



24736

ABSTRACT OF TITLE  
TO

ALL THAT PORTION OF LOT 2, IN SECTION 23, IN TOWNSHIP 1 SOUTH,  
RANGE 1 WEST OF THE UTE P.M., LYING WEST OF THE NORTH AND  
SOUTH CENTER LINE OF SAID SECTION 23; OTHERWISE DESCRIBED  
AS THAT PORTION OF LOT 2 LYING IN THE NE $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SAID  
SECTION 23; ALL IN MESA COUNTY, COLORADO.

*West  
piece  
(M. Jam)*

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(1)

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o  
o

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GOVERNMENT PLAT.



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(2) ) DECLARATION OF OCCUPANCY.  
THE STATE, ) DATED DEC. 14, 1882.  
- TO - ) FILED DEC. 15, 1882, 4.20  
NELSON PRITCHARD. ) P.M.

DECLARE AND PUBLISH AS A LEGAL NOTICE TO ALL THE WORLD THAT I HAVE A VALID RIGHT TO THE OCCUPATION, POSSESSION AND ENJOYMENT OF THE SW<sup>1</sup>/<sub>4</sub> OF SEC. 23, TWP. 1 S. R. 1 W. U.M., IN MESA COUNTY, COLORADO.  
ACK. DEC. 14, 1882 BY NELSON PRITCHARD, BEFORE W. J. MILLER, A NOTARY PUBLIC OF GUNNISON COUNTY, COLORADO. (L.S.)  
BOOK 13, PAGE 218.

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(3) ) RECEIVER'S RECEIPT NO. 1300 TE  
UNITED STATES RECEIVER, ) DATED NOV. 2, 1883.  
- TO - ) FILED NOV. 8, 1883, 8 AM  
BADGER F. HAYNES. )  
RECEIVED \$90.00 BEING IN FULL FOR THE SW<sup>1</sup>/<sub>4</sub> OF NE<sup>1</sup>/<sub>4</sub> AND LOT 2 OF SEC. 23, TWP. 1 S. R. 1 W. U.M., CONTAINING 71.52 ACRES.  
FRED J. LEONARD, RECEIVER, GUNNISON, COLORADO.  
BOOK 13, PAGE 233.

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(4) ) WARRANTY DEED.  
B. F. HAYNES, ) DATED FEB. 20, 1884.  
- TO - ) FILED FEB. 20, 1884, 4.45 PM.  
JOHN M. RIDDLE. ) \$150.00

CONVEYS: BEGINNING AT THE WEST SIDE CENTER STAKE OF THE SW<sup>1</sup>/<sub>4</sub> OF NE<sup>1</sup>/<sub>4</sub> AND THE NW<sup>1</sup>/<sub>4</sub> OF SE<sup>1</sup>/<sub>4</sub> OF SEC. 23, TWP. 1 S. R. 1 W. U.P.M., THENCE ABOUT 35 RODS SOUTH TO THE GRAND RIVER, THENCE NORTHWESTERLY ABOUT 60 RODS, MORE OR LESS, TO THE SOUTH LINE OF THE SE<sup>1</sup>/<sub>4</sub> OF NW<sup>1</sup>/<sub>4</sub> OF SEC. 23, TWP. 1 S. R. 1 W. U.P.M., THENCE EAST 50 RODS MORE OR LESS TO THE PLACE OF BEGINNING. IN MESA COUNTY, COLORADO, CONTAINING 4 ACRES OF LAND, MORE OR LESS.  
ACK. FEB. 20, 1884 BY B. F. HAYNES, BEFORE L. R. HILL, A N. P. OF MESA COUNTY, COLO. SEAL) SIGNED: R. L. HILL, NOTARY PUBLIC.  
BOOK 1, PAGE 245.

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(5) ) WARRANTY DEED.  
B. F. HAYNES, ) DATED MAY 13, 1886.  
- TO - ) FILED JUNE 5, 1886, 11.55 AM.  
JOHN M. RIDDLE. ) \$150.00

CONVEYS: ALL THAT PORTION OF LOT 2 OF SEC. 23, TWP. 1 S. R. 1 W. U.M., LYING WEST OF A LINE DRAWN THROUGH THE CENTER OF SAID SEC. 23 DUE NORTH AND SOUTH. SAID PORTION OF LOT 2 CONTAINS ABOUT FIVE ACRES OF LAND. IN MESA COUNTY, COLO.  
THIS CONVEYANCE IS MADE IN PLACE OF A CERTAIN DEED EXECUTED AND RECORDED IN BOOK 1 AT PAGE 245 OF THE RECORDS OF MESA COUNTY, COLORADO, AND IS INTENDED TO RECTIFY AND CORRECT ANY ERRORS OF DISCRIPTION IN SAID DEED AND TO MORE ACCURATELY DESCRIBE SAID LAND.  
ACK. JUNE 3, 1886 BY B. F. HAYNES, BEFORE ARTHUR C. COOK, CLERK OF THE DISTRICT COURT OF MESA COUNTY, COLO.  
(SEAL) ) BOOK 12, PAGE 207.

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JOHN J. COTTRILL,  
- TO -  
T. B. CRAWFORD, TRUSTEE, FOR USE  
OF T. B. CRAWFORD, COUNTY SHERIFF  
OF MESA COUNTY, SUCCESSOR IN TRUST.)

TRUST DEED,  
DATED MAY 1, 1889;  
FILED MAY 8, 1889; 1.20  
P.M. \$1.00

CONVEYS: ALL THAT PORTION OF LOT 2 OF SEC. 23, TWP. 1 S. R. 1 W. U.M. LYING WEST OF A LINE DRAWN THROUGH THE CENTER OF SAID SECTION DUE NORTH AND SOUTH, TOGETHER WITH ALL THE IMPROVEMENTS THEREON, CONTAINING ABOUT FIVE ACRES OF LAND. IN MESA COUNTY, COLORADO. SUBJECT TO A CERTAIN RIGHT OF WAY GRANTED BY JNO. M. RIDDLE TO MESA COUNTY FOR A COUNTY ROAD ON THE WEST SIDE OF SAID LAND, GIVEN TO SECURE HIS NOTE BEARING EVEN DATE HERewith FOR \$400.00 WITH INTEREST AT 10% PER ANNUM, PAYABLE SEMI-ANNUALLY ON THE FIRST DAYS OF NOV. AND MAY OF EACH YEAR FOR 3 YEARS.

ACK. MAY 1, 1889 BY JOHN J. COTTRILL, BEFORE A. J. McCUNE COUNTY CLERK OF MESA COUNTY, COLORADO. (SEAL) BY FRANK McCLINTOCK, DEPUTY. Book 18, PAGE 54.

THE COLORADO ABSTRACT AND TITLE COMPANY HEREBY CERTIFIES THAT THE FOREGOING (CONSISTING OF FOURTEEN ENTRIES, NUMBERED FROM 1 TO 14 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, PRIOR TO JANUARY 30, 1890 AT 5 P.M. GRAND JUNCTION, COLORADO, NOVEMBER 12, 1927.

THE COLORADO ABSTRACT AND TITLE COMPANY

*Ernest Leaverton*  
PRESIDENT.

  
**THE MESA COUNTY**  
**ABSTRACT COMPANY**  
GRAND JUNCTION, COLO.

ESTABLISHED 1885.

INCORPORATED 1893.

The only Set of Abstract Books in Mesa County, Colorado.


**ABSTRACT OF TITLE**

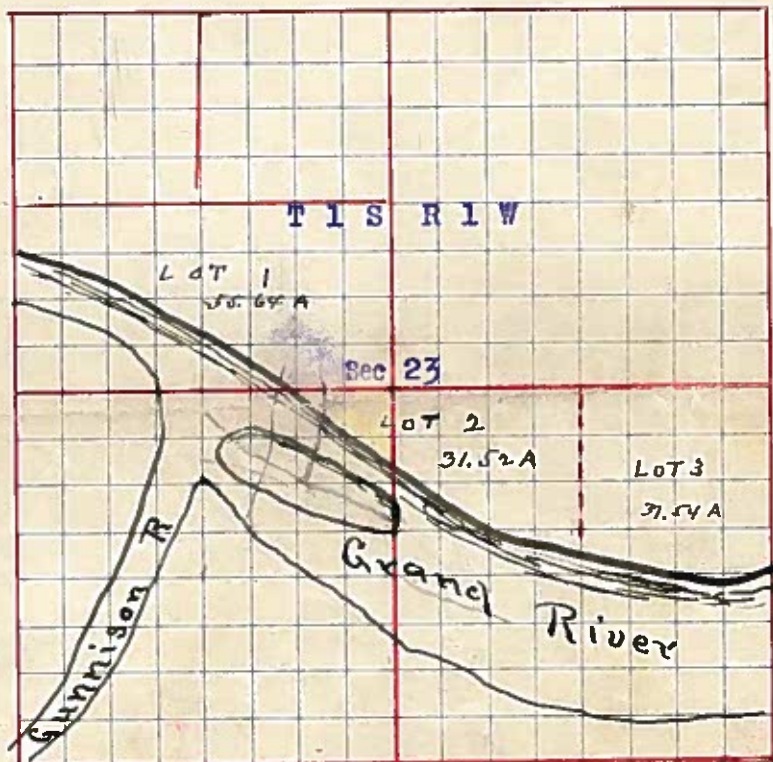

TO

All of that portion of Lot Two (2) in Section Twenty-three (Sec 23) in Township One South (T 1 S) of Range One West (R 1 W) of the Ute Meridian which lies west of the north and south center line of said section 23; otherwise described as that portion of Lot 2 lying in the NE $\frac{1}{4}$  SE $\frac{1}{4}$  Sec 23.

SITUATE IN

**MESA COUNTY, STATE OF COLORADO.**

6 13.12



#13911  
Book 34  
Page 345  
May 2 1892  
3:20 P.M.

Thomas B Crawford  
to  
John J Cottrill

RELEASE DEED. May 2, 1892. \$1.00  
Releasing trust deed dated May 1,  
1889; recorded May 8, 1889 in Book  
18, page 54, to secure to Thomas  
B Crawford payment of 1 note.

Note paid. Conveys: All that portion of Lot 2, Sec 23;  
T 1S, R 1W lying west of a line drawn through the center  
of said Sec 23, north and south, about 5 acres. Acknowl-  
edged May 2, 1892 before Charles R Williams, N.P. Mesa Co.,  
Colo. (seal) Commission expires July 25, 1894.

*Released  
No 12 ✓*

#13917  
Book 9  
Page 231  
May 2 1892  
4:35 P.M.

John J Cottrill  
to  
M P DeLaney

MORTGAGE May 2, 1892. \$300.  
Conveys: All that portion of Lot 2  
Sec 23, T 1S, R 1W lying west of a  
line drawn through the center of  
said Sec 23 due north and south, 5 acres. To secure \$300  
in manner specified in 1 note of even date. Acknowledged  
May 2, 1892 before Wm A Marsh, County Judge, Mesa Co.,  
Colo. (seal) Released on margin May 31, 1893 in presence  
of Edwin Shaw, County Clerk by M P DeLaney

*Released on  
margin*

#16712  
Book 42  
Page 497  
June 21 1893  
11:55 A.M.

John J Cottrill  
to  
The Grand Junction  
Water Company

WARRANTY DEED. Dec 31, 1888. \$1.00  
Conveys: All that portion of Lot 2  
Sec 23, T 1S, R 1W lying west of the  
west line of the extension of 5th  
street, Grand Junction. Acknowl-  
edged Jan 12, 1889 before James A Layton, N.P. Mesa Co.,  
Colo. (seal) Commission expires Feb 6, 1892.

#16851  
Book 40  
Page 201  
July 12, 1893  
2:55 P.M.

John J Cottrill  
to  
The Grand Junction  
Water Co.

AGREEMENT. Feb 24, 1892. In  
consideration for the right to  
use water from the water works of  
2nd party without cost, grants to  
2nd party the right to run, con-  
struct and maintain a filtering gallery on and along Lot 2,  
Sec 23, T 1S, R 1W, the same being a tract of land border-  
ing Grand river at a point immediately east of the Grand  
river bridge. The above does not convey the property in  
fee simple but to convey a right of way to 2nd party and  
its successors; and when 2nd party or its successors shall  
cease to use the same for purpose described all rights  
above conveyed shall revert to 1st party. Second party  
agrees to furnish to first party water for domestic use and  
to sprinkle the westerly 400 feet of Lot 2, Sec 23, T 1S,  
R 1W. Ute Mer. Acknowledged Feb 24, 1892 before Chas. F  
Caswell, N.P. Mesa Co., Colo. (seal) Commission expires  
Feb 25, 1895.

John J Cottrill  
to  
The Grand Junction  
Water Co.

AGREEMENT Feb 24, 1892. In  
consideration for the right to  
use water from the water works of  
2nd party without cost, grants to  
2nd party the right to run, con-  
struct and maintain filtering gallery on and along Lot 2,  
Sec 23, T 1S, R 1W, the same being a tract of land border-  
ing Grand river at a point immediately east of the Grand  
river bridge. The above does not convey the property in  
fee simple, but to convey a right of way to 2nd party and  
its successors. When 2nd party or its successors shall  
cease to use the same for purpose described all rights  
above conveyed shall revert to 1st party. Second party  
agrees to furnish to first party water for domestic use  
and to sprinkle the westerly 400 feet of Lot 2, Sec 23  
T 1S, R 1W Ute Meridian. (This is duplicate of instrument  
#16851, except that size of well and gallery are different)  
Acknowledged Feb 24, 1892 before Chas F Caswell, N.P. Mesa  
Co., Colo. (seal) Commission expires Feb 25, 1895.

#16852  
Book 40  
Page 202  
July 12, 1893  
3:00 P.M.

*Void under  
reversionary  
provision*

*Void under  
Reversionary  
provision*



20  
A

#24588  
Book 52  
Page 328  
Nov 27 1896  
10:00 A.M.

John J Cottrill  
to  
Herman F Ziemann

LEASE. Nov 12, 1896.  
Leases for a term of 4 years,  
beginning Nov Nov 12, 1896 and  
ending Nov 12, 1900, at a rental

of \$150 per annum, Beginning at a point on the bank of  
Grand river, 60 feet west of the north and south center  
line of Sec 23, T 1S, R 1W Ute Meridian; thence North 50 ft;  
thence westerly and parallel with the bank of Grand river  
150 feet; thence South 50 feet to the bank of Grand river;  
thence Easterly 150 ft along bank of Grand river to begin-  
ning; situated in Lot 2, Sec 23. Acknowledged Nov 12, 1896  
before Guy V Sternberg, N.P. Mesa Co., Colo. (seal) Com-  
mission expires October 5, 1899.

21  
A

#48820  
Book 97  
Page 149  
Mch 26 1904  
1:00 P.M.

John J Cottrill  
to  
Annie L Cottrill

WARRANTY DEED. June 18, 1903. \$1.0  
and love and affection. Conveys  
An undivided  $\frac{1}{2}$  of following: All  
that portion of Lot 2, Sec 23, T 1S  
R 1W Ute Meridian lying west of

a line drawn through the center of Sec 23 from north to s  
south, except that part of above described land included  
in a deed recorded in book 2, page 184 in which the follow-  
ing land is deeded: Commencing at the center of the east  
end of pier No.2 state bridge from which a point 655 feet  
west from center of Sec 23, T 1S, R 1W Ute Mer. bears North  
35°15'E 418 feet; thence S 57°30'E 764 ft; thence S 54°E  
781 ft; thence S42°30'W 157 ft; thence N 64°15'W 693 ft;  
thence N 44°45'W 853 ft; thence N 35°15'E 96 ft to begin-  
ning. Acknowledged Mch 4, 1904 before William A Marsh,  
N.P. Mesa Co., Colo. (seal) Commission expires Jan 9, 1905

*Seven*

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of  
entries, numbered *1 to 7 Inclusive*)

is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder  
of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the

caption hereto, or any part thereof, or the title thereto, subsequent to the

*30* day of *January* 1890 at *5:00* o'clock *P* M.

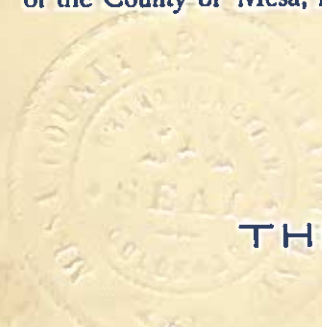
Dated at Grand Junction, Colorado, this *Seventeenth* day of

*May* 1907, at *Eight* o'clock *A* M.

THE MESA COUNTY ABSTRACT CO.

By

*Andy Nichols*  
MANAGER.



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

T O

All that portion of Lot 2 in Section Twenty-three, Township One South, Range One, West of the Ute Meridian, which lies West of the North and South center line of said Section 23, otherwise described as that portion of Lot 2 lying in the NE 1/4 of SW 1/4 of Sec. 23, in Mesa County, Colorado.

From date May 17<sup>th</sup> 1907 at 8 A.M.

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United States by the President, Benjamin Harrison, -to- Badger F. Haynes. ) Patent #130, ) Dated July 21<sup>st</sup> 1890, ) Filed Dec. 17<sup>th</sup> 1907, 9.30 A.M.

Conveys: The SW 1/4 of NE 1/4 and Lot 2 of Sec. 23, Twp. 1 S. R. 1 W. U. M. containing 72 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 also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as provided by law. Book 70, page 390.

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John J. Cottrill and Annie L. Cottrill, -to- May Millson Bostwick. ) Warranty Deed, ) Dated May 18<sup>th</sup> 1907, ) Filed Dec. 17<sup>th</sup> 1907, 9.40 A.M. ) Con. \$4500.00

Conveys: All that portion of Lot 2 in Sec. 23, Twp. 1 S. R. 1 W. U. M. which lies West of the North and South center line of said Sec. 23, otherwise described as that portion of Lot 2 lying in the NE 1/4 of SW 1/4 of said Sec. 23, containing about 5 acres more or less.

Subject to right of way reserved in Deed recorded in Book 12 at page 240, Mesa County Records.

(Signed) John J. Cottrell, Annie L. Cottrell.

Ack. May 18<sup>th</sup> 1907 by John J. Cottrill and Annie L. Cottrill before William A. Marsh, N. P. Mesa County, Colorado. (N.P. Seal). Commission expires January 7<sup>th</sup> 1909.

Book 126, page 440.

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(2)

24

May Millson Bostwick,	)	Mortgage Deed,
-to-	)	Dated Dec.14"1907,
Robert S. Carter.	)	Filed Dec.17"1907, 10 A.M.
	)	Con. \$950.00

Conveys: All that portion of Lot 2, Sec. 23, Twp. 1 S. R. 1 W. U. M. which lies West of the North and South center line of said Sec. 23, otherwise described as that portion of Lot 2 lying in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Sec. 23, containing about 5 acres, excepting, however, therefrom that part of above described tract and described as follows: Commencing at a point at the intersection of the South line of Struthers Ave. with the East line of Fifth St. (said lines being produced to the point of intersection) running thence East 190 feet, thence due South to the point of intersection of land reserved and excepted from the deed of John J. Cottrill to Annie L. Cottrill, recorded in Book 97 at page 194, thence Westerly along said excepted ground as described in said deed to a point due South of the place of beginning, thence North to the place of beginning, and 3 shares of stock in Grand Valley Irrigation Company. To secure \$950. according to terms of note bearing even date herewith payable on or before 6 months with interest at 8% per annum payable annually.

Ack. Dec.16"1907 before Marion O. Delaplain, N. P. Mesa County, Colorado. (N.P.Seal). Comm. expires September 20"1910.

Released on Margin of Record Feb.17"1908 by Robert S. Carter in presence of O. P. M. Steel, Deputy County Clerk.

Book 54, page 492.

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(4)

25

May Millson Bostwick,	)	Warranty Deed,
-to-	)	Dated Dec.16"1907,
Robert S. Carter.	)	Filed Dec.17"1907, 9.50 A.M.
	)	Con. \$1450.00

Conveys: A tract of ground described as follows: Commencing at the point at the intersection of the South line of Struthers Ave. with the East line of Fifth St. in the City of Grand Junction (said lines produced to the point of intersection) running thence East 190 feet, thence due South to the intersection of land reserved and excepted from the deed of John J. Cottrell to Annie L. Cottrell, recorded in Book 97 at page 194 of the Mesa County Records, thence North-westerly along said excepted ground as described in said deed to a point, being the East end of Pier No. 2 of the State Bridge across Grand River, thence Northerly along line of County road to beginning, all in Mesa County, State of Colorado, together with 3 shares of stock in The Grand Valley Irrigation Company.

Ack. Dec.16"1907 before Marion O. Delaplain, N. P. Mesa County, Colorado. (N.P.Seal). Comm. expires September 20"1910.

Book 126, page 441.

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ABSTRACT OF TITLE

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The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of Four Entries, numbered 1, 2, 3 and 4) 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 continuation or any part thereof or the title thereto, subsequent to May 17<sup>th</sup> 1907 at 8 A.M.  
Dated at Grand Junction, Colorado, April 8<sup>th</sup> 1908 at 8 A.M.

THE COLORADO ABSTRACT AND TITLE COMPANY,

By

*J. E. Heaverton*

Manager.



A B S T R A C T   O F   T I T L E

T O

All that portion of Lot Two in Section Twenty-Three, Township One South, Range One West of the Ute Meridian, which lies West of the North and South center line of said Section 23, otherwise described as that portion of Lot 2 lying in the NE 1/4 of SW 1/4 of said Section 23, in Mesa County, Colorado.

From date April 8" 1908 at 8 A.M.

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(5)

24 State of Colorado,  
County of Mesa. )

S.S. John J. Cottrell being first duly sworn, on oath deposes and says that he is the same party who executed Warranty Deed on May 18" 1907 wherein his name was given as John J. Cottrill and his wife's name was given as Anna L. Cottrill, said deed running to May Millson Bostwick, grantee and deed was recorded in the records of Mesa County, Colorado on the 17th day of December 1907 in Book 126 at page 440 of said records. That he and his wife signed said deed using the letter "e" instead of the letter "i" that the acknowledgement was filled in at the time the notary took the acknowledgment with the letter "i" in both names instead of the letter "e". That formerly in signing his name he always used the letter "i" but that in recent years he has been using the letter "e". That in the execution of this warranty deed he signed his name with "e" as had been his practice tho in the deed his name and that of his wife was written with an "i". He further says that he is the identical person intended to be named in said deed wherein the party drawing deed used the letter "i".

(Signed) John J. Cottrell.

Subscribed and sworn to before me this 9th day of April A'D' 1908. William A. Marsh, Notary Public. (N.P. Seal).  
Comm. expires Jan. 7" 1909.

Filed April 9" 1908, 11.20 AM. Book 119, page 126

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The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of one entry, numbered 5 ) 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 continuation or any part thereof or the title thereto, subsequent to April 8" 1908 at 8 A.M.

Dated at Grand Junction, Colorado, April 9" 1908 at 11.20 AM.

THE COLORADO ABSTRACT AND TITLE CO.

per *J. E. Leaverton*  
Manager.



#74758  
Book 133  
Page 130  
Apr 11, 1908  
2.50 P.M.

May Millson Bostwick  
to  
Leonard L Vittetoe

WARRANTY DEED. April 8th, 1908  
\$ 4000 Conveys:- beg at the  
center of Sec 23 Twp 1S of R 1W  
of the Ute Meridian, thence  
west 523.62/100 feet; thence

south to a point whence the center of the east end of  
Pier # 2 of the State Bridge bear N 50°30' W 440 feet  
more or less. thence S 57° 30' E to a point south of the  
place of beginning. thence north to the place of beg. all  
being in that portion of lot 2 Sec 23 Twp 1S of R 1W  
of the Ute Meridian, lying west of the north and south  
center line of said Sec 23; and containing 4 1/2 acres  
more or less. Also 5 shares of the Capital Stock of the  
Grand Valley Irrigation Co. Acknowledged April 9th, 1908  
before J Ernest Leaverton N.P. Mesa Co, Colo ( seal )  
Comm expires Feby 27th, 1909.

#74763  
Book 54  
Page 505  
Apr 11, 1908  
3.30 P.M.

Leonard L Vittetoe  
to  
May Millson Bostwick

MORTGAGE. April 10th, 1908. \$  
\$ 2000 Conveys:- beg at center  
of Sec 23 Twp 1S of R 1W of  
the Ute Meridian, thence west  
523. 62/100 feet; thence south

to a point whence the center of the east end od Pier  
# 2 of the State Bridge, bears N 57° 30' W. 440 feet  
more or less; thence S 57° 30' E to a point south of  
the place of beginning. thence north to the place of beg.  
All being in that portion of lot 2 of Sec 23 Twp 1S of  
R 1W of the Ute Meridian, lying west of the north and  
south center line of said Sec 23, containing 4 1/2 acres  
more or less. Also 5 shares of the Capital Stock of  
The Grand Valley Irrigation Co. Given to secure payment  
of one note of even date herewith for \$ 2000 due in 5  
years after the date thereof, with interest thereon from  
the date thereof at 8 % per annum, interest payable  
annually. Acknowledged April 10th, 1909 before James S  
Carnahan N.P. Mesa Co, Colo ( seal ) Comm expires Oct  
1st, 1910.

*Released on Margin June 12-1908 by May Millson  
Bostwick by Mesa County National Bank by W. Rex Graham  
and Carter legal holder of note in presence of  
P.E. Starr County clk*

**THE MESA COUNTY ABSTRACT COMPANY** hereby certifies that the foregoing

(consisting of two (2) entries numbered 1 and 2)  
is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and  
Recorder of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises

described in the caption hereto, or any part thereof, or the title thereto,

subsequent to the 9th day of April 1908

at 11:20 o'clock A M. Dated at Grand Junction, Colorado, this 1st

day of June 1908, at 8:00 o'clock A M.

**THE MESA COUNTY ABSTRACT CO.**

By Henry Nichols

MANAGER.

Continuation of abstract of title to the following property in Mesa County, Colorado.  
 THE WEST 100 FEET OF THE FOLLOWING DESCRIBED AS FOLLOWS, TO-WIT:-wit  
 beginning at the center of Sec 23 Twp 1S of R 1W of the Ute Meridian;  
 thence west 523.62 feet ; thence south to a point where the center  
 of the east end of Pier No 2 of the State Bridge bears N 57°30' W. 440  
 feet more or less; thence S 57°30' E to a point south of the place of  
 beginning; thence north to the place of beginning. All being in that  
 portion of lot 2 Sec 23 Twp 1S of R 1W of the Ute Meridian, lying west  
 of north and south center line of said Sec 23 Twp 1S of R 1W of the Ute  
 Meridian, subsequent to the 1st day of June 1908 at 8.00 A.M.

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#76893  
 Book 136  
 Page 130  
 July 1, 1908  
 2.30 P.M.

Leonard L Vittetoe  
 to  
 G A Johnson  
 Esther Johnson

WARRANTY DEED. July 1st, 1908.  
 \$ 850.00 Conveys:- the west 100  
 feet of the following described  
 tract:- beg at the center of Sec  
 23 Twp 1S of R 1W of the Ute

Meridian, thence west 523.62 feet; thence south to a point  
 whence the center of the east end of Pier No 2 of the  
 State Bridge bears N 57° 30' W. 440 feet more or less;  
 thence S 57°30' E. to a point south of the place of beg;  
 thence north to the place of beg, all being in that portion  
 of lot 2 Sec 23 Twp 1S of R 1W of the Ute Meridian, lying  
 west of the north and south line of said Sec 23, containing  
 4½ acres more or less, together with all accrued ditch  
 rights to and from the land. Acknowledged July 1st, 1908  
 before J. Ernest Leaverton N.P. Mesa Co, Colo ( seal)  
 Comm expires Dec 27th, 1909.

✓ 79

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#80132  
 Book 88  
 Page 403  
 Dec 23, 1908  
 9.00 A.M.

G.A Johnson  
 Esther Johnson  
 to  
 The Home Loan and Invest-  
 ment Company

MORTGAGE. Dec 22nd, 1908. \$1.00  
 Conveys:- the west 100 feet  
 of the following described tract  
 beg at the center of Sec 23 Twp  
 1S of R 1W of the Ute Meridian,  
 thence west 523.63 feet; thence

south to a point whence the center of the east end Pier  
 No 2 of the State Bridge bears N 57° 30' W 440 feet more  
 or less; thence S 57°30' E to a point south of the place  
 of beginning. Thence north to the place of beginning. all  
 being in that portion of lot 2 of Sec 23 Twp 1S of R 1W  
 of the Ute Meridian, lying west of the north and south line  
 center line of said Sec 23 and containing 4½ acres more  
 or less. Together with all acrued ditch rights to and  
 from the land. Given to secure note of even date herewith  
 for \$ 300 due in 3 years after the date thereof with  
 interest thereon at 8 % per annum, interest payable semi-  
 annually. Acknowledged by garntors Dec 22nd, 1908 before  
 Pearl Marean N.P. Mesa Co, Colo ( seal) Comm expires  
 July 19th, 1909. ( Wife's seprate acknowledgement)

✓ 30

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The Mesa County Abstract Company hereby certifies that the foregoing  
 consisting of two ( 2 ) entries, numbered 1 and 2, 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 to this  
 continuation or any part thereof, or the title thereto, subsequent to  
 the 1st day of June 1908 at 8.00 A.M. Dated at Grand Junction, Colorado,  
 this 23rd, day of December 1908 at 9.05 A.M.

THE MESA COUNTY ABSTRACT COMPANY

By Henry Nichols Manager

# We Photograph the Record

## ABSTRACT OF TITLE TO

The West 100 Feet of the following described tract: Beginning at the center of Section 23 Twp. 1 South, Range One West of the Ute Meridian, thence West 523.62 feet, thence South to a point where the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' West 440 feet more or less, thence South 57° 30' East to a point South of the place of beginning, thence North to the place of beginning. All being in that portion of Lot 2, Sec. 23, Twp. 1 S., R. 1 W. U.M. lying West of the North and South center line of said Sec. 23, Twp. 1 S. R. 1 W. U.M. in Mesa County, Colorado.

From date December 23rd 1908 at 9.05 A.M.

(3)

### Marginal Release of Mortgage.

31  
For and in consideration of the full payment of the amount herein secured we hereby release and forever quit claim to G. A. Johnson and Esther Johnson, by whom said payment was made, the premises therein described, and forever discharge the same of record. Dated this 16th day of January A. D. 1911. Signed in presence of Chas. S. Jones, County Clerk.

(signed) The Home Loan and Investment Company  
By S. G. McMullin, President.

Attest: Wm. A. Marsh, Sec.

(Corporate Seal)

Filed January 16<sup>th</sup> 1911, 10.40 AM.

Book 88, Page 403.



## We Photograph the Record

The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of *One* Entries Numbered ~~from~~ *3* to ~~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 continuation or any part thereof or the title thereto subsequent to the *23rd* day of *December* A. D. 19*08* at *9.05* o'clock *a* M.

Dated at Grand Junction, Colo., this *18th* day of *December* A. D. 19*11* at *4.00* o'clock *P.* M.

The Colorado Abstract & Title Co.

Per

*Ernest Leaverton*  
Manager.

This Company is the only Abstract Company in Mesa County that protects your record title against fire by making a photographic copy of every instrument recorded with the County Clerk. Patronize the Company that gives you this protection.



#106532  
Book 172  
Page 52  
April 29, 1912  
1:25 P M

Edward J. Olson,  
to  
Mrs. A. L. Crockett.

WARRANTY DEED. April 27, 1912. \$1.00  
and other valuable considerations.  
Conveys: The West 100 feet of the  
following described tract: Beginning  
at the center of Sec. 23, in Twp. 1 S

R 1 W of the Ute Mer, thence West 523.62 feet, thence South  
to a point whence the center of the East end pier number 2  
of the State Bridge bears North 57° 30' West 440 feet more or  
less, thence South 57° 30' East to a point South of the place  
of beginning, thence North to the place of beginning, All  
being in that portion of Lot numbered 2 in Sec. 23, in Twp. 1  
S R 1 W of the Ute Mer, lying West of the North and South  
center line of the said Sec. 23, and containing 4 1/4 acres more  
or less, together with all accrued ditch rights to and from  
the land. Except a certain Deed of Trust in the sum of \$350.  
Ack. April 27, 1912 by Edward J Olson before Robert C. Walker  
Notary Public, Mesa County, Colorado. (N P Seal) Commission  
expires July 22, 1913.

(28) 34

-0-

#109149  
Book 173  
Page 272  
Oct. 3, 1912  
3:00 P M

Benton Canon,  
Public Trustee,  
to  
Edward J. Olson.

RELEASE DEED. Oct. 3, 1912. \$2.00.  
Conveys: The West 100 feet of the  
following described tract of land,  
Beg at the center of Sec. 23, Tp. 1 S  
R 1 W of the Ute Mer, thence West  
523.62 feet; thence South to a point

whence the center of the East end of pier Number 2, of the  
State Bridge bears North 57° and 30' West 440 feet more or  
less, thence South 57° 30' East to a point South of the place  
of beginning, thence North to the place of beginning, All  
being in that portion of Lot number 2 of said Sec. 23, lying  
West of the North and South center line thereof, and contain-  
ing 4 1/4 acres more or less. Made to release Trust Deed dated  
Jan. 6, 1912 and recorded Jan. 6, 1912 in Book 162 on page 262  
to secure to G. A. Johnson and Esther Johnson payment of one  
note. NOTE PAID. Ack. Oct. 3, 1912 by Benton Canon Public  
Trustee before John G McKinney Notary Public, Mesa County,  
Colorado. (N P SEAL) Commission expires April 3, 1916.

(41) 35

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THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the  
foregoing (consisting of FOUR (4) entries, numbered from ONE to FOUR (1 to 4)  
inclusive is a full and complete abstract of each and every instrument of  
record or on file in the office of the Clerk and Recorder of the County of  
Mesa, in the State of Colorado, in any manner affecting or relating to the  
premises described in the Sub-Caption hereto, or any part thereof, or the title  
thereto, Subsequent to the 18th day of December A. D. 1911 at 4:00 o'clock P.M.  
Dated at Grand Junction, Mesa County, Colorado, this 4th day  
of October A. D. 1912 at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY

By J. A. Meadows Manager.



ABSTRACT OF TITLE  
TO

The west 100 feet of the following described tract:-Beginning at the center of Section 23, Twp. 1S, R 1W, Ute Meridian, thence West 523.62 feet: thence South to a point whence the center of the east end of Pier No. 2 of The State Bridge bears N, 57° 30' W 440 feet more or less: thence S 57° 30' E to a point South of the place of beginning; thence North to the place of beginning, all being in that portion of Lot 2, in Section 23, Twp. 1S R 1W, Ute Meridian, lying West of the North and South center line of said Sec. 23, **SUBSEQUENT** to October 4th. 1912, at 8:00 o'clock A.M.

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# 128007  
Book 207  
Page 11  
Oct. 22, 1915  
1:20 P.M.

Mrs. A. L. Crockett  
To  
Harriette J. Tobyne.

**MORTGAGE DEED**, October 22, 1915, \$55.  
Conveys:- the West 100 feet of the following described tract:-  
Beginning at the center of Sec. 23, Twp. 1S, R 1W, Ute Meridian, thence West 523.62 feet: thence South to

158 30

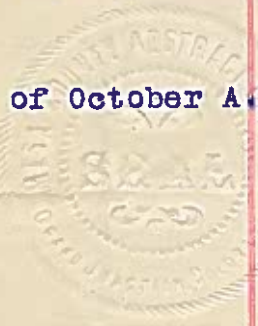
a point whence the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' W 440 feet more or less: thence South 57° 30' East to a point South of the place of Beginning: thence North to the place of beginning. All being in that portion of Lot 2, in said Sec. 23, lying west of the North and South center line of said Sec. 23, and containing 4 1/2 acres, more or less, together with all accrued ditch rights to and from the land. In Mesa County, Colorado. To secure payment of above sum according to the tenor of her note bearing even dat herewith, payable - - - - - with interest thereon at 10% per annum, payable semi-annually. Acknowledged October 22, 1915, by Mrs. A. L. Crockett, before Henry Tupper, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires May 15, 1917.

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**THE MESA COUNTY ABSTRACT COMPANY** hereby certifies that the foregoing consisting of One (1) entry numbered Five, (5), 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 the County of Mesa in the State of Colorado, in any manner affecting or relating to the premises described in the Caption to this continuation or any part thereof or the title there to, **SUBSEQUENT** to October 4, 1912, at 8:00 o'clock A.M.

Dated at Grand Junction, Mesa County, Colorado, this 22nd. day of October A. D. 1915, at 2:25 o'clock P.M.

**THE MESA COUNTY ABSTRACT COMPANY,**  
By J. A. Measure Manager.



No. 8707

Continuation of

ABSTRACT OF TITLE

to

The West 100 feet of the following described tract:-Beginning at the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence West 523.62 feet; thence South to a point whence the center of the east end of Pier No. 2 of the State Bridge bears North 57° 30' West 440 feet more or less; thence South 57° 30' East to a point South of the place of beginning; thence North to the place of beginning, all being in that portion of Lot Two (2) in Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, lying West of the North and South center line of said Section Twenty-three (23) in Mesa County, Colorado.

From October 22<sup>nd</sup> 1915 at 2:25 o'clock P.M.

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4.  
37

Harriette J. Tobyne  
to  
Mrs. A. L. Crockett

MARGINAL RELEASE MORTGAGE #136418  
Filed Mar. 13<sup>th</sup> 1917 at 3:55 P.M.  
Book 207 page 11

Property is:-The W 100 ft of the following described land: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. U.M. thence W 523.62 feet, thence S to a point whence the center of the E end of Pier #2 of the State Bridge bears N 57° 30' W 440 feet more or less, thence S 57° 31' E to a point S of the place of beginning, thence N to place of beginning all being in that portion of Lot #2 Sec. 23, Twp. 1S. R. 1W. U.M. lying W of N & S center line of said Sec. 23 and containing 4½ acres more or less together with all accrued ditch rights to and from the land.

Signed in presence of Chas. S. Jones, County Clerk and Recorder.

-o----o----o-

1.  
38

Grand Valley Drainage District

STATEMENT OF SPECIAL ELECTION #128899  
Filed Dec. 14<sup>th</sup> 1915 at 1:20 P.M.  
Election held Dec. 11<sup>th</sup> 1915

Said election was called submitting the question "Shall the Board of Directors of The Grand Valley Drainage District be authorized to enter into the proposed form of contract with the United States?" Sets forth the various polling places in the District and copy of election notice, which notice sets out a copy of the contract between the United States and The Grand Valley Drainage District, providing for investigations, plans and estimates by the United States Reclamation Service, and the District agrees to pay, on or before Dec. 1<sup>st</sup> 1919, to the United States Reclamation Service the actual amount expended; expenditures under this contract, limited to \$30,000.00. Provided that in case the contract is hereafter made between the District and the United States whereby the United States shall construct the drainage system, or any part thereof, then in that event the said sum due to the United States on account of this contract shall be added to any sum advanced by the United States for the construction of such works.

Total number of votes cast 539. There were 437 votes cast in favor and 60 votes cast against said question; two spoiled ballots. There being a majority of 417 votes cast in favor of said question. Certified to December 13<sup>th</sup> 1915 by Milo B. Sharp, Secretary. (G. V. D. D. Seal)

-o----o----o-



Grand valley Drainage District

STATEMENT OF SPECIAL ELECTION

#140900

Filed Nov. 24" 1917 at 8:45 A.M.

Election held Nov. 17" 1917

39

Said election was called submitting the question "Shall the Board of Directors of The Grand Valley Drainage District be authorized to enter into the proposed form of contract with the United States of America?" Sets forth the various polling places in the District and copy of election notice, which notice sets out a copy of the contract between the United States and The Grand Valley Drainage District, providing that the United States will construct in the Grand Valley Drainage District in accordance with plans and specifications and at its sole expense, certain main channels, for the purpose of carrying surplus and seepage waters flowing into the District from lands of the Grand Valley Project as well as those originating in the District itself. After construction of channels, etc, the District will maintain the same in perpetuity at its own expense. The District agrees to furnish at its sole cost and expense all rights of way which may be required for the channels etc. contemplated by this contract. The United States agrees to pay the District \$10,000 within 30 days after signing the contract. The District agrees to repay the United States \$35,383.00 in 10 equal installments beginning Dec. 1" 1920 with interest at 5% per annum in full satisfaction of the provisions of contract dated Dec. 13" 1915

720 votes cast in favor and 75 votes cast against said question  
 There being a majority of 654 votes cast in favor of said question  
 Certified to Nov. 22" 1917 by Milo B. Sharp, Secretary of The Grand-Valley Drainage District.  
 (G. V. D. D. Seal)

~~Name changed to Grand Junction Drainage District June 6" 1923 by Resolution filed June 6" 1923 at 11:35 o'clock A.M. by Order of Board of Directors.~~

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STATE OF COLORADO

(SS

COUNTY OF MESA )

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Three (3) entries, numbered from Six (6) to Eight (8) both 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 hereof, subsequent to October 22" 1915 at 2:25 o'clock P.M.

Dated at Grand Junction, Colorado,

March 30 1925 at 5:00 o'clock P.M.

THE INDEPENDENT ABSTRACT COMPANY, By

*Q. Williams* Secretary.

-o---o---o-



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

THE WEST 100 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE CENTER OF SEC. 23, TWP. 1 S. R. 1 W. UTE P.M., THENCE WEST 523.62 FEET; THENCE SOUTH TO A POINT WHENCE THE CENTER OF THE EAST END OF PIER No. 2 OF THE STATE BRIDGE BEARS NORTH 57° 30' WEST 440 FEET MORE OR LESS; THENCE SOUTH 57° 30' EAST TO A POINT SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH TO THE PLACE OF BEGINNING; ALL BEING IN THAT PORTION OF LOT 2 IN SAID SECTION 23 LYING WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 23, IN MESA COUNTY, COLORADO.  
FROM DATE MARCH 30, 1925 AT 5.00 P.M. WE SHOW ENTRIES NUMBERED 9, 10 AND 11 BECAUSE OMITTED BY THE INDEPENDENT ABSTRACT COMPANY UNDER CERTIFICATE DATED MARCH 30, 1925 AT 5 P.M.

40 G. A. JOHNSON,  
- TO -  
H.H. JOHNSON.

(9)

) WARRANTY DEED.  
DATED JULY 17, 1916;  
FILED JULY 18, 1916; 2.15 PM  
\$650.00

CONVEYS: THE WEST 100 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE CENTER OF SECTION 23, IN TWP. 1 S. R. 1 W. U.M., THENCE WEST 523.62 FEET; THENCE SOUTH TO A POINT WHENCE THE CENTER OF THE EAST END OF PIER No. 2 OF THE STATE BRIDGE BEARS NORTH 57° 30' WEST 440 FEET MORE OR LESS, THENCE SOUTH 57° 30' EAST TO A POINT SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH TO THE POINT OF BEGINNING; ALL BEING IN THAT PORTION OF LOT No. 2 OF SAID SEC. LYING WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION, AND CONTAINING 4 1/4 ACRES MORE OR LESS. TOGETHER WITH ALL ACCRUED DITCH RIGHTS TO AND FROM THE LAND. IN MESA COUNTY, COLO.

ACK. JULY 17, 1916 BY G. A. JOHNSON, BEFORE WILLIAM A. MARSH, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES JANUARY 31, 1917.

Book 202, PAGE 572.

41 H.H. JOHNSON,  
- TO -  
THE PUBLIC TRUSTEE OF MESA COUNTY, COLORADO, FOR USE OF G. A. JOHNSON.

(10)  
) TRUST DEED.  
DATED JULY 17, 1916;  
FILED JULY 18, 1916; 2.20PM  
\$1.00

CONVEYS: (HERE FOLLOWS THE SAME IDENTICAL DESCRIPTION OF LAND AS APPEARS AT ENTRY No. 9 LAST ABOVE) GIVEN TO SECURE 63 NOTES BEARING EVEN DATE HERewith, ONE PAYABLE ON OR BEFORE EACH SUCCESSIVE MONTH, (BEING 1 TO 63 MONTHS, BOTH INCLUSIVE) FOR THE SUM OF \$10. EACH, EXCEPT THE LAST MATURING ONE, WHICH IS FOR \$5. WITH INTEREST FROM DATE UNTIL PAID AT 7% PER ANNUM.

ACK. JULY 17, 1916 BY H.H. JOHNSON, BEFORE WILLIAM A. MARSH, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES JANUARY 31, 1917.

Book 206, PAGE 283.

42  
G. A. JOHNSON,  
- TO -  
H.H. JOHNSON.

~~(H)~~

WARRANTY DEED,  
DATED MARCH 31, 1924.  
FILED APRIL 9, 1924, 2.10PM  
\$1.00 AND IN CONSIDERATION  
OF THE PREMISES.

WHEREAS, THE FIRST PARTY DID ON OR ABOUT JULY 17, 1916 EXECUTE AND DELIVER TO SAID SECOND PARTY FOR THE CONSIDERATION THEREIN NAMED A CERTAIN WARRANTY DEED WHICH SAID DEED IS RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO IN BOOK 202 PAGE 572, AND,

WHEREAS, IN SAID DEED OF CONVEYANCE BY MISTAKE IN DRAWING THE SAME AN ERROR WAS MADE THEREIN IN THIS TO-WIT: SAID DEED DESCRIBED THE TRACT OF LAND CONVEYED AS BEING IN THE PORTION OF LOT 2 OF SEC. 23, TWP. 1 S. R. 1 W. U.M. LYING WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION IN MESA COUNTY, COLORADO, AND WHEN AND WHEREAS IT WAS THE UNDERSTANDING AND INTENTION OF SAID PARTIES TO DESCRIBE AND CONVEY A DIFFERENT TRACT OF LAND, WHICH IS DESCRIBED AS FOLLOWS, TO-WIT: LOTS 25 AND 26 IN BLOCK LETTERED "N" KEITH'S ADDITION, CITY OF GRAND JUNCTION, IN MESA COUNTY, COLORADO, AND, WHEREAS, IT IS DESIRABLE AND EXPEDIENT THAT SAID ERROR BE CORRECTED.

THEREFORE CONVEYS: LOTS 25 AND 26 IN BLOCK LETTERED "N" KEITH'S ADDITION, CITY OF GRAND JUNCTION, IN MESA COUNTY, COLORADO.

ACK. MARCH 31, 1924 BY G. A. JOHNSON, BEFORE F. E. DEMMON, A NOTARY PUBLIC OF LAKE COUNTY, INDIANA. (N.P. SEAL)  
COMM. EXPIRES NOV. 8, 1926. BOOK 272, PAGE 538.

43  
MRS. A. L. CROCKETT,  
- TO -  
B.L.C. CRAYTON HANCOCK.

~~(H)~~

WARRANTY DEED,  
DATED APRIL 3, 1925.  
FILED APRIL 21, 1925, 8.15 AM  
\$1.00 AND OTHER GOOD AND  
VALUABLE CONSIDERATIONS.

CONVEYS: THE WEST 100 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE CENTER OF SEC. 23, TWP. 1 S. R. 1 W. U.M., THENCE WEST 523.62 FEET, THENCE SOUTH TO A POINT WHENCE THE CENTER OF THE EAST END OF PIER NO. 2 OF THE STATE BRIDGE BEARS NORTH 57° 30' WEST 440 FEET MORE OR LESS, THENCE SOUTH 57° 30' EAST TO A POINT SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH TO THE PLACE OF BEGINNING, ALL BEING IN THAT PORTION OF LOT 2 IN SEC. 23, TWP. 1 S. R. 1 W. U.M. LYING WEST OF THE NORTH AND SOUTH CENTER LINE OF THE SAID SECTION 23, AND CONTAINING 4 1/4 ACRES MORE OR LESS; TOGETHER WITH ACCRUED DITCH RIGHTS TO AND FROM THE LAND. IN MESA COUNTY, COLORADO. 50 CENT I. R. STAMP. EXCEPT THE LAST HALF OF THE TAXES ASSESSED AGAINST SAID LAND FOR THE YEAR 1924 AND WHICH THE GRANTOR IS TO PAY.

ACK. APRIL 4, 1925 BY MRS. A. L. CROCKETT, BEFORE ROBERT CRAYTON, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL)  
COMM. EXPIRES APRIL 27, 1926. BOOK 280, PAGE 513.

44  
H.H. JOHNSON,  
- TO -  
B.L.C. CRAYTON HANCOCK.

~~(H)~~

QUIT CLAIM DEED,  
DATED NOV. 10, 1927.  
FILED NOV. 12, 1927, 8.00 AM  
\$1.00 AND OTHER CONSIDERATION

CONVEYS: ( HERE FOLLOWS THE SAME IDENTICAL DESCRIPTION OF LAND AS APPEARS AT ENTRY NO. 12 LAST ABOVE ) TOGETHER WITH ACCRUED DITCH RIGHTS TO AND FROM THE LAND. IN MESA COUNTY, COLORADO

ACK. NOV. 10, 1927 BY H.H. JOHNSON, BEFORE ROBERT L. MAGILL, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL)  
COMM. EXPIRES OCT. 19, 1930.

BOOK 270 PAGE 560.



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45

(14)

A. SCOTT MCKINNEY, PUBLIC TRUSTEE OF MESA COUNTY, COLORADO, - TO - H. H. JOHNSON.

RELEASE DEED. DATED Nov. 12, 1927, FILED Nov. 12, 1927, 9.05 A.M. \$2.00

RELEASES: THE WEST 100 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE CENTER OF SEC. 23, TWP. 1 S. R. 1 W. U.M., THENCE WEST 523.62 FEET, THENCE SOUTH TO A POINT WHENCE THE CENTER OF THE EAST END OF PIER No. 2 OF THE STATE BRIDGE BEARS NORTH 57° 30' WEST 440 FEET MORE OR LESS, THENCE SOUTH 57° 30' EAST TO A POINT SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH TO THE POINT OF BEGINNING, ALL BEING IN THAT PORTION OF LOT 2 OF SAID SEC. 23 LYING WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SEC., AND CONTAINING 4 1/4 ACRES MORE OR LESS; TOGETHER WITH ALL ACCRUED DITCH RIGHTS TO AND FROM THE LAND. IN MESA COUNTY, COLORADO, FROM TRUST DEED DATED JULY 17, 1916, RECORDED JULY 18, 1916 IN BOOK 206 AT PAGE 283, GIVEN TO SECURE TO G. A. JOHNSON PAYMENT OF 63 NOTES. NOTES PAID. ACK. NOV. 12, 1927 BY A. SCOTT MCKINNEY, PUBLIC TRUSTEE OF MESA COUNTY, COLORADO, BEFORE VIRGINIA WALLACE MCKINNEY, A NOTARY PUBLIC OF MESA COUNTY, COLORADO, (N.P. SEAL) COMM. EXPIRES AUG. 27, 1929. BOOK 301, PAGE 464.

46

(15)

B.L.C. CRAYTON HANCOCK, - TO - THE PUBLIC TRUSTEE OF MESA COUNTY, COLORADO, FOR USE OF R. L. MAGILL.

TRUST DEED. DATED Nov. 12, 1927, FILED Nov. 12, 1927, 12.05 PM CONSIDERATION OF THE PREMISES.

CONVEYS: THE WEST 100 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE CENTER OF SEC. 23, TWP. 1 S. R. 1 W. U.M., THENCE WEST 523.62 FEET, THENCE SOUTH TO A POINT WHENCE THE CENTER OF THE EAST END OF PIER No. 2 OF THE STATE BRIDGE BEARS NORTH 57° 30' WEST 440 FEET MORE OR LESS, THENCE SOUTH 57° 30' EAST TO A POINT SOUTH OF THE PLACE OF BEGINNING, THENCE NORTH TO THE PLACE OF BEGINNING, ALL BEING IN THAT PORTION OF LOT 2 IN SEC. 23, TWP. 1 S. R. 1 W. U.M. LYING WEST OF THE NORTH AND SOUTH CENTER LINE OF THE SAID SEC. 23, AND CONTAINING 4 1/4 ACRES MORE OR LESS; TOGETHER WITH ACCRUED DITCH RIGHTS TO AND FROM SAID LAND. IN MESA COUNTY, COLORADO. GIVEN TO SECURE A CERTAIN NOTE BEARING EVEN DATE HEREWITH FOR THE PRINCIPAL SUM OF \$225.00, WITH INTEREST AT 8% PER ANNUM, INTEREST PAYABLE SEMI-ANNUALLY, AS EVIDENCED BY 6 INTEREST COUPONS. ACK. NOV. 12, 1927 BY B.L.C. CRAYTON HANCOCK, BEFORE CHARLES B. RICH, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) COMM. EXPIRES JANUARY 13, 1929. BOOK 305, PAGE 44.

THE COLORADO ABSTRACT AND TITLE COMPANY HEREBY CERTIFIES THAT THE FOREGOING (CONSISTING OF SEVEN ENTRIES, NUMBERED FROM 9 TO 15 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 CONTINUATION, SUBSEQUENT TO MARCH 30, 1925 AT 5 P.M. AND ENTRIES NUMBERED 9, 10 AND 11 BEING PRIOR THERETO. DATED AT GRAND JUNCTION, COLORADO, NOVEMBER 12, 1927 AT 12.06 P.M.

THE COLORADO ABSTRACT AND TITLE COMPANY

Ernest Leaverton PRESIDENT.

No. 11399.

Continuation of

ABSTRACT OF TITLE

to

The West 100 feet of the following described tract:- Beginning at the center of Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, thence West 523.62 feet; thence South to a point whence the center of the east end of Pier No. 2 of the State Bridge bears North 57° 30' West 440 feet more or less; thence South 57° 30' East to a point South of the place of beginning; thence North to the place of beginning, all being in that portion of Lot Two (2) in Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, lying West of the North and South center line of said Section Twenty-three (23) in Mesa County, Colorado.

From November 12" 1927 at 12:08 o'clock P. M.

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47 15. B. L. C. Crayton Hancock to Arthur G. Toner. WARRANTY DEED. \$1.00 and other good and valuable considerations. #248050. Dated April 3" 1929. Filed Oct. 19" 1929 at 12:55 P. M. Book 315 page 308.

Conveys:- The W. 100 feet of the following described tract; Beginning at the center of Sec. 23 Twp. 1S. R. 1W. U.M. thence W. 523.62 feet, thence S. to a point whence the center of the E. end of pier #2 of the State Bridge bears N. 57° 30' W. 440 ft. more or less, thence S. 57° 30' E. to a point S. of the place of beginning; thence N. to the place of beginning, all being in that portion of Lot #2 in Sec. 23 Twp. 1S. R. 1W. U. M. lying W. of the N and S. center line of the said Sec. 23, and containing 4 1/2 acres more or less, together with all ditch lateral and water rights belonging to said land in Mesa County, Colorado. Subject to a Trust Deed given to secure the payment of \$225.00 to R. L. Magill which grantee assumes and agrees to pay.

Ack. April 3" 1929 before Robert L. Magill, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires October 19" 1930.

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48 11. W. S. Meek, Public Trustee, to B. L. C. Crayton Hancock. RELEASE DEED. \$2.00 #257171. Dated Nov. 29" 1930. Filed Nov. 29" 1930 at 4:30 P. M. Book 327 page 340.

Releases:- (Same land as described at entry #16 above) From Deed of Trust dated Nov. 12" 1927 recorded Nov. 12" 1927 in Book 305 page 44 to secure R. L. Magill the payment of a note. Note paid. Ack. Nov. 29" 1930 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires April 9" 1934.

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49 18. Arthur G. Toner, to Public Trustee TRUST DEED. \$1.00 #257164. Dated Nov. 29" 1930. Filed Nov. 29" 1930 at 2:50 P. M. Book 322 page 372.

Conveys:- (same land as described at entry #16 above.) IN TRUST to secure his note even date herewith payable to the order of The Modern Building and Loan Association for sum of \$400.00 with interest at 80% per hundred, interest and principal payable \$5.20 monthly in advance, \$3.20 being interest and \$2.00 monthly dues on Certificate #1348 for 4 shares of class "E" stock, making a total payment of \$5.20 per month. Ack. Nov. 29" 1930 before Lettie B. Holmgrain, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires July 16" 1933.

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STATE OF COLORADO )  
(SS  
COUNTY OF MESA )

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Three (3) entries, numbered 16, 17 and 18, 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 hereof, subsequent to November 12<sup>th</sup> 1927 at 12:06 o'clock P. M.

Dated at Grand Junction, Colorado,

November 29<sup>th</sup> 1930 at 4:31 o'clock P.M.

THE INDEPENDENT ABSTRACT COMPANY, by

*William* Secretary.

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*[Faint background text and stamps, including a circular seal on the left and various notary signatures and dates.]*



CONTINUATION OF ABSTRACT OF TITLE To The West 100 feet of the following described tract: Beginning at the center of Sec. 23, Twp. 1-S, R. 1-W, Ute Meridian, Mesa County, Colorado, thence West 523.62 feet; thence South to a point whence the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' West 440 feet more or less; thence South 57° 30' East to a point South of the place of beginning; thence North to the place of beginning, all being in that portion of Lot Two in Sec. 23, Twp. 1-S, R. 1-W, Ute Meridian, lying West of the North and South center line of said Sec. 23, **subsequent** to November 29, 1930 at 4:31 o'clock P. M.

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#270922 Book 332 Page 348 Aug.24,1932 8:15 A. M.	Arthur G. Toner To A n n a S.Toner	WARRANTY DEED	Aug.23,1932	\$1.00
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Conveys:-The West 100 feet of the following described tract; Beginning at the center of Sec. 23 Twp. 1-S, R. 1-W, Ute Meridian, Mesa County, Colorado, thence West 523.62 feet; thence South to a point whence the center of the East end of Pier No. 2 of the State Bridge bears N 47° 30' W 440 feet more or less; thence S 57° 30' E to a point South of the point of beginning; thence North to the point of beginning, all being in that portion of Lot 2, in Sec. 23, Twp. 1-S, R. 1-W, Ute Meridian, lying West of the North and South center line of the said Sec. 23, and containing 4½ acres more or less; with accrued ditch rights to and from the land in Mesa County, Colorado. Subject to all taxes and encumbrances of record. Acknowledged Aug.23,1932 before Lettie B.Holmgren, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires July 16, 1933.

(50)

#312917 Book 350 Page 427 Oct.1,1936 11:30 A. M.	A n n a S. T o n e r To Public Trustee, Mesa County, Colorado, for the use of The Modern Building and Loan Association, a corporation.	TRUST DEED	Sept.20,1936	\$1.00
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Conveys:-The West 100 feet of the following described tract: Beginning at the center of Sec. 23 Twp. 1-S, R. 1-W, Ute Meridian, Mesa County, Colorado; thence West 523.62 feet; thence South to a point whence the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' W 440 feet, more or less; thence S 57° 30' E to a point South of the point of beginning; thence North to the point of beginning; all being in that portion of Lot 2, Sec. 23, Twp. 1-S, R. 1-W, Ute Meridian, Mesa County, Colorado, lying West of the North and South center line of said Sec. 23, together with all ditch, later and water rights thereto belonging; also including all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or used in connection with the premises herein described. IN TRUST to secure a certain note bearing even date herewith; payable to the order of The Modern Building and Loan Association, a corporation after date for the sum of \$350.00 with interest at 8% per annum. Monthly instalments of \$5.20 or more shall be payable on or before the 20th day of each and every month until fully paid, beginning Oct.20,1936 and shall be applied first to interest on unpaid principal and the balance as dues on 3½ monthly reduction loan shares evidenced by Certificate No. 169-8 and assigned to said Association as additional security. Monthly payments paid as dues on said shares shall be applied monthly in the reduction of said principal sum and interest shall be computed monthly on the unpaid balance of said indebtedness. Extra payments May be made at any time and interest will be charged only on unpaid balance; but said Association reserves the right to apply such sums upon last payment due on said note and require payment of minimum monthly instalments aforesaid. Acknowledged Sept.30,1936 before Lettie B. Holmgren, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires July 11, 1937

(51)

#312993 Book 359 Page 168 Oct.2,1936 2:14 P. M.	W.S.Meek, Public Trustee, M e s a County, Colorado To A r t h u r G. T o n e r	RELEASE DEED	Oct.2,1936	\$2.00
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Releases:-The West 100 feet of the following described tract; Beginning at the center of Sec. 23 Twp. 1-S, R. 1-W, Ute Meridian, Mesa County, Colorado, thence West 523.62 feet, thence South to a point whence the center of the East end of Pier Number 2 of the State Bridge bears N 57° 30' W 440 feet more or less, thence S 57° 30' E to a point S of the point of beginning, thence North to the point of beginning, all being in that portion of Lot 2 in Sec. 23, Twp. 1-S, R. 1-W, Ute Meridian, lying West of the North and South center line of the said Sec. 23, and containing 4½ acres more or less; together with accrued ditch rights to and from the land, in Mesa County, Colorado, together with all improvements thereon. FROM DEED OF TRUST dated Nov. 29,1930 recorded Nov.29,1930 in Book 322 page 372 of said Mesa County records. Given to secure The Modern Building and Loan Association payment his note. NOTE PAID. Acknowledged Oct.2,1936 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Mar. 29, 1938.

(52)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Three (3) entries numbered from 50 to 52, 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 real property described in the caption to this continuation **subsequent** to November 29, 1930 at 4:31 o'clock P. M.

Dated at Grand Junction, Mesa County, Colorado, this October 10th., A. D. 1936,  
at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY L. H. Reame  
Manager.

CONTINUATION OF ABSTRACT OF TITLE To the West 100 feet of the following described tract: Beginning at the center of Sec. 23, Twp. 1-S, R 1-W, Ute Meridian, Mesa County, Colorado, thence West 523.62 feet, thence South to a point whence the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' West 440 feet, more or less, thence S 57° 30' E to a point South of beginning, thence North to beginning; all being that portion of Lot 2 in Sec. 23, Twp. 1-S, R 1-W, Ute Meridian, lying West of the North and South center line of said Section 23; subsequent to October 10th., 1936, at 8:00 o'clock A. M.

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#386845  
Book 385  
Page 467  
July 7, 1941  
2:55 P.M.

Anna S. Toner, Arthur G. Toner,  
To  
Public Trustee, Mesa County,  
Colorado, for the use of  
The Modern Building and Loan  
Association, A Corporation.

TRUST DEED. July 7, 1941. \$800.00  
Conveys:-The West 100 feet of the following described tract: Beginning at the center of Sec. 23, Twp. 1-S, R 1-W, Ute Meridian, Mesa County, Colorado, thence West 523.62 feet, thence South to a point whence the center of the East end of Pier No. 2 of the State Bridge

(53)

bears N 57° 30' W, more or less, thence S 57° 30' E to a point South of the point of beginning, thence North to the point of beginning; being all that portion of Lot 2, Sec. 23, Twp. 1-S, R 1-W, Ute Meridian, lying West of the North and South center line of said Section 23. Together with the improvements thereon and including also all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or to be used in connection with the premises herein described. IN TRUST to secure one note bearing even date herewith payable to the order of The Modern Building and Loan Association, a corporation, for the principal sum of \$500.00, with interest from date until paid at 8% per annum. Monthly installments of \$6.00 or more shall be payable on or before the 20th. day of each month until paid, beginning August 20th., 1941, and shall be applied and credited first to payment of interest on the unpaid principal of said indebtedness, the balance to be applied as dues on Five monthly reduction loan shares issued by the Association and evidenced by Certificate No. 1019-8, which is assigned to said Association as additional security. Extra payments may be made at any time and interest will be charged only on the unpaid balance, but said Association reserves the right to apply such sums upon the last payment due on said note and require payment of minimum monthly installments aforesaid. Except a trust deed given to secure a note of \$350.00 to The Modern Building and Loan Association, said note being dated September 26th., 1936. Acknowledged July 7, 1941, before Lettie B. Holmgren, Notary Public of Mesa County, Colorado. (N.P. Seal). Commission expires June 21, 1945. (Granting clause and acknowledgement recite, "Anna S. Toner and Arthur G. Toner, wife and husband". Arthur G. Toner signs by mark, two witnesses.)

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THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of One (1) entry numbered 53, is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of Mesa County, Colorado, in and manner affecting or relating to the real property described in the caption to this continuation subsequent to October 10th., 1936, at 8:00 o'clock A. M.

Dated at Grand Junction, Mesa County, Colorado, this July 8th., A. D. 1941, at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY [Signature]  
Manager.



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

TO

The West 100 feet of the following described tract: Beginning at the center of Section 23, in Township 1 South, Range 1 West of the Ute Meridian, in Mesa County, Colorado, thence West 523.62 feet, thence South to a point whence the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' West 440 feet, more or less, thence South 57° 30' East to a point South of beginning, thence North to beginning; all being that portion of Lot 2 in Section 23, Township 1 South, Range 1 West of the Ute Meridian, lying West of the North and South center line of said Section 23. In Mesa County, Colorado.

From date July 8, 1941 at 8:00 A.M.

Anna S. Toner to Public Trustee of Mesa County, Colorado, for use of The Modern Building and Loan Association, a Corporation	(54) ) ) ) ) )	Trust Deed Dated October 10, 1947 Filed October 10, 1947 at 11:47 A.M. Consideration of the Premises
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Conveys:-The West 100 feet of the following described tract of land: Beginning at the center of Sec. 23, Twp. 1 S. R. 1 W. U.M. and running thence West 523.62 feet; thence South to a point whence the center of the East end of Pier Number 2 of the State Bridge bears North 57° 30' West, <sup>440 feet</sup> more or less; thence South 57° 30' East to a point South of the point of beginning; thence North to the point of beginning, said tract of land being otherwise described as all that portion of Lot 2, Sec. 23, Twp. 1 S. R. 1 W. U.M., lying West of the North and South center line of said Sec. 23. In Mesa County, Colorado. Together with the improvements thereon, etc.

Given to secure her note bearing even date herewith, for the principal sum of \$850.00 with interest from date until paid at the rate of 6% per annum. Monthly installments of \$10.00, or more, shall be payable on or before the 20th day of each and every month until fully paid, beginning November 20, 1947, and shall be applied and credited First, to the payment of interest on the unpaid principal of said indebtedness; second, balance to be applied to reduction of the principal indebtedness of Monthly Reduction Loan Number 1991-6 of said Association.

Ack. October 10, 1947 by Anna S. Toner, before Floyd M. Anderson, Notary Public of Mesa County, Colorado. (N.P. Seal) Commission expires April 10, 1950.  
 Book 449 Page 189

Burrell C. Reynolds, Public Trustee of Mesa County, Colorado to Anna S. Toner and Arthur G. Toner	(55) ) ) ) )	Release Deed Dated Oct. 10, 1947 Filed Oct. 10, 1947 at 1:40 P.M. \$2.00
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Releases:-The West 100 feet of the following described tract: Beginning at the center of Sec. 23, Twp. 1 S. R. 1 W. U.M.; thence West 523.62 feet; thence South to a point whence the center of the East end of Pier No. 2 of the State Bridge bears North 57° 30' West 440 feet, more or less; thence South 57° 30' East to a point South of the point of beginning; thence North to the point of beginning; all being in that portion of Lot 2 Sec. 23, Twp. 1 S. R. 1 W. U.M. lying West of the North and South center line of said Sec. 23; together with all ditch, lateral and water rights thereto belonging. In Mesa County, Colorado. Together with the improvements thereon, etc.

From Trust Deed dated July 7, 1941 and recorded July 7, 1941 in Book 385 Page 467, given to secure to The Modern Building and Loan Association, payment of their note. Note paid.

Ack. Oct. 10, 1947 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. 12, 1950.

Book 478 Page 291

I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Two Entries, numbered 54 and 55) 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 to the title to the real property described in the caption of this continuation, subsequent to July 8, 1941 at 8:00 A.M.

Dated at Grand Junction, Colorado, October 10, 1947 at 1:41 P.M.



*Ernest Leaverton*  
 Bonded Abstractor

*[Faint, mostly illegible text from the reverse side of the document, including a mortgage agreement and a deed description.]*

W.S. Mack, Public Trustee,  
 Mesa County, Colorado

FRANK W. ROBERT

to a point thence the center of the Earth and of First Meridian and State Agency  
 bears N 87° 30' E 440 feet more or less, thence S 87° 30' E to a point S of the  
 point of beginning, thence North to the point of beginning, all being in that  
 portion of Lot 2 in Sec. 25, T. 14 N., R. 14 W., 1st Meridian, 1st Range of the  
 North and South center line of the said Sec. 25, and containing, by area more or  
 less, together with several other rights to and from the land, in Mesa County,  
 Colorado, together with all improvements thereon. FROM DEED OF TRUST DATED NOV.  
 23, 1930 recorded Nov. 23, 1930 in Book 100 page 374 of said Mesa County records.  
 Given to secure the Modern Building and Loan Association, payment of its  
 debt. Acknowledged Oct. 5, 1947 before Charles C. Wilcox, County Public Trustee,  
 Mesa County, Colorado.



No. C-14164

Continuation of

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

to

Beginning at a point 423.62 feet West of the center of Section Twenty-three (23) in Township One (1) South, Range One (1) West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier Number Two (2) of the State Bridge bears North 57°30' West 440 feet more or less, thence South 57°30' East to a point South of the point of beginning, thence North to the point of beginning, in Mesa County, Colorado.

From October 10, 1947 at 1:41 o'clock P.M.

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56.

State of Colorado  
to

Estate of Anna S. Toner, also  
known as Anna Toner and Anna  
Sophia Toner

Release of Inheritance Tax Lien #524159  
Dated July 13, 1950 Book 529  
Filed July 21, 1950 Page 339  
At 2:32 o'clock P.M.  
Date of Death May 30, 1950

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: The W 100 ft. of the following described tract: Beginning at the center of Sec. 23, T. 1S, R. 1W, U.M., thence W 523.62 ft. thence S to a point whence the center of the E end of pier No. 2 of State Bridge bears N 57°30' W 440 ft. more or less, thence S 57°30' E to a point S of the point of beginning, thence N to the point of beginning, all being in that portion of Lot 2, Sec. 23, Twp. 1S, R. 1W, U.M. lying W of the N and S center line of said Sec. 23 together with all ditch, lateral and water rights thereto belonging, in Mesa County, Colorado, known as 533 Struthers Avenue, Grand Junction, Colo. /s/ John W. Metzger, Attorney General of Colorado By Harry H. Ruston, Assitant Attorney General.

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57.

Public Trustee,  
Mesa County, Colorado  
to  
Present owner or owners

RELEASE DEED \$2.00 #525758  
Dated August 19, 1950 Book 531  
Filed August 19, 1950 Page 242  
At 10:36 o'clock A.M.

Releases: The W 100 feet of the following described tract: Beginning at the center of

Sec. 23, Twp. 1S, R. 1W, U.M.; thence W 523.62 feet; thence S to a point whence the center of the E end of Pier No. 2 of the State Bridge bears N 57°30' W 440 feet, more or less; thence S 57°30' E to a point S of the place of beginning; thence N to the place of beginning; all being in that portion of Lot 2, Sec. 23, Twp. 1S, R. 1W, U.M. lying W of the North-and-South center line of said Sec. 23; together with all ditch, lateral, and water rights thereto belonging; also including equipment, Mesa County, Colorado. From Deed of Trust executed by Anna S. Toner dated September 20, 1936, recorded October 1, 1936 in book 350 on page 427 to secure to The Modern Building and Loan Association, a Corporation the payment of the indebtedness. INDEBTEDNESS PAID. /s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa.

Ack. August 19, 1950 by Burrell C. Reynolds, Public Trustee before Lena A. Williams Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Sep. 27, 1953

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58.

Mabel Amelia Hanstein as administratrix of the Estate of Anna Toner, also known as Anna S. Toner and Anna Sophia Toner, deceased to John W. Hopper and Isa E. Hopper

ADMINISTRATOR'S DEED  
Dated August \_\_, 1950  
Filed August 19, 1950  
At 9:45 o'clock A.M.

#525749  
Book 531  
Page 233

Witnesseth that Whereas, in the County Court of Mesa County, Colorado, on July 13, 1950, in the matter of the estate of Anna Toner, also known as Anna S. Toner and Anna Sophia Toner, an order authorizing and directing

the sale of the Real Estate hereinafter described was made and entered of record.

And Whereas, The said party of the first part did, on August 17, 1950, sell at private sale, for the total sum of \$3500.00, to the parties of the second part, the hereinafter described real estate pursuant to and in full compliance with said order of the Court.

And Whereas, on August 17, 1950, the said party of the first part, as administratrix of said estate as aforesaid, submitted to the said Court a report of such sale so made as aforesaid;

And Thereafter, An order confirming the said sale of Real Estate was made and entered of record in the matter of said estate, which order is as follows, to-wit:

In The Matter of The Estate of Anna Toner, also known as Anna S. Toner and Anna Sophia Toner, Deceased

ORDER CONFIRMING SALE OF REAL ESTATE  
State of Colorado, County of Mesa, ss  
In the County Court 5322

Now on this day comes Mabel Amelia Hanstein, administratrix of said estate, in person,

and by Charles J. Traylor, her attorney, and this matter, having been heretofore continued to this day, comes on to be heard upon the report of sale of real estate, made under and by virtue of the decree of this Court.

And it appearing to the satisfaction of the Court that in making said sale, the said Mabel Amelia Hanstein as administratrix, has in all respects fully complied with the law in such case made and provided, and with the decree of this Court.

It Is Therefore Ordered, Adjudged and Decreed, That the sale made by the said Mabel Amelia Hanstein as such administratrix to John W. Hopper and Isa E. Hopper, of the following described lot or parcel of land, situate in Mesa County, Colorado, to-wit:

The W 100 feet of the following described tract:

Beginning at the center of Sec. 23, Twp. 1S, R. 1W.U.M.; thence W 523.62 feet; thence S to a point whence the center of the East end of Pier No. 2 of the State Bridge bears N 57°30' W 440 feet, more or less; thence S 57°30' E to a point S of the point of beginning; thence N to the point of beginning; all being in that portion of Lot 2, Sec. 23, Twp. 1S, R. 1W.U.M. lying W of the N and S center line of said Sec. 23; together with all ditch, lateral and water rights thereto belonging, known as 533 Struthers Avenue, Grand Junction, Colorado.

(IRS \$3.30)

Continued on next sheet

No. 58 continued

✓ Subject to deed of trust to the Public Trustee of Mesa County, Colorado, for the use of The Modern Building and Loan Association. Said deed of trust being recorded in Book 449 at page 189 of the records of the County Clerk and Recorder of Mesa County for the sum of \$3,500.00, said sum being more than the appraised value of said described real estate, said sum is not disproportionate to the value of said real estate, a greater sum not being obtainable, be and the same is hereby approved and confirmed.

It Is Further Ordered, That the said Mabel Amelia Hanstein as administratrix of said estate, make, execute, acknowledge, and deliver unto the said John W. Hopper and Isa E. Hopper a good and sufficient deed of conveyance, conveying to said purchasers, all the right, title, interest and estate in and to the said premises and property so sold, which the said Anna Toner, also known as Anna S. Toner and Anna Sophia Toner had therein at the time of her decease, with the same effect as if made by said decedent during her lifetime.

And It Is Further Ordered, That said report so made as aforesaid be and it is hereby approved and that the same be and it is hereby ordered recorded.

Done in open court this August 17, 1950.

By the Court: Adair J. Hotchkiss, County Judge.

Now, Therefore, This Indenture Witnesseth, That the said party of the first part, in consideration of the premises, and the further consideration of the said sum of \$3,500.00, to her in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, has sold and conveyed, and by these presents does sell and convey unto the said parties of the second part, their heirs and assigns, all the right, title and interest which the said Anna Toner, also known as Anna S. Toner and Anna Sophia Toner, deceased, had in and to the following described lot or parcel of land, situate in Mesa County, Colorado, to-wit:

The W 100 feet of the following described tract:

Beginning at the center of Sec. 23, Twp. 1S, R. 1W.U.M.; thence W 523.62 feet; thence S to a point whence the center of the E end of Pier No. 2 of the State Bridge bears N 57°30' W 440 feet, more or less; thence S 57°30' E to a point S of the point of beginning; thence N to the point of beginning; all being in that portion of Lot 2, Sec. 23, Twp. 1S, R. 1W. U. M. lying W of the N and S center line of said Sec. 23; together with all ditch, lateral and water rights thereto being, known as 533 Struthers Avenue, Grand Junction, Colorado.

Subject to deed of trust to the Public Trustee of Mesa County, Colorado, for the use of The Modern Building and Loan Association. Said deed of trust being recorded in Book 449 at page 189 of the records of the County Clerk and Recorder of Mesa County.

Buyer assumes and agrees to pay the taxes for 1950, and all subsequent taxes thereon.

To Have and to Hold the Same, With all the appurtenances thereunto belonging, or in anywise appertaining, to the proper use, benefit and behoof of the said parties of the second part, their heirs and assigns forever.

/s/ Mabel Amelia Hanstein, As the administratrix of the Estate of Anna Toner, also known as Anna S. Toner and Anna Sophia Toner, deceased.

Ack. August 17, 1950 by Mabel Amelia Hanstein as administratrix of the Estate of Anna Toner, also known as Anna S. Toner and Anna Sophia Toner, Deceased, before Scott W. Heckman, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires April 26, 1952

Certificate of Gladys Moss, Clerk of the County Court, Mesa County, Colorado, that an order authorizing and directing the sale of the Real Estate was made and entered of record and that the order confirming Sale of Real estate, as recited in the within and foregoing deed is a true copy, attached August 17, 1950.

(Mesa County, Colorado, County Court Seal)

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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 Three (3) Entries, numbered 56, 57 and 58, 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 October 10, 1947 at 1:41 o'clock P.M. up to August 19, 1950 at 10:37 o'clock A.M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado  
August 19, 1950 at 10:37 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY

By Richard B Williams  
President

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Continuation of

ABSTRACT OF TITLE

STATE OF COLORADO

to

Beginning at a point 423.62 feet West of the center of Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier Number Two (2) of the State Bridge bears North 57°30' West 440 feet more or less, thence South 57°30' East to a point South of the point of beginning, thence North to the point of beginning, in Mesa County, Colorado.

From August 19, 1950 at 10:37 o'clock A.M.

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59.

Public Trustee, Mesa County,  
Colorado  
to  
Present Owner or Owners

RELEASE DEED \$2.00 #530155  
Dated November 13, 1950 Book 536  
Filed November 14, 1950 Page 95  
At 10:15 o'clock A. M.

Releases: The W 100 feet of the following described tract of land: Beginning at the center of Sec. 23, T. 1S, R. 1W, U. M. and running thence W 523.62 feet; thence S to a point whence the center of the E end of Pier Number 2 of the State Bridge bears N 57°30' W, more or less; thence S 57°30' E to a point S of the point of beginning; thence N to the point of beginning, said tract of land being otherwise described as all that portion of Lot 2 of Sec. 23, T. 1S, R. 1W, U. M. lying W of the N and S center line of said Sec. 23. Together with the improvements thereon, and including equipment, Mesa County, Colorado. From Deed of Trust executed by Anna S. Toner, dated October 10, 1947, recorded October 10, 1947 in Book 449 on page 189 to secure to The Modern Building and Loan Association, a corporation, the payment of the indebtedness. INDEBTEDNESS PAID.

/s/ Burrell C. Reynolds, as the Public Trustee in said County of Mesa  
Ack. November 13, 1950 by Burrell C. Reynolds, Public Trustee, before Lena A. Williams, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Sep. 27, 1953

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60.

John W. Hopper and  
Isa E. Hopper  
to  
John A. Leatherwood

WARRANTY DEED \$10.00 and #530239  
other valuable considerations Book 536  
Dated November 10, 1950 Page 143  
Filed November 15, 1950  
At 11:10 o'clock A.M.

Conveys: The W 100 feet of the following described tract of land: Beginning at the center of Sec. 23, T. 1S, R. 1W, U. M., thence W 523.62 feet, thence S to a point whence the center of the E end of pier No. 2 of the State Bridge bears N 57°30' W 440 feet, more or less, thence S 57°30' E to a point S of the point of beginning, thence N to the point of beginning; all being in that part of Lot 2 of said Sec. 23, lying W of the N and S center line of said Sec. 23; known as No. 533 Struthers Avenue, Grand Junction, Colorado; together with all water rights, ditches and ditch rights thereto appertaining; Mesa County, Colorado. Subject to taxes for the year 1950, payable in 1951, and which the purchaser assumes and agrees to pay. (IRS \$3.85)

/s/ John W. Hopper, Isa E. Hopper

Ack. November 10, 1950 by John W. Hopper and Isa E. Hopper before Elam B. Underhill, Notary Public, Mesa County, Colorado

(N. P. Seal)

Commission expires February 6, 1954

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O.K.  
C.N.

CONTINUATION OF  
ABSTRACT OF TITLE

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 59 and 60, constitutes a true and correct Abstract of Title, showing all instruments which appear or record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado from August 19, 1950 at 10:37 o'clock A. M. up to November 15, 1950 at 11:11 o'clock A. M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado  
November 15, 1950 at 11:11 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY  
BY Richard B. Williams  
President

OK  
5-26-51  
Rouse

THE  
MESA COUNTY  
ABSTRACT CO.  
GRAND JUNCTION  
COLORADO

Continuation of

ABSTRACT OF TITLE

to

Beginning at a point 423.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier Number Two (2) of the State Bridge bears North 57°30' West 440 feet more or less, thence South 57°30' East to a point South of the point of beginning, thence North to the point of beginning, in Mesa County, Colorado.

From November 15, 1950 at 11:11 o'clock A.M.

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61.

John A. Leatherwood  
to  
Tilman I. Wright and Betty Lou Wright, 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 #540038  
other valuable considerations Book 546  
Dated April 28, 1951 Page 511  
Filed April 30, 1951  
At 9:05 o'clock A. M.

Conveys: The W 100 feet of the following described tract of land: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. U.M., thence W 523.62 feet, thence S to a point whence the center of the E end of pier No. 2 of the State Bridge bears N 57°30' W 440 feet, more or less, thence S 57°30' E to a point S of the point of beginning, thence N to the point of beginning; all being in that part of Lot 2 of said Sec. 23, lying W of the N and S center line of said Sec. 23; known as No. 533 Struthers Avenue, Grand Junction, Colorado; together with all water rights, ditches and ditch rights thereto appertaining; especially 1 shares of the capital stock of The Grand Valley Irrigation Company, Mesa County, Colorado. Subject to 1951 taxes due and payable in 1952, and all subsequent taxes and assessments. (IRS \$3.85).

/s/ John A. Leatherwood.

Ack. April 28, 1951 by John A. Leatherwood before John W. Palmer, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires March 20, 1954.

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62.

Tilman I. Wright and Betty Lou Wright  
to  
Public Trustee, Mesa County, Colorado, for the use of Jake F. Layman and Alma C. Layman, as joint tenants and not as tenants in common, Grand Junction, Colorado

TRUST DEED \$1,000.00 #540033  
Dated April 27, 1951 Book 546  
Filed April 28, 1951 Page 508  
At 11:38 o'clock A.M.

Conveys: The W 100 feet of the following described tract, to-wit: Beginning at the center of Sec. 23, Twp. 1S. R. 1W. U.M., thence W 523.62 feet, thence S to a point whence the center of the E end of Pier No. 2 of the State Bridge bears N 57°30' W 440 feet, more or less, thence S 57°30'

E to a point S of the point of beginning, thence N to the point of beginning, all being in that part of Lot 2 of said Sec. 23, lying W of the N and S center lines of said Sec. 23; together with all water, ditch and lateral rights used therewith or appurtenant thereto, including 1 share of the capital stock of The Grand Valley Irrigation Company, Mesa County, Colorado. IN TRUST to secure their note bearing even date herewith for the principal sum of \$1,000.00 payable after date; with interest from date at the rate of 6% per annum, payable monthly with installments. Said note is payable \$20.00 on June 5, 1951 and \$20.00 on the 5th day of each month thereafter. Said payments include the payment of interest and are to be applied first upon interest and then upon the principal. Additional payments may be made at any time. Subject to a first Deed of Trust in the amount of \$2,000.00 payable to Valley Federal Savings and Loan Association of Grand Junction. /s/ Tilman I. Wright, Betty Lou Wright.

Ack. April 27, 1951 by Tilman I. Wright and Betty Lou Wright before Ruth H. Sutton, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires March 1, 1955.

(Bradford-Robinson form #840A (RC & AF))

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63.

Tilman I. Wright and  
Betty Lou Wright  
to  
Public Trustee, Mesa County,  
Colorado, for the use of Valley  
Federal Savings and Loan Asso-  
ciation of Grand Junction.

TRUST DEED \$2,000.00  
Dated April 28, 1951  
Filed April 30, 1951  
At 9:06 o'clock A. M.

#540039  
Book 540  
Page 512

end of pier No. 2 of the State Bridge bears N 57°30' W 440 feet, more or less, thence S 57°30' E to a point S of the point of beginning, thence N to the point of beginning; all being in that part of Lot 2 of said Sec. 23, lying W of the N and S center line of said Sec. 23; known as No. 533 Struthers Avenue, Grand Junction, Colorado; together with all water rights, ditches and ditch rights thereto appertaining; especially 1 share of the capital stock of The Grand Valley Irrigation Company. Mesa County, Colorado. IN TRUST to secure their note bearing even date herewith for the sum of \$2,000.00 with interest from date on the unpaid balance at the rate of 6% per annum payable monthly in advance. The said principal and interest shall be payable \$23.00 on the first day of each month hereafter until paid and shall be applied First, To the payment of the interest on the unpaid balance of the principal; Second, To the payment at the option of the Association on delinquent taxes, assessments or insurance on property covered by this trust deed; and Third: The remainder of said payments on the principal, until said debt is paid in full. Two months' delinquency in said monthly payments shall, at the option of the holder of this note, render the whole indebtedness due and payable. Delinquent payments shall bear interest at the rate of 8% per annum. Extra payments may be made at any time, but 90 days advance interest shall be charged where the amount prepaid exceeds 20% of original principal amount of this note. To create a reserve fund for taxes and insurance, party of the first part agrees to pay concurrently with the above monthly payments the sum of \$7.00. It is hereby stipulated and agreed that said property shall not be sold or contracted to be sold without the written consent of the Association. Upon the breach of this stipulation, the Association shall have the right to declare said note due and payable forthwith, without notice and to foreclose this trust deed. /s/ Tilman I. Wright, Betty Lou Wright.

Ack. April 28, 1951 by Tilman I. Wright and Betty Lou Wright before John W. Palmer, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires March 20, 1954.

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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 three (3) entries, numbered 61, 62 and 63, 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 November 15, 1950 at 11:11 o'clock A.M. up to April 30, 1951 at 9:07 o'clock A.M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado  
April 30, 1951 at 9:07 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY

By Richard B. Williams  
Manager



Continuation of

ABSTRACT OF TITLE

to

Beginning at a point 423.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier Number Two (2) of the State Bridge bears North 57°30' West 440 feet more or less, thence South 57°30' East to a point South of the point of beginning thence North to the point of beginning, in Mesa County, Colorado.

From April 30, 1951 at 9:07 o'clock A.M.

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64

Tilman I. Wright and  
Betty Lou Wright  
to  
Richard E. Hoover

WARRANTY DEED \$10.00 and #575724  
other valuable considerations Book 580  
Dated March 3, 1953 Page 135  
Filed March 10, 1953  
At 12:40 o'clock P.M.

CONVEYS: W 100 feet of the following described tract of land; Beginning at the center of Sec. 23, T.1S.R.1W.U.M.; thence W 523.62 feet thence S to a point whence the center of the E end of Pier # 2 of the State Bridge bears N 57°30' W 440 feet, more or less; thence S 57°30' E to a point S of the point of beginning; thence N to the point of beginning; all of said land being in that part of Lot 2 of Sec. 23 lying W of the N and S Center line of said Sec. 23; this tract of land is otherwise known as #533 Struthers Avenue, Grand Junction, Colorado; together with all water rights ditch and ditch rights thereto appertaining especially 1 share of the Capital Stock of the Grand Valley Irrigation Company, Mesa County, Colorado. Subject to taxes for 1953 and all taxes and special assessments thereafter which grantee assumes and agrees to pay; and subject to Two Deeds of Trust recorded in Book 546 at page 508 and 512 of the Mesa County Records. (IRS \$2.80)

/s/ Tilman I. Wright, Betty Lou Wright

Ack. March 3, 1953 by Tilman I. Wright and Betty Lou Wright, before Anthony W. Williams, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires July 22, 1956

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65

Richard E. Hoover  
to  
Public Trustee, Mesa County,  
Colorado, for the use of  
Tilman I. Wright and  
Betty Lou Wright

TRUST DEED \$4,300.00 #575725  
Dated March 3, 1953 Book 580  
Filed March 10, 1953 Page 136  
At 12:41 o'clock P.M.

CONVEYS: Beginning at the center of Sec. 23, T.1S.R.1W.U.M., thence W 523.62 feet thence S to a point whence the center of the E end of Pier #2 of the State Bridge bears N 57°30' W 440 feet, more or less; thence S 57°30' E to a point S of the point of beginning thence N to the point of beginning; all of said land being in that part of Lot 2 of Sec. 23, lying W of the N and W center line of said Sec. 23; this tract of land is otherwise known as #533 Struthers Avenue, Grand Junction, Colorado; together with all water rights, ditch and ditch rights thereto appertaining; especially 1 share of the Capital Stock of the Grand Valley Irrigation Company, Mesa County, Colorado. IN TRUST TO SECURE 1 note bearing even date herewith for the total principal sum of \$4,300.00 payable \$75.00 on the 3rd day of each and every month thereafter until paid in full. The principal and payments of said note are subject to reduction if the grantor herein shall be obliged to assume payments on the note secured by Trust Deeds recorded in Book 546 at pages 508 and 512 of the Mesa County Records, after date thereof with interest thereon from the date thereof at the rate of 7% per annum payable monthly. Said payments shall be 1st applied on interest, balance on principal. Except taxes for 1953 and all taxes and special assessments thereafter which grantees assume and agree to pay.

/s/ Richard E. Hoover

Ack. March 3, 1953 by Richard E. Hoover, before Anthony W. Williams, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires July 22, 1956

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Richard E. Hoover  
to  
Public Trustee, Mesa County,  
Colorado, for the use of the  
Valley Federal Savings and  
Loan Association of Grand  
Junction, Colorado

TRUST DEED \$2,332.93 #629581  
Dated March 26, 1955 Book 638  
Filed March 29, 1955 Page 279  
At 10:56 o'clock A.M.

CONVEYS: W 100 feet of the following  
described tract of land: Beginning at  
the center of Sec. 23, T.1S.R.1W.U.M.  
thence W 523.62 feet, thence S to a  
point whence the center of the E end

pier No 2 of the State Bridge bears N 75°30' W 440 feet, more or less, thence  
S 57°30' E to a point S of the point of beginning, thence N to the point of  
beginning; all being in that part of Lot 2 of said Sec. 23, lying W of the N  
and S center line of said Sec. 23, known as 533 Struthers Ave. Grand Junction,  
Colorado; Together with all water rights, ditches and ditch rights thereto  
appertaining; especially 1 share of stock of the Grand Valley Irrigation, Company  
Mesa County, Colorado. IN TRUST TO SECURE their note bearing even date herewith  
for the principal sum of \$2,332.93, with interest from date on the unpaid  
balance at the rate of 6% per annum payable monthly in advance. The said prin-  
cipal and interest shall be payable \$30.00, on the first day of each month  
hereafter until paid and shall be applied FIRST, To the payment of the interest  
on the unpaid balance of the principal; SECOND, To the payment at the option of  
the Association on delinquent taxes, assessments or insurance on property cover-  
ed by this trust deed; and THIRD, The remainder of said payments on the princ-  
ipal, until said debt is paid in full. Two months' delinquency in said monthly  
payments shall, at the option of the holder of this note, render the whole  
indebtedness due and payable. Delinquent payments shall bear interest at the  
rate of 8% per annum. Extra payments may be made at any time, but 90 days  
advance interest shall be charged where the amount prepaid exceeds 20% of  
original principal amount of this note. TO CREATE A RESERVE FUND for taxes and  
insurance parties of the first part also further agree to pay concurrently with  
the above monthly payments the sum of \$5.00. It is hereby stipulated and agreed  
that said property shall not be sold nor contracted to be sold without the  
written consent of the Association. Upon the breach of this stipulation the  
Association shall have the right to declare said note due and payable forthwith  
without notice and to foreclose this trust deed.

/s/ Richard E. Hoover

Ack. March 26, 1955 by Richard E. Hoover, before O.K. Clifton, Notary Public,  
Mesa County, Colorado.

(N° P. Seal)

Commission expires June 22, 1957

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Richard E. Hoover  
to  
Public Trustee, Mesa County,  
Colorado, for the use of  
Tilman I. Wright Grand  
Junction, Colorado

TRUST DEED \$762.79 #629582  
Dated March 26, 1955 Book 638  
Filed March 29, 1955 Page 281  
At 10:57 o'clock A.M.

CONVEYS: W 100 feet of the following  
described tract of land; Beginning at the  
center of Sec. 23, T.1S.R.1W.U.M., thence  
W 523.62 feet, thence S to a point whence

the center of the E end pier No 2 of the State Bridge bears N 57°30' W 440 feet  
more or less, thence S 57°30' E to a point S of the point of beginning, thence  
N to the point of beginning; all being in that part of Lot 2 of said Sec. 23,  
lying W of the N and S center line of said Sec. 23, known as 533 Struthers Ave.  
Grand Junction, Colorado; Together with all water rights, ditches and ditch rights  
thereto appertaining; especially 1 share of the Capital stock of the Grand Valley  
Irrigation, Company, Mesa County, Colorado. IN TRUST TO SECURE his note bearing  
even date herewith for the principal sum of \$762.79 payable in monthly install-  
ments of \$45.00 each, beginning on the 1st day of April, 1955, and the same  
amount on the 1st day of each month thereafter until the principal balance has  
been paid in full; said payments are to be applied first to the payment of in-  
terest and second to the payment of principal, with interest thereon from the  
date thereof at the rate of 7% per annum payable monthly. Extra payments may  
be made at any time.

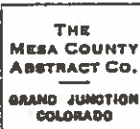
/s/ Richard E. Hoover

Ack. June 22, 1957 by Richard E. Hoover, before O. K. Clifton, Notary Public,  
Mesa County, Colorado.

(N. P. Seal)

Commission expires June 22, 1957

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68

Public Trustee, Mesa  
County, Colorado  
to  
Present owner or owners

RELEASE DEED \$2.00 #629781  
Dated March 30, 1955 Book 638  
Filed March 31, 1955 Page 419  
At 9:18 o'clock A.M.

RELEASES: All that property conveyed in trust in and by Document No 540033 the same being that certain deed of trust executed by Tilman I. Wright and Betty Lou Wright, dated April 27, 1951 and recorded April 28, 1951 in Book 546 at page 508 to secure to Jake F. Layman and Alma C. Layman, as joint tenants and not as tenants in common, the payment of the indebtedness. INDEBTEDNESS PAID.

/s/ Burrell C. Reynolds, As the Public Trustee, in said County of Mesa Ack. March 30, 1955 by Burrell C. Reynolds, Public Trustee, before Lena A. Williams, Notary Public Mesa County, Colorado.

(N. P. Seal)

Commission expires September 23, 1957

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69

Public Trustee, Mesa  
County, Colorado  
to  
Present owner or owners

RELEASE DEED \$2.00 #629782  
Dated March 30, 1955 Book 638  
Filed March 31, 1955 Page 420  
At 9:19 o'clock A.M.

RELEASES: All that property conveyed in trust in and by Document No 540039 the same being that certain deed of trust executed by Tilman I. Wright and Betty Lou Wright, dated April 28, 1951 and recorded April 30, 1951 in Book 546 at page 512 to secure to the Valley Federal Savings and Loan Association of Grand Junction, the payment of the indebtedness. INDEBTEDNESS PAID.

/s/ Burrell C. Reynolds, As the Public Trustee, in said County of Mesa Ack. March 30, 1955 by Burrell C. Reynolds, Public Trustee, before Lena A. Williams, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires September 23, 1957

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70

Public Trustee, Mesa  
County, Colorado  
to  
Present owner or owners

RELEASE DEED \$2.00 #629783  
Dated March 30, 1955 Book 638  
Filed March 31, 1955 Page 421  
At 9:20 o'clock A.M.

RELEASES: All that property conveyed in trust in and by Document No 575725 the same being that certain deed of trust executed by Richard E. Hoover, dated March 3, 1953 and recorded March 10, 1953 in Book 580 at page 136 to secure to Tilman I. Wright and Betty Lou Wright, the payment of the indebtedness. INDEBTEDNESS PAID.

/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa Ack. March 30, 1955 by Burrell C. Reynolds, Public Trustee, before Lena A. Williams, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires September 23, 1957

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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 Seven (7) entries numbered from 64 to 70 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 April 30, 1951 at 9:07 o'clock A.M. up to March 31, 1955 at 9:21 o'clock A.M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

March 31, 1955 at 9:21 o'clock A.M.

THE MESA COUNTY ABSTRACT COMPANY

BY Richard B. Williams, Jr.  
Manager

Continuation of

ABSTRACT OF TITLE

To

Beginning at a point 423.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier Number Two (2) of the State Bridge bears North 57°30' West 440 feet more or less, thence South 57°30' East to a point South of the point of beginning thence North to the point of beginning, in Mesa County, Colorado.

From March 31, 1955 at 9:21 o'clock A. M.

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*Edward Reed  
Mesa County  
Records*

71.	Mesa County, Colorado Board of County Commissioners to The State	ORDER Dated May 7, 1956 Filed May 14, 1956 At 10:10 o'clock A.M. State of Colorado, County of Mesa, ss At a regular meeting of the Board of County Commissioners for Mesa County, Colorado, held at the Court House, in Grand Junction on May 7, 1956, there were present: Roe Saunders, Chairman, Henry Tupper, Commissioner, Gerald Ashby, County Attorney, Annie M. Dunston, Clerk, when the following proceedings, among others, were had and done, to-wit:	#668305 Filed
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A resolution to establish Fruitvale Planning District within the unincorporated portions of Mesa County, Colorado, to regulate and restrict therein the location and use of buildings and land for industry, trade, residence or other uses; to regulate and restrict the height and size of buildings and the size of yards, courts and other open spaces surrounding buildings; to regulate and district the density and distribution of population; to provide for the change and amendment of such regulations and the boundaries of district; to provide for a Board of Adjustment; to provide for enforcement of and to prescribe penalties for violation of the provisions thereof.

Be it resolved by the Board of County Commissioners of Mesa County, Colorado, in lawful meeting assembled; in pursuance of authority conferred by Chapter 92, Session laws of Colorado of 1939 and for the purpose of promoting public health, safety, morals, convenience, order, prosperity and welfare, including, amongst other things, the lessening of congestion in the public streets and highways, securing safety from fire and other dangers, providing adequate light and air, protection of the tax base, and protection of both urban and non-urban development, it is hereby provided as Follows:

FRUITVALE PLANNING DISTRICT MESA COUNTY, COLORADO

Section 1: DISTRICTS

Establishment of Districts

In order to carry out the provisions of this resolution, there are hereby created in the Fruitvale Planning District in Mesa County, Colorado, the following classifications for zoning districts:

- R3, Residential District
- R4, Residential District
- RR, Rural District
- T, Tourist District
- B, Business District
- I, Industrial District

Zoning Map

The Boundaries of these districts are established as shown on a map entitled "Zoning District Map for the Fruitvale Planning District in Mesa County, Colorado, dated the 7th day of May, 1956, which map is hereby made a part of this resolution. ( includes property under examination )

( Continued on next sheet )

No. 71 Continued

Section II: APPLICATION OF REGULATIONS

Existing Buildings

The regulations contained herein are not retroactive in their application on existing buildings, but apply only to buildings established after the effective date of this resolution.

Agricultural Buildings and Uses

The provisions of this resolution shall not apply to farm and ranch dwellings and to farm and ranch buildings located on a lot of more than two acres in size with a lot width of more than 200 feet and constructed more than 100 feet from the center line of a public right of way.

General Application

Except as otherwise provided, no buildings, or other structure, or land shall be used, and no building or other structure shall be erected, reconstructed, or structurally altered except in conformance with the regulations herein specified for the district in which such building is located.

Section III: R3, RESIDENTIAL DISTRICT

Uses Permitted

1. One-family dwellings;
2. Two-family dwellings;
3. Public schools, parks, playgrounds, and recreational area;
4. Churches and church schools;
5. Hospitals;
6. Public utility mains, transmission and distribution lines, substations and exchanges;
7. Farm and garden buildings and uses---provided that all such buildings and storage areas are located at least 100 feet from dwellings on other lots;
8. Home occupations;
9. Stands for the sale of agricultural products produced on the premises--- provided such stands maintain the required setbacks stated herein;
10. Identification signs---one per lot, and only if such signs are unlighted, less than 3 square feet in area, and describe the lot upon which they are located;
11. Accessory buildings and uses.

Minimum Lot Area

- Unsubdivided land . . . . . 21,000 square feet per dwelling unit
- Subdivided land . . . . . 14,000 square feet per dwelling unit

Minimum Lot Width

- Unsubdivided land . . . . . 150 feet
- Subdivided land . . . . . 100 feet

Minimum Setback

- Major highways . . . . . 100 feet from the center line of the right of way
- Other roads . . . . . 50 feet from the center line of the right of way.

Minimum Side Yard

For all principal buildings and for accessory buildings when located on the front one-half of the lot . 10 feet.

Minimum Floor Area

For all dwelling units. . . . . 800 square feet, except for those dwellings located in the area marked R3 (1) on the Zoning District Map where a minimum of 650 square feet shall be permitted.

No.71 Continued

Section IV: R4, RESIDENTIAL DISTRICT

Uses Permitted

- 1. Any use permitted in the R3 District, subject to all requirements specified for such R3 District, unless otherwise stated herein.
- 2. Multiple family dwellings.

Minimum Lot Area

- Per dwelling on - - -
- Unsubdivided land . . . . . 14,000 square feet
- Subdivided land. . . . . 10,000 square feet
- Per dwelling unit . . . . . 5,000 square feet

Minimum Lot Width

- Per dwelling on - - -
- Unsubdivided land . . . . . 100 feet
- Subdivided land . . . . . 70 feet
- Per dwelling unit . . . . . 25 feet

Minimum Setback

- Major highways . . . . . 100 feet from the center line of the right of way
- Other roads . . . . . 50 feet from the center line of the right of way

Minimum Side Yard

For all principal buildings and for accessory buildings when located on the front one-half of the lot . . . 10 feet

Maximum Height of Buildings . . . 35 feet

Minimum Rear Yard

Principal buildings . . . . . 20 feet

Minimum Off-Street Parking

- Dwellings . . . . . one space for every dwelling unit.
- Churches and schools . . . . . one space for every 100 square feet of auditorium floor area

Minimum Floor Area

For all dwelling units . . . . . 800 square feet

Section V: RR, RURAL DISTRICT

Uses Permitted

- 1. Any use permitted in the R3 District;
- 2. Farm, ranch and agricultural buildings and uses;
- 3. Resort cabins and lodges;
- 4. Airports;
- 5. Cemeteries;
- 6. Fur farms, kennels, and veterinary hospitals;
- 7. Mines, quarries, gravel pits, and oil drilling;
- 8. Riding academies;
- 9. Radio Transmitting stations;
- 10. Nurseries and greenhouses;
- 11. Identification signs---one per lot and only if such signs are less than 10 square feet in area, describe the lot upon which they are located, and are unlighted when such use is not in operation.

( Continued on next sheet )

No. 71 Continued

Minimum Setback

- Major highways . . . . . 100 feet from the center line of the right of way
- Other roads . . . . . 50 feet from the center line of the right of way

Minimum Lot Area

- Per dwelling . . . . . one acre

Minimum Floor Area

- For all dwelling units . . . . . 650 square feet

Section VI: B, BUSINESS DISTRICT

Uses Permitted

1. Any use permitted in the R4 District;
2. Any general business or retail sales outlet, commercial or wholesale activity, including:
  - automobile repair shops,
  - bakeries,
  - banks,
  - boarding and rooming houses,
  - builders' supply yards and lumber yards,
  - cleaning establishments,
  - dairies,
  - gasoline stations,
  - hotels and motels,
  - laundries,
  - medical and dental clinics,
  - membership clubs,
  - personal service shops,
  - places serving food or beverages,
  - places of amusement or recreation,
  - printing and publishing establishments,
  - private schools,
  - professional offices,
  - resort cabins and lodges,
  - restaurants and tea rooms,
  - storage warehouses,
  - signs for identification and advertising,
  - trailer camps - - - subject to approval of the Board of Adjustment as to location, minimum area per trailer coach space, and required roadway and sanitation facilities with standards adopted by the Trailer Coach Manufacturers' Associations considered minimum requirements.

Minimum Setback

- Major highways . . . . . 100 feet from the center line of the right of way.
- Other roads . . . . . 50 feet from the center line of the right of way.

Minimum Off-Street Parking

- For all permitted uses . . . . . one space for each 200 square feet of floor area.

( Continued on next sheet )

No. 71 Continued

Section VII: I, INDUSTRIAL DISTRICT

Uses Permitted

- 1. All uses not otherwise prohibited by law, provided, however, that none of the following uses shall be established unless approved by the Board of Adjustment:
  - smelting of ore;
  - manufacture of explosives;
  - junk yards;
  - garbage, offal or dead animal dumping or reduction operations;
  - or any addition to any of the foregoing uses.

Section VIII: SUPPLEMENTARY REGULATIONS

Regulations specified in other sections of this resolution shall be subject to the following interpretations and exceptions:

Uses Permitted

Illumination of uses...any light used to illuminate signs, parking areas, or for any other purposes shall be so arranged as to reflect the light away from nearby residential properties, and away from the vision of passing motorists.

Minimum Lot Area and

Minimum Lot Width

Small lots . . . where an individual lot was held in separate ownership from adjoining properties or was platted and recorded at the time of passage of this resolution, and has less area and/or less width than required in other sections of this resolution, such a lot may be occupied according to the permitted uses provided for the district in which such lot is located.

Reduction . . . no part of an area or width required for a lot for the purpose of complying with the provisions of this resolution shall be included as an area or width required for another building.

Adjacent Streets and Roads. . . in measuring the minimum lot area, one-half the area of adjacent streets or roads may be included.

Minimum Setback

Developed areas . . . where lots comprising 50 per cent or more of the frontage on one side of a street between intersecting streets have been improved with buildings at the time of passage of this resolution, the average setback of such buildings shall be the minimum setback required for all new construction in such block.

Minimum Floor Area

In measuring the minimum floor area as required, all measurements shall be along outside walls of the living area, not including garage or carport area.

Minimum Off-Street Parking

Each space shall be not less than 10 feet wide, 20 feet long and 7 feet high and shall have vehicular access to a street or alley.

Section IX: NON-CONFORMING USES

Except as provided in this section, the lawful use of any building or land existing at the time of enactment of this resolution, or of any amendments to this resolution, may be continued even though such use does not conform to the requirements of this resolution.

Repairs and Maintenance

Ordinary repairs and maintenance of a non-conforming building shall be permitted.

Restoration

A non-conforming building which has been damaged by fire or other causes may be restored to its original condition, provided such work is commenced within one year of such calamity.

Abandonment

Whenever a non-conforming use has been discontinued for a period of one year, such use shall not thereafter be re-established, and any future use shall be in conformance with the provisions of this resolution.



No. 71 Continued

Change in Use

A non-conforming use shall not be changed to a use of lower, or less restrictive classification; such non-conforming use may, however, be changed to another use of the same or higher classification.

Extensions

A non-conforming use shall not be extended.

Section X: BOARD OF ADJUSTMENT, VARIANCES

Power and Duties

The Board of Adjustment shall have the following powers and duties, all of which shall be exercised subject to the laws of the State of Colorado and subject to appropriate conditions and safeguards, in harmony with the purpose and intent of this resolution and in accordance with the public interest and the most appropriate development of the area.

1. To hear and decide appeals from, and review any order, requirement, decision or determination made by an administrative official charged with enforcement of the regulations established by this resolution.
2. To hear and decide requests for special exceptions as referred to such Board in other sections of this resolution.
3. To authorize upon appeal in specific cases variances from the terms of this resolution, where, by reason of exceptional shape, size or topography of lot, or other exceptional situation or condition of the building or land, practical difficulty or unnecessary hardship would result to owners of said property from a strict enforcement of this resolution.

Procedure

The Board of Adjustment shall hold a public hearing on all applications and appeals with the following special conditions required:

1. A notice of said hearing shall be provided either by legal publication in a newspaper of general circulation within the County, by posting notice signs on the premises of the property in question, or by mailing a written notice of said hearing to owners of property within 300 feet of the property in question.
2. For applications for variances relating to the use requirements of this resolution, a fee of \$10.00 shall be charged to cover the cost of advertising and processing. For all other applications a fee of \$5.00 shall be charged to cover such costs.
3. Unless otherwise stated in the Board of Adjustment minutes, all variances permits shall be valid for a period of time not to exceed twelve months from the time such variance is granted.

Organization

A Board of Adjustment for the Fruitvale Planning District in Mesa County, Colorado, is hereby established. The word "Board", when used in this section, shall be construed to mean the three members of the Fruitvale District Planning Commission.

Until otherwise provided, the members of the Board shall serve without compensation.

Any member of the Board of Adjustment may be removed for cause by the Board of County Commissioners upon written charges and after a public hearing. Vacancies shall be filled for the unexpired term in the same manner as in the case of original appointments.

The Board of County Commissioners may appoint associate members of such Board, and in the event that any regular member be temporarily unable to act owing to absence from the County, illness, interest in a case before the Board, or any other cause, his place may be taken during such temporary disability by an associate member designated for the purpose.

Meetings of the Board of Adjustment shall be held at the call of the Chairman and at such other times as the Board in its rules of procedure may specify. The Chairman, or in his absence, the acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board of Adjustment shall be open to the public.

( Continued on next sheet )

No. 71 Continued

The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. The Board may adopt supplemental rules of procedure not inconsistent herewith.

Section XI: AMENDMENTS

General Procedure

Amendments to this resolution shall be in accordance with the laws of the State of Colorado which require the following action before adoption of any such amendment:

1. Study and recommendation on the proposed amendment by the Fruitvale District Planning Commission.
2. Study and recommendation on the proposed amendment by the County Planning Commission.
3. Completion of a public hearing before the Board of County Commissioners after at least 30 days' notice of the time and place of such hearing shall have been given by at least one publication in a newspaper of general circulation within the county.

Special Procedure

Before submitting a report and recommendation on any proposed amendment to this resolution, as required in No. 1 above, the Fruitvale District Planning Commission shall hold a public hearing on the proposed amendment with the following special conditions required:

1. A notice of said hearing shall be provided either by legal publication in a newspaper of general circulation within the County, by posting notice signs on the premises of the property in question, or by mailing a written notice of said hearing to owners of property within 300 feet of the property in question.
2. For proposed amendments to the "Zoning District Map", a fee of \$15.00 shall be charged to cover the cost of advertising and processing. For all other proposed amendments, a fee of \$5.00 shall be charged to cover such costs.

Section XII: INTERPRETATION, CONFLICT WITH OTHER LAWS

In their interpretation and application, the provisions of this resolution shall be held to be minimum requirements adopted for the promotion of the public health, safety and welfare. Whenever the requirements of this resolution are at variance with the requirements of any other lawfully adopted rules, regulations or resolutions, the more restrictive, or that imposing the higher standards shall govern.

Section XIII: DEFINITIONS

For the purpose of this resolution certain words or phrases are defined as follows:

When not inconsistent with the content, words used in the present tense include the future; words in the singular number include the plural number; words in the plural number the singular number and the masculine includes the feminine.

"Accessory Building"

A detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use, and not including those buildings defined herein as farm and garden buildings.

"Accessory Use"

A use naturally and normally incidental to, subordinate to and devoted exclusively to the main use of the premises.

"Board and Rooming House"

A building or portion thereof which is principally used to accommodate, for compensation, five or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building. The "compensation" shall include

## No.71 Continued

compensation in money, services or other things of value.

**"Building"**

Any permanent structure built for the shelter or enclosure of persons, animals, chattels or property of any kind, and not including advertising sign boards or fences.

**"Dwelling"**

Any building or portion thereof which is used as the private residence or sleeping place of one or more human beings, but not including hotels, motels, tourist courts, trailers, resort cabins, clubs, hospitals, or similar uses.

**"Dwelling, One-Family"**

A detached building designed exclusively for occupancy by one family.

**"Dwelling, Two-Family"**

A detached building designed exclusively for occupancy by two families living independently of each other.

**"Dwelling, Multiple-Family"**

A building, or portion thereof, designed for or occupied by three or more families living independently of each other.

**"Family"**

An individual or two or more persons related by blood or marriage; or a group of not to exceed five persons (excluding servants) living together as a single house-keeping unit in a dwelling unit.

**"Home Occupation"**

Any use conducted principally within a dwelling and carried on by the inhabitants, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.

**"Lot"**

A parcel of real property as shown with a separate and distinct number or letter on a plat recorded in the Mesa County Court House, or when not so platted, in a recorded subdivision a parcel of real property abutting upon at least one public street and held under separate ownership.

**"Non-Conforming Buildings"**

A building or structure or portion thereof built prior to the effective date of this resolution, or any amendment thereto and conflicting with the provisions of this resolution applicable to the zone in which it is situated.

**"Non-Conforming Use"**

The use of a structure or premises conflicting with the provisions of this resolution.

**"Outdoor Advertising Signs"**

Any card, cloth, paper, metal, painted, wooden, glass, plaster, stone, or other sign of any kind placed for outdoor advertising purposes on the ground, or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever.

**"Person"**

The word "Person" shall also include association, firm, co-partnership or corporation.

**"Street"**

A public thoroughfare which affords the principal means of access to abutting property.

**"Setback"**

The distance extending across the full width of the lot between the centerline of the adjoining street and the nearest line or point of the building.

**"Subdivided Land"**

Land located within a subdivision approved by Mesa County Officials, recorded in the office of the County Clerk, and having lot sizes of approximately one acre or less.

**"Structure"**

Anything constructed or erected, which requires location on the ground or attached to something having a location on the ground, but not including fences or walls used as fences less than six feet in height, poles, lines, cables, or other transmission or distribution facilities of public utilities.

No. 71 Continued:

"Use"

The purpose for which land or building is designed ,arranged,or intended,or for which either is or may be occupied or maintained.

"Width of Lot"

The distance parallel to the front lot line measured between side lot lines through that part of the building or structure where the lot is narrowest.

Section XIV: VALIDITY

Should any section,clause or provision of this resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not effect the validity of this resolution as a whole or any part thereof,other than the part so declared to be invalid.

Section XV: VIOLATIONS AND PENALTIES

Any person or corporation,whether as principal,agent,employee, or otherwise,who violates any of the provisions of this resolution shall be fined not exceeding one hundred dollars (\$100.00) for each offense,such fine to inure to the County of Mesa.Each day of the existence of any violation shall be deemed a separate offense . The erection,construction,enlargement,conversion,moving or maintenance of any building or structure and the use of any land or building which is continued,operated or maintained,contrary to any provisions of this resolution is hereby declared to be a violation of this resolution and lawful. The District Attorney shall immediately,upon any such violation having been called to his attention,and upon being directed by the Board of County Commissioners,institute injunction,abatement,or any other appropriate action to prevent,enjoin,abate or remove such violation. Such action may also be instituted by any property owner who may be especially damaged by any violation of this resolution. The remedy provided for herein shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law.

Section XVI: REPEALS,EFFECTIVE DATE

All resolutions of the County of Mesa inconsistent herewith to the extent of such inconsistency,and no further,are hereby repealed.

The repeal of any of the above-mentioned resolutions does not revive any other resolution or portion thereof repealed by said resolution.

Such repeals shall not affect or prevent the prosecution or punishment of any person for the violation of any resolution repealed hereby,for an offense committed prior to the repeal.

This resolution shall become effective on the 7th day of May. Certificate of true copy attached May 10,1956 by Annie M.Dunston, County Clerk. (Mesa County,Colorado Seal)

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72

For Plat of Fruitvale Planning District see entry # 72 inside yellow cover sheet at the end of this abstract.

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73

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

CERTIFIED COPY OF ORDER #727668  
Filed September 19, 1958 Filed  
At 10:25 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 Friday the 29th day  
of August, A.D. 1958, there were present: Henry J. Tupper, Chairman, Charles  
L. Walker, Commissioner, Roe F. Saunders, Commissioner, Thomas K. Younge, County  
Attorney, Annie M. Dunston, Clerk, when the following proceedings, among others,  
were had and done, to-wit:

Hearing was held in the office of the County Commissioners in the Court  
House Annex at 11:00 o'clock A.M. in order to clarify the definition of a  
Junkyard in Fruitvale Planning District. As there were no interested parties  
appearing either for or against the amendment on motion of Charles Walker,  
seconded by Roe Saunders and carried the following amendment under Section  
14 and 7 of the Fruitvale Planning District Zoning Resolution was approved:  
"Junkyard"

A yard open to the air used for the sale, storage or display of odd  
pieces of metal, paper, glass and other material which may or may not be  
wholly or partly assembled into useful objects, motor vehicles or machinery.

And further that Section 7 of the Resolution be amended by adding  
thereto as permitted uses the following:

Welding and machine shops except forge shops; equipment and supply  
storage; the manufacture, storage and sale of livestock feed and grains;  
the fabrication and storage of articles made from concrete and metal.  
Certificate of true copy attached September 16, 1958 by Annie M. Dunston,  
County Clerk and ex-officio Clerk of the Board of County Commissioners, Mesa  
County, Colorado. (Mesa County, Colorado Seal)

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74.

Public Trustee  
Mesa County, Colorado  
to  
present owner or owners

RELEASE DEED \$2.00 #676674  
Dated Sept. 4, 1956 Book 693  
Filed Sept. 4, 1956 Page 447  
At 11:21 o'clock A. M.

Releases: All that property conveyed  
in trust in and by Document No.

629582, the same being that certain Deed of Trust executed by Richard E. Hoover,  
dated March 26, 1955 and recorded March 29, 1955 in Book 638 at page 281, to  
secure to Tilman I. Wright, the payment of the indebtedness. INDEBTEDNESS PAID.  
/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa.  
Ack. September 4, 1956 by Burrell C. Reynolds, Public Trustee before Lena A.  
Williams, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Sept. 23, 1957

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

RECEIVED CITY OF DENVER  
Filed December 17, 1959  
At 10:35 o'clock A.M.  
State of Colorado, County of Mesa, etc.  
At a regular adjourned meeting of  
the Board of County Commissioners

75.

Mesa County Planning Commission  
to  
The State

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

#741347  
Filed

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.)

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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 Tupper and carried the following resolution amending page two and page seven of the Amended Subdivision 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 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 1

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 subdivision.
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 subparagraph 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.

Page seven-

( continued on next sheet )

Section V  
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 VI  
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 or 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)

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77.

In the Matter of the Organization  
of the Grand Junction Rural Fire  
Protection District.

ORDER #717074  
Filed April 16, 1958 Filed #5204  
At 3:56 o'clock P.M.,  
In the District Court in and  
for the County of Mesa and  
State of Colorado.  
No. 7097

This matter of the organization  
of the Grand Junction Rural Fire Protection District coming before the Court  
on this 14th day of July, 1944, the petitioners appearing by Groves and Banks,  
their attorneys, and the Court having considered the evidence presented,  
including the tax rolls and the last official registry list of the County  
of Mesa, State of Colorado, and being fully advised in the premises, DOTH  
FIND:

1. That this proceeding has been instituted under the provisions of  
Chapter 130 of the 1941 Session Laws of the State of Colorado;
2. That the said petition was signed and presented in conformity with  
said act, and that the allegations of the petition are true;
3. That no protesting petition has been filed in this proceeding;
4. That the petition for the organization of said District was signed  
by more than fifty taxpaying electors of the proposed District, as therein  
described and herein created;
5. That the territory of said District lies entirely within the limits  
of the County of Mesa and State of Colorado;
6. That there are no municipalities having territory within the said  
District;
7. That immediately upon the filing of such petition on June 15, 1944,  
the Court by Order fixed a place and this day for the hearing thereon, and  
thereupon the Clerk of the Court caused notice by publication to be made  
of the pendency of such petition and the time and place of the hearing  
thereon, and caused a copy of such notice to be mailed by United States  
Registered Mail to the Board of County Commissioners of Mesa County,  
Colorado;
8. That no tract or parcel of real estate used for manufacturing,  
mining, railroad or industrial purposes, which, together with the buildings,  
improvements, machinery and equipment thereon situate, has an assessed  
valuation in excess of \$25,000.00 at the date of filing the petition,  
is within said District, except the property of the Denver and Rio Grande  
Western Railroad Company, the Rio Grand Junction Railway Company, the  
Western Union Telegraph Company, the Grand Valley Rural Power Lines, Inc.,  
the Mountain States Telephone and Telegraph Company, and the Public Service  
Company of Colorado;
9. And that there has been compliance with the law in all respects  
and that the Court has jurisdiction to make the within order.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that said District be  
and the same is hereby organized and given the Corporate name of the Grand  
Junction Rural Fire Protection District, by which name it shall hereafter  
be known; that said District is and hereafter shall be a governmental sub-  
division of the State of Colorado and a body corporate with all the powers  
of a public or quasi-municipal corporation and with all powers conferred  
by law to fire protection districts; and that the boundaries of said District

( continued )



No. 79 Continued

To create a reserve fund for taxes and insurance, parties of the first part agree to pay concurrently with the above monthly payments the sum of \$11.15. It is hereby stipulated and agreed that said property shall not be sold or contracted to be sold without the written consent of Association. Upon the breach of this stipulation the Association shall have the right to declare said note due and payable forthwith, without notice, and to foreclose this Trust Deed.

/s/ Samuel A. McGown, Dessie L. McGown  
Ack. January 26, 1960 by Samuel A. McGown and Dessie L. McGown before Vienno V. Thompson, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires Feb. 2, 1963

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80.

Public Trustee,  
Mesa County, Colorado  
to  
present owner or owners

RELEASE DEED \$2.00 #760820  
Dated Jan. 27, 1960 Book 773  
Filed Jan. 27, 1960 Page 518

At 3:36 o'clock P. M.  
Releases: All that property conveyed  
in Trust in and by Document No.

629581, the same being that certain Deed of Trust executed by Richard E. Hoover dated March 26, 1955 and recorded March 29, 1955 in Book 638 at page 279, to secure to Valley Federal Savings and Loan Association of Grand Junction the payment of the indebtedness.

INDEBTEDNESS PAID.

/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa.  
Ack. January 27, 1960 by Burrell C. Reynolds, Public Trustee before Lena A. Williams, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires Sept. 6, 1961

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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 Ten (10) entries, numbered from 71 to 80, 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 31, 1955 at 9:21 o'clock A.M. up to January 27, 1960 at 3:37 o'clock P. M., affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado  
January 27, 1960 at 3:37 o'clock P. M.

THE MESA COUNTY ABSTRACT COMPANY

BY Richard B. Williams  
Manager 138



Recorded at 1:35 o'clock P.M. Oct. 8, 1963

113092

Reception No. 850113 856m342 Recorder.

See 4/10

SAMUEL A. MCGOWN and DRESSIE L. MCGOWN  
whose address is  
County of Mesa, and State of



Colorado, for the consideration of Ten Dollars  
consideration  
and other good and valuable Dollars, in hand paid,

hereby sell(s) and quit claim(s) to THE PRESTON CORPORATION

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

All that part of Lot 2, Sec. 23, Township 1 South, Range 1  
West lying South of the following described land: Beginning  
at a point which is 323.62 feet West of the center of Sec. 23,  
Township 1 South, Range 1 West Ute Meridian thence South 440 feet  
thence West 100 feet thence North West to a point which is 370 feet  
South and 523.62 feet West of center of said Sec. 23, thence  
North 370 feet thence East 200 feet more or less to point of  
beginning, reserving the right of the Grantors to waste water  
upon the land being herein conveyed.

with all its appurtenances, and warrant(s) the title to the same, subject to  
taxes for 1963.

Signed this 4th day of October, 1963

*Samuel A. McGown*

*Dressie L. McGown*

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this 4th  
day of October, 1963, by SAMUEL A. MCGOWN and DRESSIE L. MCGOWN



*Frank F. Thompson*  
Notary Public

Statutory Acknowledgment.—If by natural person or persons here insert name of person; 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 describe  
that if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such cor-  
poration, naming it.

No. 898, QUIT CLAIM DEED—Short form—Sec. 118-1-13 as amended 1961.  
—Bradford-Robinson Printing Company, 1016-16 Stout Street, Denver, Colorado

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-

82

PARTIAL RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Know All Men by These Presents, That, Whereas,  
Samuel A. McGown and Dessie L. McGown

of the County of Mesa, in the State of Colorado, by their certain DEED OF TRUST dated the  
22 day of January, A. D. 19 60, and duly recorded in the office of the  
County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 27  
day of January, A. D. 19 60, in book 773 of said County records, on page 493, con-  
veyed 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 Mesa Federal Savings and Loan Association of Grand  
Junction

the payment of the indebtedness mentioned therein.

~~AND WHEREAS the said of the sum of duly endorsed upon said note as of paid and partially satisfied said note, together with all interest and charges thereon, according to its tenor-~~ by the payment has partially

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:

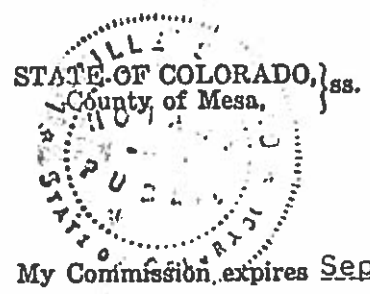
Beginning at a point 423.62 feet West of the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 100 feet, thence South 370 feet, thence Southeasterly to a point 440 feet South of the point of beginning, thence North to to the point of beginning; together with all ditch, water and accretion rights belonging thereto, including one share of stock of the Grand Valley Irrigation Company.

situate, lying and being in the County of Mesa and State of Colorado, as to the above described real estate only.

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 as to the above described real estate only.

WITNESS my hand and seal, this 7th day of December, A. D. 1964.

Donald W. Kanaly (Seal)  
As the Public Trustee in said County of Mesa.



The foregoing instrument was acknowledged before me this 7th day of December, 1964, by Donald W. Kanaly as the Public Trustee in said County of Mesa, Colorado. Witness my hand and Official Seal.

Lucille Strnad  
Notary Public.

The Public Trustee in said County of Mesa:

Please execute this release. ~~the indebtedness secured by the above mentioned Deed of Trust has~~  
~~ing been partially paid and partially satisfied~~

MESA FEDERAL SAVINGS AND LOAN ASSOCIATION  
OF GRAND JUNCTION  
The legal holder of the indebtedness secured by said Deed of Trust.

By W. W. [Signature] Secretary

124237  
#880411  
Page 54  
Book 877  
Time 2:29

State of Colorado  
County of Mesa 1 ss.

Recorded at 1:34 o'clock P.M. APR 1 1965  
Reception No. 889007 *Connie M. Dunston* Recorder.

BOOK 881 PAGE 434

SAMUEL A. MCGOWN and DESSIE L. MCGOWN

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

Colorado, for the consideration of - - Ten Dollars and other valuable consideration - - \$0.00 in hand paid, hereby sell(s) and convey(s) to

DESSIE L. MCGOWN

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 West 100 feet of the following tract: Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 523.62 feet, thence South to the South line of Lot 2 of said Section 23, thence Southeasterly along the South line of said Lot 2 to a point South of the point of beginning, thence North to beginning, being the identical property intended to be conveyed by that certain Deed recorded in Book 580 at Page 135 of the Mesa County records;

Together with all ditch, water and accretion rights belonging thereto, including one (1) share of the capital stock of the Grand Valley Irrigation Company.

(Consideration less than \$100.00)

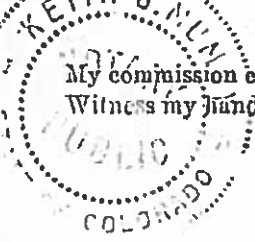
with all its appurtenances, and warrant(s) the title to the same, subject to taxes for the year 1965, payable in 1966.

Signed this 24th day of March, 1965.

*Samuel A. McGown*  
*Dessie L. McGown*

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

The foregoing instrument was acknowledged before me this 24th day of March, 1965, by Samuel A. McGown and Dessie L. McGown.



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

*[Signature]*  
Notary Public

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.

127227  
# 889007  
Page 434  
Book 581  
Time 1:34 P.M.  
APR 1 1965

Colorado)

Recorded at 3:50 o'clock P.M. Nov 17, 1966

SS. Reception No. 927574 Annie M. Linton Recorder

ORDINANCE NO. 1241

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the following described territory, situate in Mesa County, Colorado, to-wit:

Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence East 425 feet, thence S02°37'E 317 feet, thence S02°55'E 186.6 feet, thence Southwesterly 1231 feet more or less to a point which is 30 feet South of the Southeast corner of Lot 17, Block 35, Moon & Day Addition to Orchard Mesa Heights Subdivision, thence West 839 feet more or less to a point which is 30 feet North and 50 feet East of the Northeast corner of Lot 1, Block 5, Orchard Mesa Heights Subdivision, thence South 650 feet more or less along a line which is 50 feet east and parallel with the east line of Block 5 of said subdivision to a point on the north right of way line of Santa Clara Avenue, thence West along said north right of way line 254 feet more or less to the westerly right of way line of U.S. Highway 50, thence Southeasterly along the arc of said right of way line 186 feet more or less, thence S4°51'W 115.9 feet along said right of way, thence S24°40'E 266 feet along said right of way, thence Southeasterly along said right of way 14.1 feet to a point which is N33°51'W 96.3 feet from the Southeast corner of the SW 1/4 SW 1/4 of said Section 23, thence South 80 feet to a point on the south line of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West along said south line of Section 23 1250 feet more or less to a point of intersection with the westerly line of Block 32, Orchard Mesa Heights Subdivision, as projected southwesterly, thence Northeasterly along said projection and the westerly boundaries of Blocks 32 and 31, Orchard Mesa Heights Subdivision and Block 33, Moon & Day Addition for a distance of 1825 feet more or less to the northwest corner of said Block 33, thence Northerly along the easterly right of way line of the Montrose Branch Line of the Denver & Rio Grande Railroad 543 feet more or less to the southwest corner of Lot 9, Block 36, Moon & Day Addition, thence Northeasterly along the westerly line of said Lot 9, 155.5 feet to the northwest corner thereof, thence Northeasterly 750 feet more or less to a point on the easterly right of way line of said railroad where it crosses the existing southerly limit of the City of Grand Junction, thence Southeasterly along said existing city limit 412 feet more or less to the East-West centerline of said Section 23, thence East along said centerline 1060 feet more or less to the point of beginning.

is hereby annexed to the City of Grand Junction, Colorado

PASSED AND ADOPTED this 2nd day of November, 1966.

Ray L. Washburn
President of the Council

ATTEST:

Helen C. Tomlinson
City Clerk

effective December 8, 1966

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 1241 PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, AT ITS REGULAR MEETING HELD NOV. 2, 1966.

Helen C. Tomlinson
City Clerk

142976

927574

85

8:50

NOV 17 1966

Filed



ORCHARD MESA ANNEXATION

ANNEXATION MAP  
Filed November 17, 1966  
At 8:50 o'clock A. M.

# 927571  
Book 902  
Page 434

LEGAL DESCRIPTION

Beginning at the center of Section 23, Township 1 South, Range 1 West of the Ute Meridian thence East 425 feet, thence S 02° 37' E 317 feet, thence S 02° 55' E 186.6 feet, thence Southwesterly 1231 feet more or less to a point which is 30 feet South of the Southeast corner of Lot 17, Block 35, Moon & Day Addition to Orchard Mesa Heights Subdivision, thence West 839 feet more or less to a point which is 30 feet North and 50 feet East of the Northeast corner of Lot 1, Block 5, Orchard Mesa Heights Subdivision, thence South 650 feet more or less along a line which is 50 feet East and parallel with the East line of Block 5 of said subdivision to a point on North right of way line of Santa Clara Avenue, thence West along said North right of way line 254 feet more or less to the Westerly right of way line of U.S. Highway 50, thence Southeasterly along the arc of said right of way line 186 feet more or less, thence S 4° 51' W 115.9 feet along said right of way, thence S 24° 40' E 266 feet along said right of way, thence Southeasterly along said right of way 14.1 feet to a point which is N 33° 51' W 96.3 feet from the Southeast corner of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 23, thence South 80 feet to a point on the South line of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West along said South line of Section 23 1250 feet more or less to a point of intersection with the westerly line of Block 32, Orchard Mesa Heights Subdivision as projected southwesterly, thence Northeasterly along said projection and the Westerly boundaries of Blocks 32 and 31, Orchard Mesa Heights Subdivision and Block 33, Moon & Day Addition for a distance of 1825 feet more or less to the northwest corner of said Block 33, thence Northerly along the easterly right of way line of the Montrose Branch Line of the Denver & Rio Grande Railroad 543 feet more or less to the southwest corner of Lot 9, Block 36, Moon & Day Addition, thence Northeasterly along the westerly line of said Lot 9 155.5 feet to the northwest corner thereof, thence Northeasterly 750 feet more or less to a point on the easterly right of way line of said railroad where it crosses the existing southerly limit of the City of Grand Junction, thence Southeasterly along said existing city limit 412 feet more or less to the East-West centerline of said Section 23, thence East along said centerline 1060 feet more or less to the point of beginning.

For Plat see inside yellow cover sheet at end of this abstract.

NOTES

Perimeter of Orchard Mesa Annexation	10,561 lineal feet more or less
Portion of annexation contiguous with existing city limits	1,897 lineal feet more or less
Total area within boundary of annexation	79.2 acres more or less

LEGEND

Boundary of Orchard Mesa Annexation

Existing Grand Junction City Limits

ENGINEER'S CERTIFICATE

Richard J. Mandeville, Registered Engineer and Land Surveyor, does hereby certify that the accompanying plat and legal description of Orchard Mesa Annexation was prepared under his supervision from records in the offices of the Mesa County Clerk and Recorder and the Assessor.

/s/ Richard J. Mandeville

April 12, 1966

(Richard J. Mandeville, Professional Engineer, State of Colorado, Seal)

TRANSAMERICA TITLE INSURANCE COMPANY  
OF COLORADO



86

not Please Do Not Use

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 the 29 day of March A. D. 1968, there were present:

- Edwin Lamm ..... Chairman,
- Paul Heidel ..... Commissioner,
- Clyde Lowe ..... Commissioner,
- David Palo ..... County Attorney,
- Annis M. Dunston ..... Clerk,
- ..... Deputy,

when the following proceedings, among others, were had and done, to-wit:

As advertised, hearing was had for the Dissolution of the Fruitvale Planning District and Amendment of "Purpose" of Zoning Resolution of the Mesa County Consolidated Zoning Area, which Resolutions were presented by Paul Walker, Planning Director, as follows:

On motion by W. L. Peach, Jr., seconded by C. W. Downing, and unanimously carried, the following resolution was adopted:

WHEREAS the Fruitvale District Planning Commission held a public hearing on February 13, 1968, to consider the question of the dissolution of the Fruitvale Planning District, whose boundaries situate in Mesa County are described as follows:

On one North by the Highline Canal; on the East by a line beginning at the intersection of the Highline Canal and the East line of Section 4, T1S, R1E, Ute Meridian; thence South to the Colorado River; on the South by the Colorado River; on the West by a line beginning at a point on the Highline Canal which is 1320 feet east of 12th Street (27 Road); thence South to Patterson Road (F Road); thence West along said Patterson Road for 2640 feet; thence Easterly, Southerly and Westerly along the perimeter of the City Limits of Grand Junction to its intersection with the Colorado River.

WHEREAS no one appeared to speak either in favor of in opposition to the proposed dissolution of said Fruitvale Planning District; and

WHEREAS the interest of the public would be better served if the Fruitvale Planning District were dissolved;

NOW THEREFORE, BE IT RESOLVED that the Fruitvale District Planning Commission recommends to the Board of County Commissioners that the Fruitvale Planning District be dissolved.

On motion by Orville Jaynes, seconded by Boyd Wilhelm, and unanimously carried, the following resolution was adopted:

WHEREAS the Mesa County Planning Commission held a public hearing on February 13, 1968, to consider the question of the dissolution of the Fruitvale Planning District, whose boundaries situate in Mesa County are described as follows:

On the North by the Highline Canal; on the East by a line beginning at the intersection of the Highline Canal and the East line of Section 4, T1S, R1E, Ute Meridian; thence South to the Colorado River; on the South by the Colorado River; on the West by a line beginning at a point on the Highline Canal which is 1320 feet east of 12th Street (27 Road); thence South to Patterson Road (F Road); thence West along said Patterson Road for 2640 feet; thence Easterly, Southerly, and Westerly along the perimeter of the City Limits of Grand Junction to its intersection with the Colorado River.

Time 2:55 Book # 952163 Filed

87

April 10, 1968

WHEREAS no one appeared to speak either in favor or in opposition to the proposed dissolution of said Fruitvale Planning District, and

WHEREAS the interest of the public would be better served if the Fruitvale Planning District were dissolved;

NOW THEREFORE, BE IT RESOLVED that the Mesa County Planning Commission recommends to the Board of County Commissioners that the Fruitvale Planning District be dissolved.

On motion by Walt Palmer, seconded by Robert Van Deusen and unanimously carried, the following resolution was adopted:

WHEREAS the Mesa County Planning Commission held a public hearing on February 13, 1968, to establish new zoning districts within the area previously known as the Fruitvale Planning District, such new zoning districts being included in the Mesa County Consolidated Zoning Resolution, and shown by map thereof,

WHEREAS the said new zoning districts would be regulated by the provisions of the Mesa County Consolidated Zoning Resolution;

87 cont'd WHEREAS no one appeared in favor of or in opposition to the establishment of proposed zoning districts as shown by map thereof;

WHEREAS the interest of the public would be better served if the proposed zoning districts were established,

NOW THEREFORE, BE IT RESOLVED that the Mesa County Planning Commission recommends the said zoning districts as shown by the said map thereof to the County Commissioners for their approval and adoption, the said map thereof to be signed by George R. Simpson, Chairman, Mesa County Planning Commission.

On motion by Robert Van Deusen, seconded by Walt Palmer, and unanimously carried, the following resolution was adopted:

WHEREAS the Mesa County Planning Commission held a public hearing on February 13, 1968 to consider an amendment to the text of the Zoning Resolution of the Mesa County Consolidated Zoning Area, whereby the "Purpose" would be amended to read as follows:

THAT ALL OF THE UNINCORPORATED AREAS WITHIN THE COUNTY OF MESA, STATE OF COLORADO, SHALL BE KNOWN AS "MESA COUNTY CONSOLIDATED ZONING AREA," AND THE FOLLOWING REGULATIONS, RESTRICTIONS, AND PROVISIONS SHALL APPLY THERETO.

WHEREAS no one appeared in favor or in opposition to the proposed change, and

WHEREAS the interests of the public would be better served if this change were made, and

WHEREAS the change is made necessary through the proposed dissolution of the Fruitvale Planning District;

NOW THEREFORE, BE IT RESOLVED that the said "Purpose" of the Zoning Resolution of the Mesa County Consolidated Zoning Area be amended to read as follows and so submitted to the Board of County Commissioners with the recommendation that it be enacted;

THAT ALL OF THE UNINCORPORATED AREAS WITHIN THE COUNTY OF MESA, STATE OF COLORADO, SHALL BE KNOWN AS "MESA COUNTY CONSOLIDATED ZONING AREA," AND THE FOLLOWING REGULATIONS, RESTRICTIONS, AND PROVISIONS SHALL APPLY THERETO.

Motion was made by Paul Walker, seconded by Clyde Lowe and carried that the above resolutions within the Mesa County Planning Commission be adopted as recommended by the Planning Commission.

STATE OF COLORADO, }  
County of Mesa ..... } ss.

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 10th

day of April ..... A. D. 19 68



*Annie M. Dunston*  
.....  
County Clerk

Per.....  
Deputy

-o---o---o-

88 For PLAT showing the location of the land described in the foregoing Order see  
Entry No. 88 in the yellow cover sheet at the end of this abstract.

-o---o---o-

RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Know All Men by These Presents, That, Whereas,

SAMUEL A. McGOWN and DESSIE L. McGOWN

of the County of Mesa, in the State of Colorado, by their certain DEED OF TRUST dated the 22nd day of January, A.D. 1960, and duly recorded in the office of the County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 27th day of January, A.D. 1960, in book 773 of said County records, on page 493, 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

MESA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GRAND JUNCTION

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 Three 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. 760762 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 23rd day of June, A.D. 1972.

*Donald W. Kanaly* (Seal)  
As the Public Trustee in said County of Mesa.

STATE OF COLORADO, }  
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 23rd day of June, 1972.



by Donald W. Kanaly as the  
Public Trustee in said County of Mesa, Colorado.  
Witness my hand and Official Seal.  
September 13, 1972.

*Annelle E. Stroud*  
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.....

200706

89

JUN 23 1972 Time 3:10 Book 978 Page 775 #1027278

# 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 -9- entries numbered 81 to 89 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 January 27th, 1960, at 3:37 o'clock P. M.

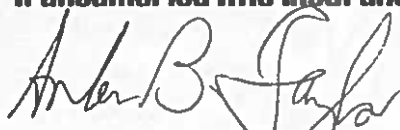
Beginning at a point 423.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence West 100 feet, thence South to a point whence the center of the East end of Pier Number Two (2) of the State Bridge bears North 57°30' West 440 feet more or less, thence South 57°30' East to a point South of the point of beginning, thence North to the point of beginning, in the City of Grand Junction.

EXCEPT tract as described in document recorded in Book 856 on Page 342.

Dated this 6th day of December, A.D., 19 73, at 8 o'clock A.M.

Transamerica Title Insurance Co

By

  
Authorized Signature



Transamerica Title Insurance Co

MESA COUNTY BRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

Abstract No. 85084

ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE EXAMINED AN ABSTRACT OF TITLE to all that portion of Lot 2 in Section 23 in Township 1 South of Range 1 West of the Ute Meridian, in Mesa County, Colorado which lies West of the North and South center line of said Section 23, otherwise known as that portion of Lot 2 lying in the North East Quarter of the South West Quarter of said Section 23, which abstract consists of an original abstract of twelve entries certified to January 30, 1890 by Addison J. McCune, County Clerk, and a continuation of seven entries certified to May 17, 1907 by the Mesa County Abstract Company.

And from the examination of said abstract we find that the fee simple title to said above described land is in John J. Cottrill and Anna L. Cottrill free and clear of encumbrances.

Subject however all rights reserved in the patent to said above described land, <sup>to</sup> and subject to taxes of 1906, which do not appear upon the abstract. *and right of way mentioned in No 7 of abstract*

*The reference in No 7 of Continuation of abstract Book 2 p. 184 is no part of the land embraced in abstract but has reference to Island only*

We advise that either the receipt for said taxes be exhibited or a certificate obtained from the County Treasurer that all taxes have been paid.

This examination is made for May M. Bostwick.

Dated at Grand Junction this 18th day of May, A. D.

1907.

Carroll & VanHousbeke

CERTIFICATE OF TITLE.

THIS CERTIFIES THAT I HAVE EXAMINED THE TITLE TO: THE WEST 100 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE CENTER OF SEC. 23, TWP. 1 S. R. 1 W. U.M., THENCE WEST 523.62 FEET, THENCE SOUTH TO A POINT WHENCE THE CENTER OF THE EAST END OF PIER No. 2 OF THE STATE BRIDGE BEARS N. 57° 30' W. 440 FEET MORE OR LESS, THENCE S. 57° 30' E. TO A POINT SOUTH OF BEGINNING, THENCE NORTH TO BEGINNING, BEING IN THAT PORTION OF LOT 2 SAID SEC. 23 LYING WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SEC. 23, IN MESA COUNTY, COLORADO; AS INDICATED BY THE ABSTRACT THEREOF, AND LAST CERTIFIED TO ON NOVEMBER 12, 1927 AT 12.06 A.M., AND FIND THAT THE SAID PREMISES WERE ON THE DATE LAST ABOVE MENTIONED, AS SHOWN BY SAID ABSTRACT, OWNED BY

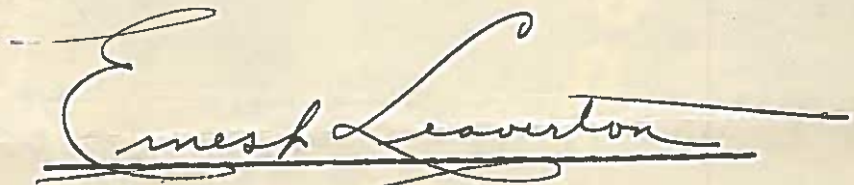
B.L.C. CRAYTON HANCOCK

BY TITLE  
IN FEE SIMPLE, FREE AND CLEAR OF AND FROM ALL LIENS, CLAIMS AND ENCUMBRANCES, EXCEPT:

1. SUBJECT TO THE RESERVATIONS CONTAINED IN THE U. S. PATENT THEREFOR.
2. SUBJECT TO ALL OBLIGATIONS FOR DRAINAGE UNDER THE GRAND VALLEY DRAINAGE DISTRICT, NOW KNOWN AS THE GRAND JUNCTION DRAINAGE DISTRICT.
3. SUBJECT TO A FIRST LIEN TRUST DEED GIVEN TO SECURE A NOTE FOR \$225.00 AND INTEREST, IN FAVOR OF R. L. MAGILL, RECORDED IN BOOK 305 AT PAGE 44, No. 15 OF CONTINUATION.
4. I DO NOT CERTIFY AS TO UNPAID TAXES, IF ANY. SEE THE COUNTY TREASURER ABOUT THEM.

THIS CERTIFICATE IS MADE FOR THE USE OF R. L. MAGILL AND TO ANY PERSON TO WHOM HE MAY ASSIGN SAID NOTE.

DATED AT GRAND JUNCTION, COLORADO, MARCH 1, 1928.



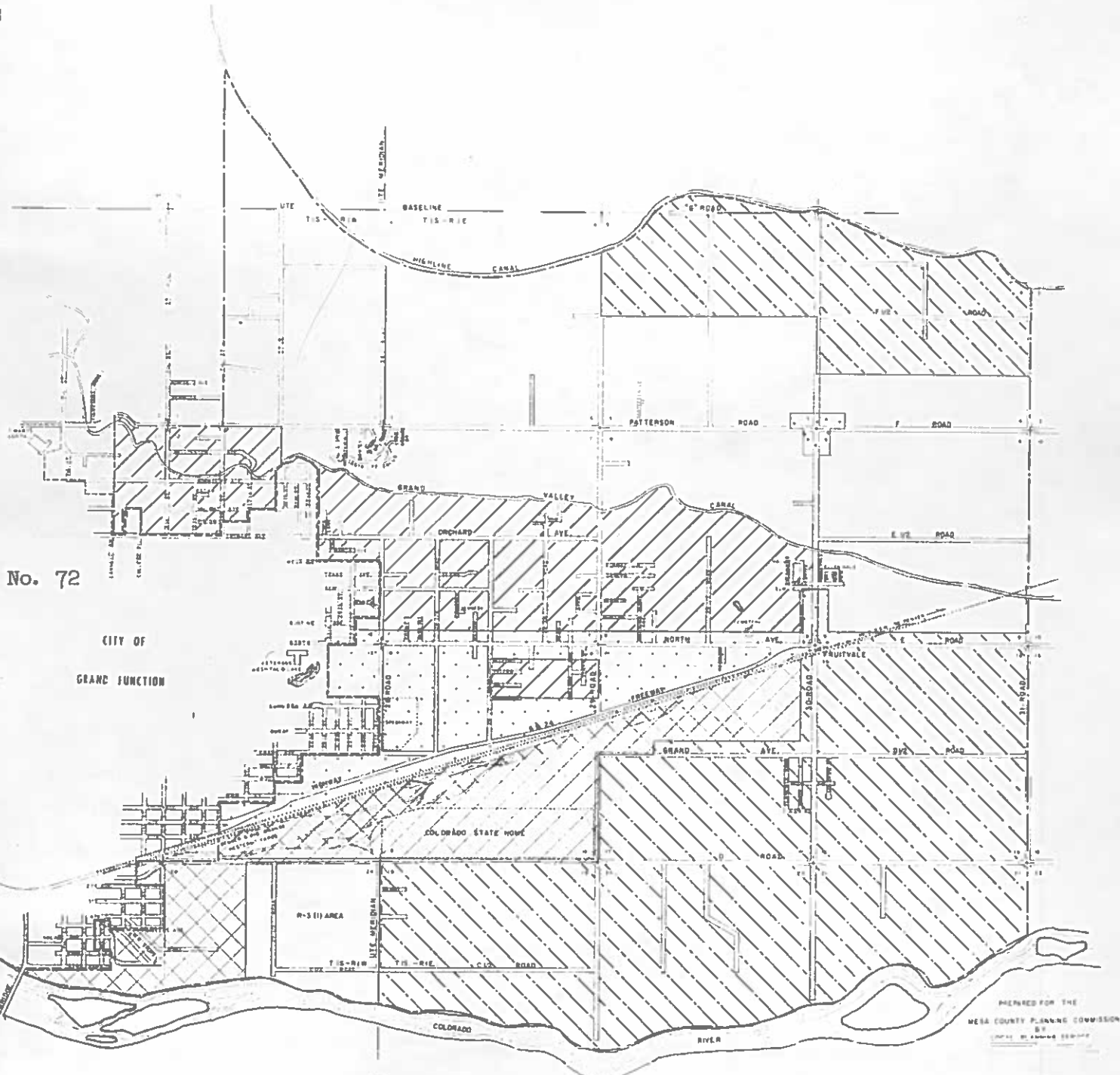
ATTORNEY AT LAW.

L 160  
J 350 -  
510 -



# ZONING DISTRICT MAP

## FRUITVALE PLANNING DISTRICT



No. 72

CITY OF  
GRAND FUNCTION

PREPARED FOR THE  
MESA COUNTY PLANNING COMMISSION  
BY  
[Name]

### LEGEND

R-3	Residential	
R-4	Rural	
B	Business	
I	Industrial	

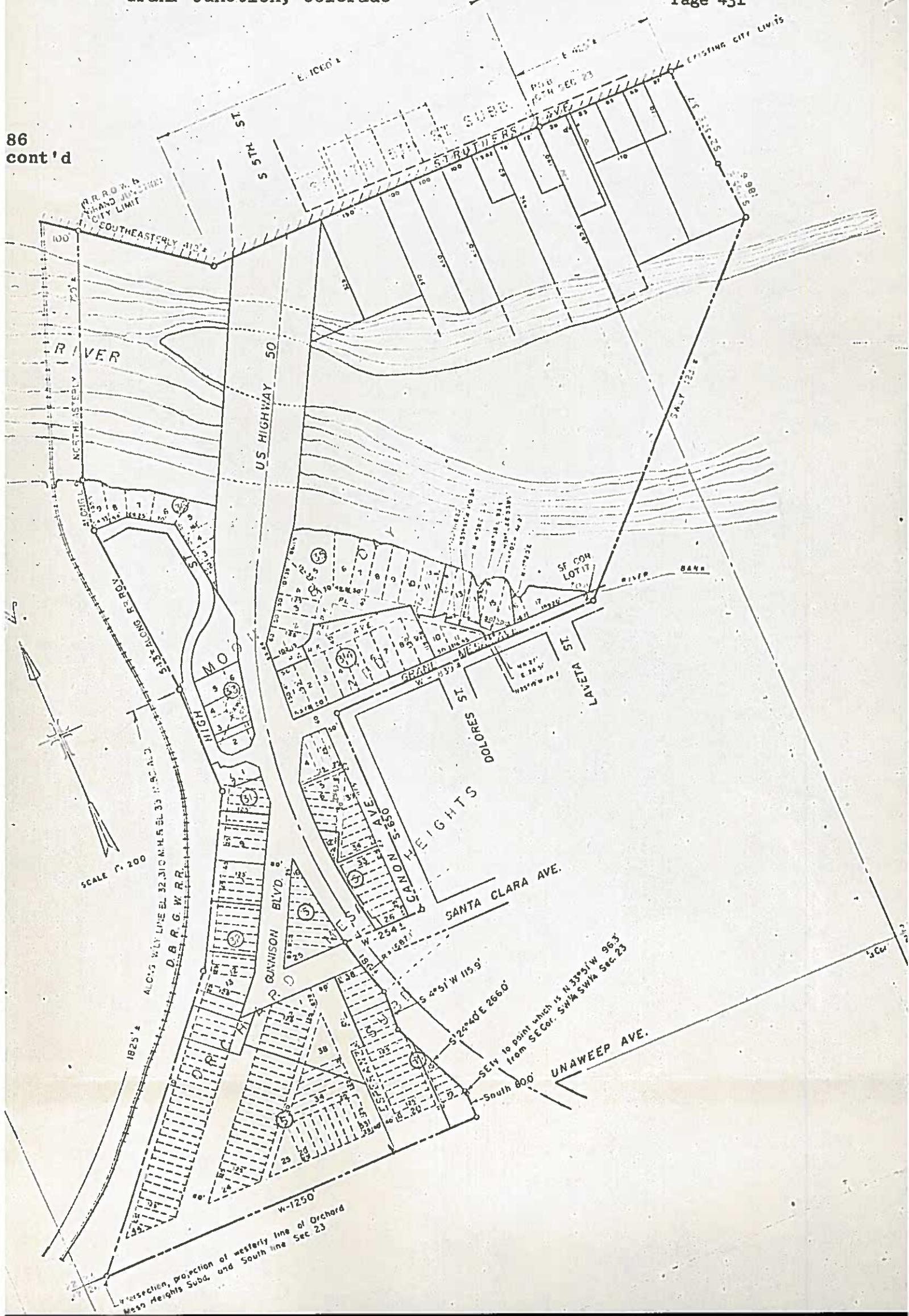
DISTRICT BOUNDARIES ARE THE CENTER LINES OF ROADS HIGHWAY RIGHTS OF WAY, RAILROAD RIGHTS OF WAY OR SUCH LINES. EXISTENCE SECTION LINES MUNICIPAL CORPORATE LIMITS NATURAL BOUNDARY LINES SUCH AS STREAMS OR OTHER LINES DRAWN TO SCALE ON THIS MAP.



ANNEXATION MAP  
 ORCHARD MESA ANNEXATION  
 Grand Junction, Colorado

#927571  
 Book 902  
 Page 431

86  
 cont'd

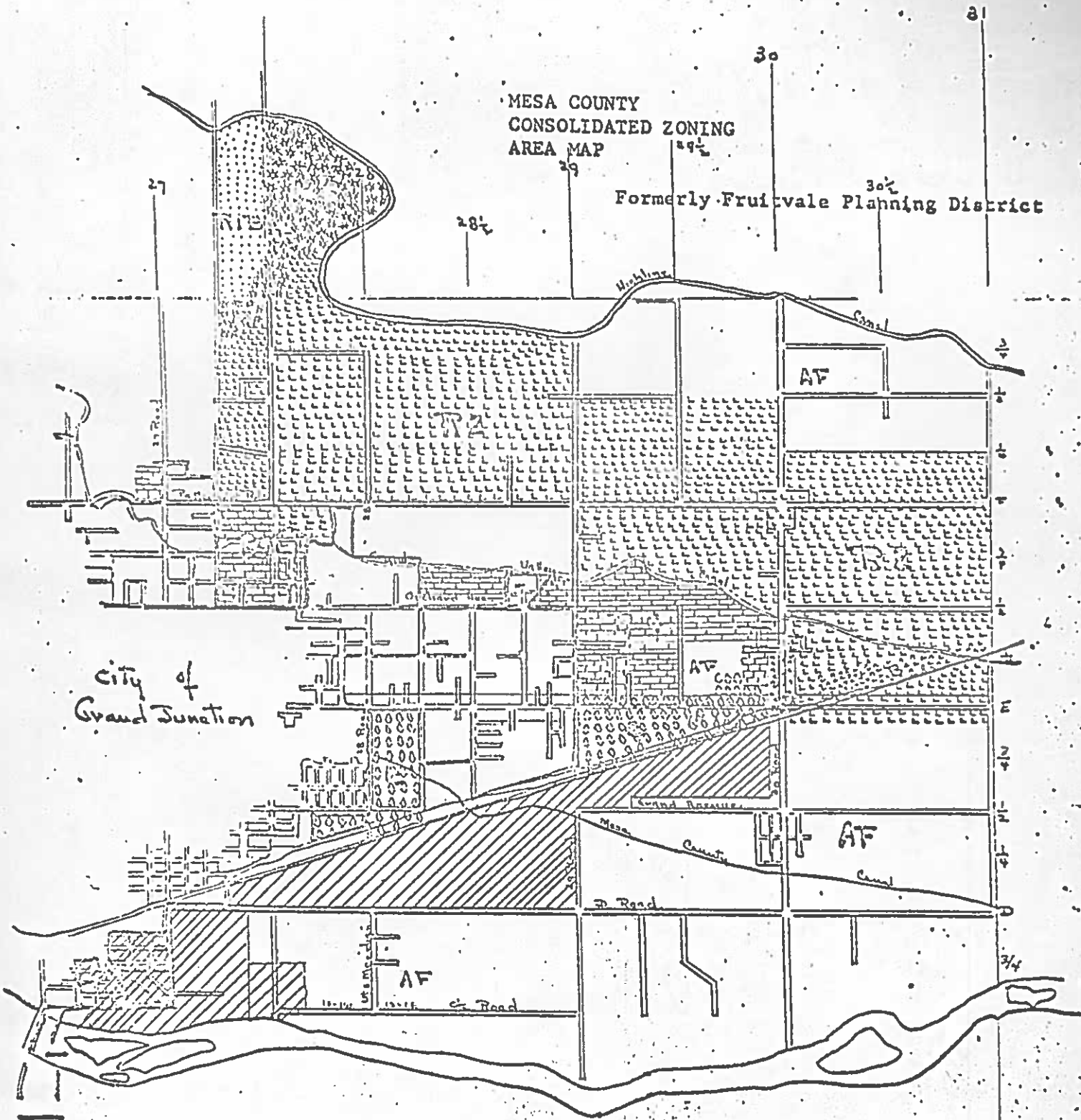


Intersection, projection of westerly line of Orchard Mesa Heights Subd. and South line Sec 23

MESA COUNTY  
CONSOLIDATED ZONING  
AREA MAP

Formerly Fruitvale Planning District

88



- Residential District (R1-B) .....
- Residential District (R2) .....
- Residential District (R4) .....
- Business District (B) .....
- Commerical District (C) .....
- Industrial District (I) .....
- Agricultural & Forestry (AF) .....
- Highway Service (HS) .....
- Grand Junction City Limits .....

No. 952163