public, Mesa County, Colorado. (N. P. Seal.) Commission expires August 17, 1958.

#692217 Book 707 Page 109

67

Treasurer of Mesa County to B. K. Garman

-o---oo---o-

TAX SALE \$41.79 Dated December 1, 1958 Sale of: Lot 6 Blk 2 South 5th Street Sub. Grand Jct.

#56658 Book 38 Page 217

Redeemed by Sylvia N. Savage 11-23-59 #756460

-o---oo---o-

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 66 and 67, 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 March 16, 1956, at 3:41 o'clock P.M. up to December 31, 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 31, 1959, at 8:00 o'clock A.M. THE MESA COUNTY ABSTRACT COMPANY

By *Richard B. Williams* Manager.



80236

Recorder's Stamp

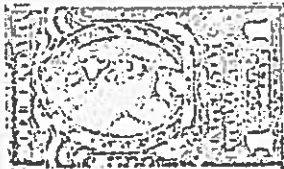
KNOW ALL MEN BY THESE PRESENTS: That
SYLVIA N. SAVAGE

of the County of Mesa, and State of Colorado,
for the consideration of Ten Dollars and other valuable
considerations _____
in hand paid, hereby sell and convey to

WYSE PERRY and FRANK DUNN

of the County of Mesa, and State of Colorado, the following real
property, situate in the County of Mesa and State of Colorado, to-wit:

Beginning 623.62 feet West of the center of Section 23,
Township 1 South, Range 1 West of the Ute Meridian, thence
North 195.5 feet, thence East 75 feet, thence South 195.75
feet, thence West 75 feet to the point of beginning, Mesa
County, Colorado.



with all its appurtenances, and warrant the title to the same, subject to general property
taxes for 1959, due and payable in 1960.

Signed and delivered this 31st day of December, A. D. 19 59.

in the presence of

Sylvia N. Savage (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF COLORADO
County of Mesa

} as

This foregoing instrument was acknowledged before me this 31st day of December
1959, by Sylvia N. Savage

_____ and official seal

My commission expires August 16, 1962

Notary Public

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it—Statutory Acknowledgment, Revision 1957.

759173
772-323
9:20 A.M.

JAN 5 1960

REV 3.20
FEB .26

RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Know All Men by These Presents, That, Whereas,

Charles M. Davis and Anna L. Davis

of the County of Mesa, in the State of Colorado, by their certain DEED OF TRUST dated the 12th day of March, A. D. 19 56, and duly recorded in the office of the County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 16th day of March, A. D. 19 56, in book 679 of said County records, on page 233, conveyed to the Public Trustee in said County of Mesa, certain real estate in said Deed of Trust described in trust to secure to the order of Elmer L. Jones

the payment of the indebtedness mentioned therein.

AND, WHEREAS, Said indebtedness has been paid and the purposes of said trust have been fully satisfied;

NOW, THEREFORE, At the request of the legal holder of the indebtedness secured by said Deed of Trust, and in consideration of the premises, and in further consideration of the sum of Two Dollars, to me in hand paid, the receipt whereof is hereby acknowledged, I, as the Public Trustee in said County of Mesa, do hereby remise, release and quit-claim unto the present owner or owners of said real estate and unto the heirs, successors and assigns of said owner or owners forever, all the right, title and interest which I have in and to the said real estate, as such Public Trustee, in said Deed of Trust mentioned; and more particularly described as follows, to-wit:

All that property conveyed in trust, in and by Document No. 663348 as recorded in the office of the County Clerk and Recorder of said Mesa County, Colorado, in Book and at Page aforesaid.

situate, lying and being in the County of Mesa and State of Colorado.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the privileges and appurtenances thereunto belonging forever. And further, that the said Trust Deed is, by these presents, to be considered as fully and absolutely released, cancelled and forever discharged.

WITNESS my hand and seal, this 5th day of January, A. D. 19 60.

Burrell C. Reynolds (Seal) As the Public Trustee in said County of Mesa.

STATE OF COLORADO, ss. County of Mesa.

The foregoing instrument was acknowledged before me this 5th day of January, 19 60,

by Burrell C. Reynolds as the Public Trustee in said County of Mesa, Colorado.

Witness my hand and Official Seal.

My Commission expires SEP 6 1961

Lena A. Williams Notary Public.

The Public Trustee in said County of Mesa:

Please execute this release, the indebtedness secured by the above mentioned Deed of Trust having been fully paid.

The legal holder of the indebtedness secured by said Deed of Trust.

By

80306

69

759236 772-352 4:14 P.M.

JAN 5 1960

STATE OF COLORADO
DEPARTMENT OF EMPLOYMENT
1210 Sherman Street
Denver 3, Colorado

NOTICE OF CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS:

That the State of Colorado, DEPARTMENT OF EMPLOYMENT, having fulfilled all the statutory requirements of notice and demand for contributions due and unpaid under Chapter 82, Colorado Revised Statutes 1953, known as the Colorado Employment Security Act, as amended, does hereby claim a first and prior lien, as provided in said law, against all of the property both real and personal, located in MESA COUNTY, State of Colorado,

of Roy Roofener & Wyse Perry, individuals, formerly d/b/a Valley Auto Sales & Salvage, a partnership, 2473 Hiway 6 & 50, Grand Junction, Colorado

Account Number 31012-552
an employer as defined in said Act, in the following amount:

<u>Period</u>	<u>Amount of Contribution</u>
1963 - 2nd Qtr.	\$55.95 - Balance
3rd Qtr.	38.71

Total Contribution Due \$94.66 - "Index in Chattels"

Statutory interest to be added and computed upon delinquencies from date due to date of payment, at six per cent (6%) per annum.

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

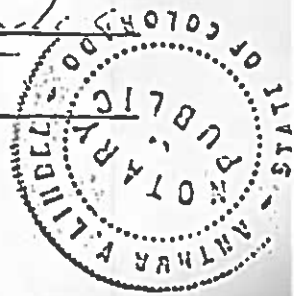
John P. Jones, being first duly sworn upon oath deposes and says: That he is a duly qualified representative of the State of Colorado, DEPARTMENT OF EMPLOYMENT; that he has read the foregoing Notice of Claim of Lien and knows the contents thereof; that the same is true of his own knowledge except as to the matters which are therein stated on his information and belief and as to those matters, he believes them to be true.

John P. Jones

Subscribed and sworn to before me this 13th day of April 1964.

Notary Public

My commission expires July 20 1964



117983
70
Page 863199
Book 8:46
Filed
APR 14 1964

State of Colorado) Recorded at 11:25 o'clock Feb 11 1965
County of Mesa 1 ss. Reception No. 885113 *Ann M. Dunston* Recorder

Revised
7/8/55

BOOK 879 PAGE 390

STATE OF COLORADO
DEPARTMENT OF EMPLOYMENT

1210 Sherman Street
Denver, Colorado 80203

NOTICE OF RELEASE OF LIEN CLAIM

Notice is hereby given that the Claim of Lien filed in Book _____

Page _____ or Reception No. 863199 on or about the 14th day of
April, 1964, on behalf of the State of Colorado,
DEPARTMENT OF EMPLOYMENT, by John P. Jones

a duly qualified representative thereof, against all of the property,
both real and personal, of Roy Roofener & Wyse Perry, individuals, formerly
d/b/a Valley Auto Sales & Salvage, a partnership, 2473 Hiway 6 & 50, Grand
Junction, Colorado ACCOUNT NUMBER 31012-552

within the _____ County of MESA Colorado,
in the sum of \$94.66, has been fully satisfied and said Claim of
Lien is hereby released this 8th day of February 19 65.



Bernard E. Teets
Bernard E. Teets, Executive Director
DEPARTMENT OF EMPLOYMENT

STATE OF COLORADO
CITY AND COUNTY OF DENVER

} SS

The foregoing instrument was acknowledged before me this 8th day
of February, 1965, by Bernard E. Teets, as Executive
Director of the Department of Employment.

WITNESS my hand and official seal.

My Commission expires May 1, 1965

B. W. Benjamin
Notary Public



Time 11:25 AM Book 879 Page 390 # 885113

FEB 11 1965

125835

71

State of Colorado
County of Mesa

Recorded at 4:22 o'clock P M., JUL 13 1966

Reception No. 922055

Amie M. Dunston Recorder

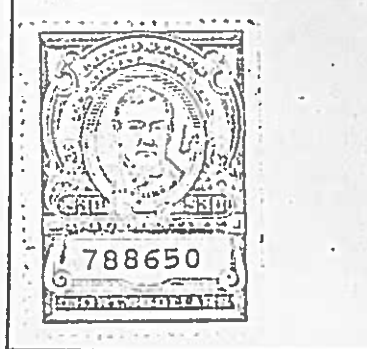
898 PAGE 497

WYSE PERRY

whose address is Grand Junction

County of Mesa, and State of

Colorado, for the consideration of - - Ten Dollars and other valuable consideration - - - ~~Notes~~ in hand paid, hereby sell(s) and convey(s) to



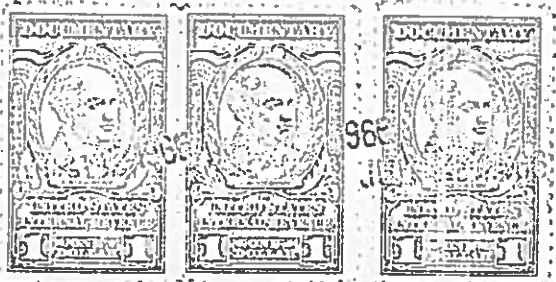
LUCILLE L. PERRY

whose address is Grand Junction

County of

Mesa, and State of Colorado the following real property in and to the following real property in the County of Mesa, and State of Colorado, to-wit:

The South 18 inches of Lot 12 and all of Lot 13 in Block 1, South Fifth Street Subdivision; AND Lots 1, 6, 13 and 14 in Block 2 of South Fifth Street Subdivision; AND beginning 223.62 feet West of the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 100 feet to a point whence the center of the East End of Pier No. 2 of Old State Bridge bears North 57° 30' West 700 feet, thence South 57° 30' East 210 feet North to a point 160 feet South of the East and West Center line of said Section 23, thence West 73.62 feet, thence North 160 feet to point of beginning;



with all its appurtenances, and warrant(s) the title to the same, subject to taxes for the year 1966, payable in 1967, and all subsequent taxes and assessments.

Signed this 13th day of May, 1966.

Lucille L. Perry

STATE OF COLORADO }
County of MESA } ss.

The foregoing instrument was acknowledged before me this 13th day of May, 1966 by Wyse Perry.

My commission expires 9/16/67
Witness my hand and official seal

L. A. Munsby



Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

Time 4:22 Book 898 Page 497 # 922055 139143

Rev. \$33.00

State of Colorado
County of Mesa 1 ss:

Recorded at 4:36 o'clock P. M.,
Reception No. 928044 Annice M. Dunston
Recorder.

OCT 10 1966

BOOK 901 PAGE 446

141818

73

926044

Page 446

Book 901

time 4:36

OCT 10 1966

WYSE PERRY

whose address is Grand Junction
County of Mesa, and State of

Colorado, for the consideration of - - Ten Dollars and other valuable consideration - - - ~~xxxx~~ in hand paid, hereby sell(s) and convey(s) to

LUCILLE L. PERRY

whose address is Grand Junction, County of Mesa, and State of Colorado the following real property in the County of Mesa, and State of Colorado, to-wit:

The South 18 inches of Lot 12 and all of Lot 13 in Block 1, South Fifth Street Subdivision; AND Lots 1, 6, 13 and 14 in Block 2 of South Fifth Street Subdivision; AND beginning 223.62 feet West of the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier No. 2 of Old State Bridge bears North 57° 30' West 700 feet, thence South 57° 30' East 210 feet North to a point 160 feet South of the East and West Center line of said Section 23, thence West 73.62 feet, thence North 160 feet to the point of beginning;

(This Deed is made for the purpose of correcting an error in the description of a prior Deed between the same parties recorded in Book 898 at Page 497 of the Mesa County records.)

with all its appurtenances, and warrant(s) the title to the same, subject to taxes for the year 1966, payable in 1967 and all subsequent taxes and assessments.

Signed this 4th day of October, 1966.

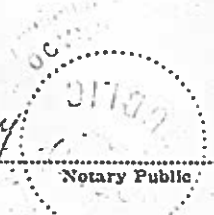
Wyse Perry

STATE OF COLORADO
County of M E S A } ss.

The foregoing instrument was acknowledged before me this 10/7/66 day of October, 1966, by Wyse Perry.

My commission expires September 16, 1967.
Witness my hand and official seal

Edward G. Mendenhall



Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.

Transamerica Title Insurance Co

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 - 6 - entries numbered 68 to 73 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 31, 1959 at 8:00 o'clock A. M.

Beginning 623.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence North 195.75 feet, thence East 75 feet, thence South 195.75 feet, thence West 75 feet to the place of beginning, in the City of Grand Junction, Mesa County, Colorado.

Dated this 18th day of

September, A.D., 19 70, at 8 o'clock A.M.

Transamerica Title Insurance Co

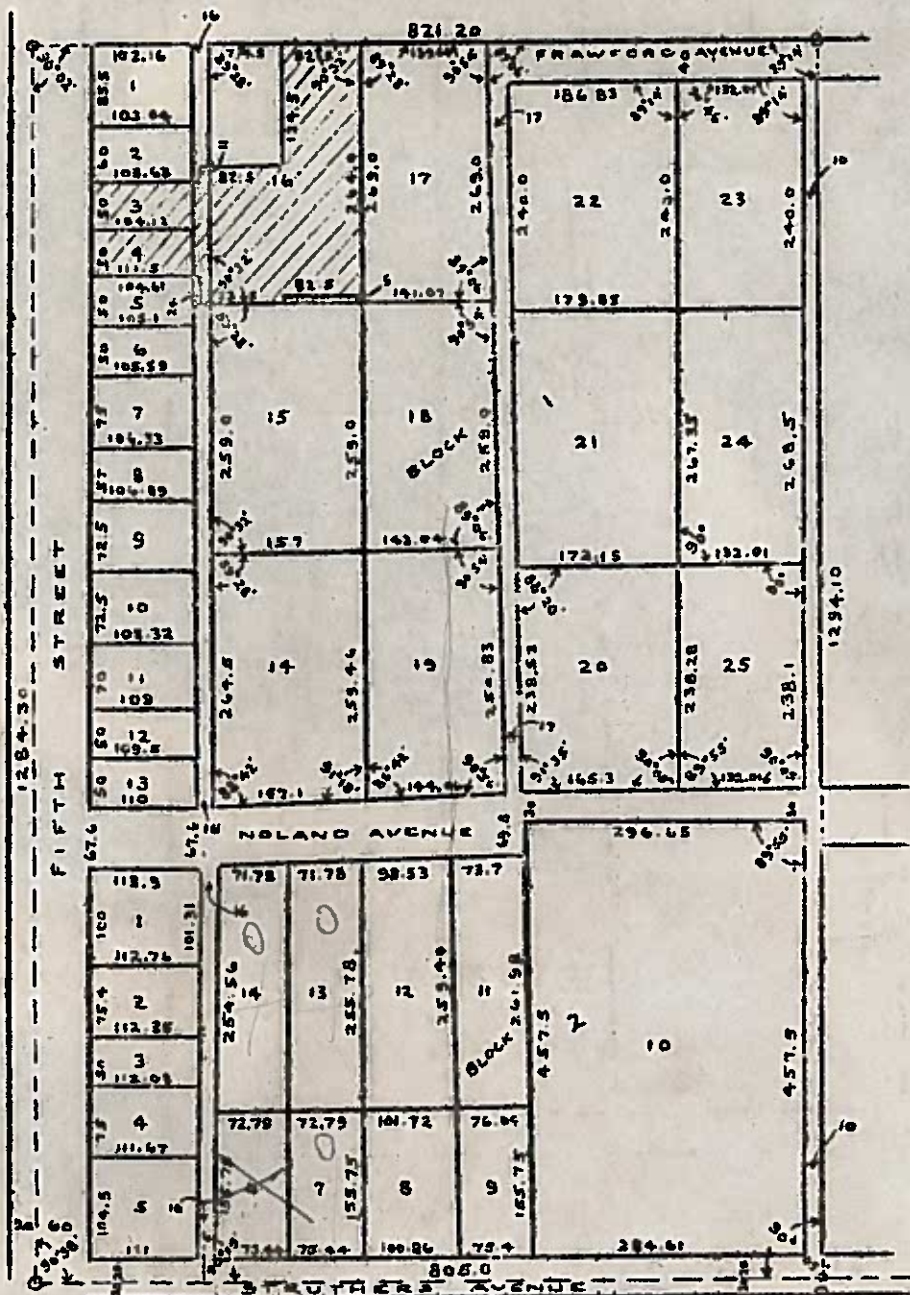
By *Richard B. Williams*
Authorized Signature RB



Transamerica Title Insurance Co

MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No. 75741



SCALE 1" = 200'

CEN. SEC. 23
T-1-S, R-1-W

THE
MESA COUNTY
ABSTRACT CO.
GRAND JUNCTION
COLORADO

The above is a Plat of
SOUTH FIFTH STREET SUBDIV.
 as the same appears of record and on file in the office of the County
 Clerk and Recorder of Mesa County, Colorado, in Book 7 of Plats, on
 Page 19 thereof.
 (Filed 11-29-46)