

557 Roland

No. C-17029

ABSTRACT OF TITLE
TO

Lots 9 and 11 in Block 2 of South
Fifth Street Subdivision in the City
of Grand Junction, Mesa County,
Colorado.

Prepared by
The Mesa County Abstract Co.
Member of Colorado and American Title Associations
128 North Fifth Street
GRAND JUNCTION, MESA COUNTY, COLO.

THE MESA COUNTY ABSTRACT CO.

Established 1885

128 North Fifth Street

Grand Junction, Colo.

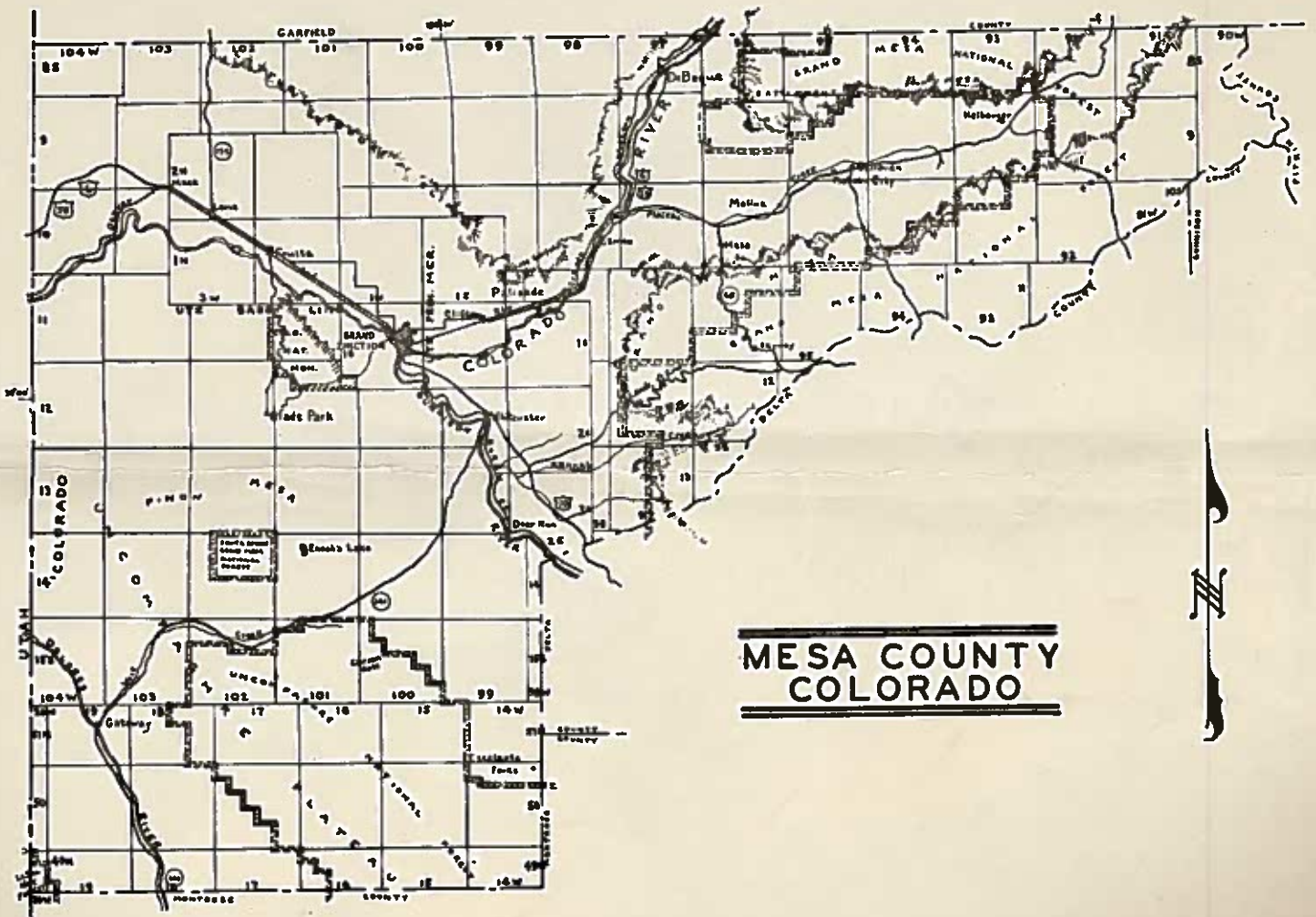
ABSTRACT OF TITLE TO

No. 17029

Lots Nine (9) and Eleven (11) in Block Two (2) of South Fifth Street Subdivision, according to the recorded plat thereof, in the City of Grand Junction, Mesa County, Colorado.

(The above described property is platted out of a part of The Grand Junction Town and Development Company's Addition NO. 1 to the City of Grand Junction, and lies within the boundaries of the Southeast Quarter of the Northwest Quarter of Section Twenty-three (23), in Township One (1) South, Range One (1) West of the Ute Meridian).

For Plat showing the location of the property described in the caption above, see entry 90 on inside yellow cover sheet at end of this abstract, which, by this notation and reference is hereby made a part hereof.



5. The Grand Junction Town Company
By George A. Crawford, President
(Corporate Seal)

to
J.A. Layton

QUIT CLAIM DEED \$600.00

Dated October 11, 1883
Filed December 21, 1883
At 3:30 o'clock P.M.

#1253
Book 2
Page 45

Conveys: Beginning at a point 165 yards W of the SE corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, U.M. on the line between said quarter section and the quarter section S of it. Thence West on said line 55 yards, thence due N 264 yards, thence due E 55 rods, thence due S 264 yards to place of beginning, being three acres more or less and being the S $\frac{3}{5}$ of the fourth 5 acres in said SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23 aforesaid as determined by beginning on the E side of said 40 acre tract and measuring across it from N to S all being in the Town of Grand Junction.

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

(SHOWN FOR REFERENCE PURPOSES ONLY)

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6. J.A. Layton
to
N.N. Smith

MORTGAGE DEED \$150.00
Dated November 26, 1884
Filed November 26, 1884
At 5:00 o'clock P.M.

#2252
Book 9
Page 30

Conveys: Beginning at a point 623.62 feet W of center stake of Sec. 23, Twp. 1S, R. 1W, U.M., thence N 391.5 feet, thence E 330 feet, thence S 391.8125 feet, thence W 330 feet to beginning, containing 3 acres more or less. To Secure the sum of \$150. in manner specified in one promissory note of even date herewith.

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

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

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7. J.A. Layton
to
The Grand Junction Town and
Improvement Company

WARRANTY DEED \$600.00
Dated March 29, 1884
Filed March 31, 1884
At 9:30 o'clock A.M.

#1659
Book 1
Page 278

Conveys: Beginning at a point 458.62 feet W of the center stake of Sec. 23, Twp. 1S, R. 1W, U.M., thence W along the $\frac{1}{4}$ section line 165 feet, thence N 783 feet, thence E 165 feet, thence S 783.625 feet to the place of beginning, containing 2.97 acres.

Ack. March 29, 1884 before Thomas B. Crawford, Notary Public, Mesa County, Colorado.
(N. P. Seal)

(SHOWN FOR REFERENCE PURPOSES ONLY)

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8. The Grand Junction Town and
Improvement Company, by George
A. Crawford, President
(Corporate Seal)

to
J.A. Layton

WARRANTY DEED \$600.00
Dated March 29, 1884
Filed March 31, 1884
At 9:30 o'clock A.M.

#1660
Book 16
Page 298

Conveys: Beginning at a point 623.62 feet W of the center stake of Sec. 23, Twp. 1S, R. 1W, U.M. thence N 391.5 feet, thence E 330 feet, thence S 391.8125 feet, thence W 330 feet to beginning, containing 3 acres more or less.

Ack. March 29, 1884 by G.A. Crawford, President of said Company, as the voluntary act and deed of said Company, before Thomas B. Crawford, Notary Public, Mesa County, Colorado.

(N. P. Seal)

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9. J.A. Layton TRUST DEED \$200.00 #3632
to Dated April 6, 1886 Book 18
W.A. Marsh, Trustee for use of Filed April 7, 1886 Page 4
W.T. Carpenter At 11:30 o'clock A.M.
Conveys: Beginning at a point 623.62 feet W
of the center stake of Sec. 23, Twp. 1S, R. 1W,
U.M., thence N 391.5 feet, thence E 330 feet, thence S 391.8125 feet, thence W
330 feet to beginning, containing 3 acres. To Secure his note of even date here-
with for the principal sum of \$200.00 payable five years after date with interest
at 10% per annum.
Ack. April 6, 1886 before James W. Bucklin, Notary Public, Mesa County, Colorado.
(N. P. Seal)

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10. W.A. Marsh, _____ RELEASE DEED \$1.00 #10460
to Dated November 3, 1890 Book 34
J.A. Layton Filed November 4, 1890 Page 44
At 9:00 o'clock A.M.
RELEASED: Beginning at a point 623.62 feet W
of the center stake of Sec. 23, Twp. 1S, R. 1W, U.M., thence N 391.5 feet, thence
E 330 feet, thence S 391.8125 feet, thence W 330 feet to beginning, containing 3
acres more or less, from Trust Deed dated April 6, 1886, recorded April 7, 1886
in book 18 at page 4, Given to secure to W.T. Carpenter payment of note. NOTE PAID.
Ack. November 3, 1890 before Horace T. DeLong, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Nov. 1, 1894

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11. J.A. Layton WARRANTY DEED \$4700.00 #8160
to Dated October 31, 1889 Book 24
Charles E. Krusen Filed November 1, 1889 Page 534
At 11:10 o'clock A.M.
Conveys: Beginning 623.62 feet W of center
of Sec. 23, Twp. 1S, R. 1W, U.M., thence N 391.5 feet, thence E 330 feet, thence
S 391.8 feet, thence W 330 feet to beginning (and other land). Subject to one
Trust Deed to secure to W.T. Carpenter \$200.00.
Ack. October 31, 1889 before Chas. F. Caswell, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires January ____, 1891

-o---00---o-

12. C.E. Krusen WARRANTY DEED \$1.00 #30138
to Dated January 11, 1898 Book 68
The Public Filed October 11, 1899 Page 362
At 3:10 o'clock P.M.
Conveys: A right of way to be used for
public travel along a part of the S line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W,
U.M. and subscribed as follows: Beginning at a point on the S line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$
330 feet W of the SE corner the eof, thence W 330 feet, thence N 40 feet, thence
E 330 feet, thence S 40 feet to beginning. When the right of way above described
ceases to be used for public travel it shall revert to the grantor herein named.
Ack. January 17, 1898 before Daniel W. Baldwin, Notary Public, Troga County, Penn.
(N. P. Seal) Commission expires Jan. 30, 1898.

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13. Charles E. Krusen and Nina WARRANTY DEED \$475.00 #30363
A. Krusen, his wife Dated October 4, 1899 Book 66
to Filed November 24, 1899 Page 97
Thomas F. Mahoney At 10:30 o'clock A.M.
Conveys: Beginning 623.62 feet W of the center
of Sec. 23, Twp. 1S, R 1W, U.M., thence N
391.5 feet, thence E 330 feet, thence S 391.8 feet, thence W 330 feet to begin-
ning, being the lot described in deed from J.A. Layton to Charles E. Krusen,
dated October 31, 1889 and recorded in Book 24, page 534.
Ack. October 4, 1889 before Daniel W. Baldwin, Notary Public, Teoga County, Pa.
(Seal) Commission expires Jan. 30, 1903

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14. Thomas F. Mahoney TRUST DEED \$900.00 #31385
to Dated March 5, 1900 Book 67
Public Trustee for use of Filed March 24, 1900 Page 111
The Grand Junction Building,
Loan and Savings Association At 1:30 o'clock P.M.
Conveys: That tract of land in the City of
Grand Junction described by metes and bounds
as follows: Beginning at a point 623.62 feet W of the center of Sec. 23, Twp. 1S,
R. 1W, U.M., thence N 391.5 feet, thence E 330 feet, thence S 391.8 feet, thence
W 330 feet to beginning, save and except a strip of land 40 feet wide off the
S side of said tract heretofore dedicated to the Public. To Secure his promissory
note of even date herewith for the principal sum of \$900.00 payable on or before
seven years after date with interest at 1% per month payable in advance on the
first Monday of each month.
Ack. March 24, 1900 before Guy V. Sternberg, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Oct. 7, 1903.

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15. Geo. J.D. Williams, RELEASE DEED \$2.00 #53235
Public Trustee Dated February 17, 1905 Book 96
to Filed February 18, 1905 Page 422
Thomas F. Mahoney At 1:35 o'clock P.M.
Releases: That tract of land in the City of
Grand Junction described by metes and bounds
as follows: To-wit: Beginning at a point 623.62 feet W of the center of Sec.
23, Twp. 1S, R. 1W, U.M., thence N 391.5 feet, thence E 330 feet, thence S 391.8
feet, thence W 330 feet to place of beginning, save and except a strip of land
40 feet wide off the South side of said tract heretofore dedicated to the public
From Deed of Trust dated March 5, 1900, recorded March 24, 1900 in Book 67 at
Page 111, given to secure to the Grand Junction Building, Loan and Savings
Association payment of note. NOTE PAID.
Ack. February 18, 1905 before O.P.M. Steel, Deputy County Clerk, Mesa County,
Colorado.
(County Clerk Seal)

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16. Thomas F. Mahoney and his wife WARRANTY DEED \$1750.00 #40661
Mary E. Mahoney Dated May 10, 1902 Book 74
to Filed May 10, 1902 Page 554
J.C. Plank At 3:00 o'clock P.M.
Conveys: Beginning 623.62 feet W of the center
of Sec. 23, Twp. 1S, R. 1W, U.M., thence North
391.5 feet, thence E 330 feet, thence S 391.8 feet, thence W 330 feet to beginning,
being the property described in deed conveyed to Thomas F. Mahoney from Charles
E. Krusen dated October 4, 1899.
And the said J.C. Plank assumes a Mortgage of \$900.00 held by Grand Junction
Building, Loan Association.
Free and Clear from liens, etc. with the 1901 taxes now due.
Ack. May 10, 1902 before Henry R. Rhone, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Feb. 12, 1906

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17. J. C. Plank and Mary A. Plank,) Warranty Deed,
 his wife,) Dated March 30"1905,
 -to-) Filed March 30"1905, 4 P.M.
 Leamon E. Blackstone.) Con. \$2000.00

Conveys: Beginning 358.62 feet West of the center of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence North 391.8 feet, thence East 65 feet, thence South 391.8 feet, thence West 65 feet to place of beginning.

Subject to a right of way 40 feet wide heretofore granted along the South saide of the herein described land to be used for public travel.

Ack. March 30"1905 before Charles B. Rich, N. P. Mesa County, Colorado. (N.P.Seal). Commission expires January 20"1909.
 Book 103, page 255.

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(*)

18. Leamon E. Blackstone and Elizabeth) Warranty Deed,
 J. Blackstone, his wife,) Dated March 30"1905,
 -to-) Filed March 30"1905, 4.05 P.M.
 Charles H. Trahan.) Con. \$2000.00

Conveys: Beginning 358.62 feet West of the center of Sec. 23, Twp. 1 S. R. 1 W. U. M. thence North 391.8 feet, thence East 65 feet, thence South 391.8 feet, thence West 65 feet to the place of beginning.

Subject to a right of way 40 feet wide heretofore granted along the South side of the herein described land to be used for public travel.

Ack. March 30"1905 before Charles B. Rich, N. P. Mesa County, Colorado. (N.P.Seal). Comm. expires January 20"1909.
 Book 103, page 256.

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(§)

19. C. H. Trahan,) Trust Deed,
 -to-) Dated Sept. 20"1906,
 Public Trustee for use of) Filed Oct. 8"1906, 3.30 P.M.
 William Campbell.) Con. \$1.00

Conveys: Beginning 358.62 feet West of the center of Sec. 23, Twp. 1 S. R. 1 W. U. M. and thence North 391.8 feet, thence East 65 feet, thence South 391.8 feet, thence West 65 feet, to the place of beginning. Subject to a right of way 40 feet wide heretofore granted along the South side of the herein discribed land to be used for public travel, to secure 1 note bearing even date herewith payable in 1 year for \$400 with interest at 10% per annum, payable semi-annually.

Ack. Sept. 24"1906 before Alton W. Onthank, N. P. Wasco County, Oregon. (N.P.Seal). Comm. expires June 12"1907.

Book 113, page 267.

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20

M. M. Shores, Public Trustee,) Release Deed,
 -to-) Dated Jan.24"1907,
 C. H. Trahan.) Filed Jan.24"1907, 11.40 A.M.
) Con. \$2.00

Releases: Beginning 358.62 feet West of the center of Sec. 23, Twp. 1 S. R. 1 W. U. M. and thence North 391.8 feet, thence East 65 feet, thence South 391.8 --- thence West 65 feet to the place of beginning. Subject to a right of way 40 feet wide heretofore granted along the South side of the herein described land to be used for public travel, from Trust Deed dated Sept.20"1906, recorded Oct.8"1906 in Book 113 at page 267, given to secure to William Campbell payment of note. Note paid.

Ack. Jan.24"1907 before O. P. M. Steel, Deputy County Clerk, Mesa County, Colorado. (Co. C. Seal).

Book 112, page 401.

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(7)

21

Charles H. Trahan,) Warranty Deed,
 -to-) Dated Jan.11"1907,
 Mary Hollingsworth.) Filed Jan.24"1907, 10 A.M.
) Con. \$1050.00

Conveys: Beginning 358.62 feet West of the center of Sec. 23, Twp. 1 S. R. 1 W. U. M. and thence North 391.8 feet, thence East 65 feet, thence South 391.8 feet, thence West 65 feet to the place of beginning. Subject to a right of way 40 feet wide heretofore granted along the South side of the herein described land to be used for public travel.

Ack. Jan.18"1907 before W. A. Bell, N. P. Clerk County, Oregon, (N.P. Seal). Commission expires June 14"1908.

Book 118, page 408.

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~~The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of Seven Entries, numbered from 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 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 March 24"1900.~~

~~Dated at Grand Junction, Colorado, July 24"1908 at 8 A.M.~~

~~THE COLORADO ABSTRACT AND TITLE COMPANY,~~

By

J. E. Cheever
 11

Manager.

ABSTRACT OF TITLE

TO

~~BEGINNING 358.62 FEET WEST OF THE CENTER OF SECTION TWENTY-THREE, TOWNSHIP ONE SOUTH, RANGE ONE WEST OF THE 11TH MERIDIAN, THENCE NORTH 391.8 FEET, THENCE EAST 65 FEET, THENCE SOUTH 391.8 FEET, THENCE WEST 65 FEET TO PLACE OF BEGINNING, SUBJECT TO RIGHT OF WAY 40 FEET WIDE ALONG SOUTH SIDE, IN MESA COUNTY, COLORADO.~~

~~FROM DATE JULY 24, 1908 AT 8 A. M.~~

(8)

22 MARY HOLLINGSWORTH,
-TO-
NICOLA FASCIANA.

} WARRANTY DEED,
DATED JULY 27, 1908.
FILED JULY 27, 1908, 4:45 P.M.
CON. \$2000.00.

CONVEYS: BEGINNING 358.62 FEET WEST OF THE CENTER OF SEC. 23, TWP. 1 S. R. 1 W. U. M. THENCE NORTH 391.8 FEET, THENCE EAST 65 FEET, THENCE SOUTH 391.8 FEET, THENCE WEST 65 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO RIGHT OF WAY 40 FEET WIDE HERETOFORE GRANTED ALONG THE SOUTH SIDE OF THE THEREIN DESCRIBED LAND TO BE USED FOR PUBLIC TRAVEL.

GRANTOR SIGNS BY HER MARK.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF HENRY R. RHONE.

ACK. JULY 27, 1908 BEFORE ELBERT N. CASE, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) MY COMMISSION EXPIRES JULY 27, 1909.

BOOK 136 PAGE 220.

~~ABSTRACT OF TITLE~~
~~TO~~

~~Beginning 358.62 feet West of the center of Sec. 23, Twp. 18, of R 1W of the Ute Meridian, thence North 391.8 feet: thence East 65 feet: thence South 391.8 feet: thence West 65 feet, to place of beginning, Subject to right of way 40 feet wide heretofore granted along the south side thereof, Subsequent to the 27th. day of July, A.D. 1908, at 4:45 o'clock P.M.~~

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96294
Book 117
Page 136
Jan'y 3, 1911.
3:10 P.M.

Nicola Fasciana
To
The Public Trustee
for use of
The Mesa County Building
and Loan Association.

TRUST DEED, Jan. 3rd. 1911. \$1.00
Conveys:- Beginning at a point
358.62 feet West of the center of
Sec. 23, Twp. 18 of R 1W of the Ute
Meridian, thence North 391.8 feet:
thence East 65 feet: thence South
391.8 feet: thence West 65 feet, to
place of beginning, subject to right
of way 40 feet wide heretofore

(25)

granted along the South side of above described land, to be used for public travel. To secure note of even date herewith, for the sum of \$800.00 payable on or before 8 years after date, with interest thereon from date at 1% per month, payable on or before the 3rd. monday of each and every month, in advance, together with dues, fines and other charges as therein provided. Acknowledged Jan'y 3rd, 1911, before A Eugena Kelly, N.P., Mesa County, Colorado. Commission expires Oct. 17th. 1911. (N P Seal).

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~~THE MESA COUNTY ABSTRACT COMPANY~~ hereby certifies that the foregoing
(consisting of One (1) entries numbered One (1))
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 246 caption
hereto, or any part thereof, or the title thereto, subsequent to the 27th day of
July 1908 at 4:45 o'clock P.M. Dated at Grand
Junction, Colorado, this 3rd day of January 1911, at
3:10 o'clock P.M.

~~THE MESA COUNTY ABSTRACT CO.~~

By J. A. Measures
MANAGER

~~ABSTRACT OF TITLE~~

~~TO~~

~~Beginning 358.62 feet west of the center of Section Twenty-three, (23), Township One, (1) South of Range One (1) West of the Ute Meridian, thence North 391.8 feet thence East 65 feet:thence South 391.8 feet:thence West 65 feet to place of beginning, SUBJECT TO RIGHT OF WAY 40 FEET WIDE heretofore granted along the along the South side thereof, in Mesa County, Colorado, SUBSEQUENT to January 3, 1911, at 3:11 o'clock P.M.~~

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130994
Book 180
Page 378
April 6, 1916
2:20 P.M.

Emma M. Wadsworth and
A.P. Wadsworth, Co-part-
ners, doing business as
Wadsworth and Son,
Plaintiffs

Vs

Nicola Fasiania and
Angelina Marie Fasiania
Defendants

CERTIFICATE OF LEVY. April 6th. 1916.
State of Colorado)
County of Mesa) SS

Certificate of Jeff Watson,
Sheriff of Mesa County, Colorado, that
by virtue of a certain writ of at-
tachment to me directed from the
County Court of Mesa County, Colorado,
in favor of said Plaintiffs and ag-
ainst said Defendants, dated April 6,
1916, I did, on this 6th day of April,

A.D. 1916, levy upon the following described premises, situate
in Mesa County, Colorado, to-wit:- Commencing at a point 15 feet
North and 30 feet East of the S.W. corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$
of Sec. 15, Twp. 1S, R 1W, Ute Meridian, thence North 650 feet to
the right of way of the Rio Grande Western Railway: thence in
a Southeasterly direction along said right of way 858 feet:
thence West parallel with and 15 feet North of the South line
of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Sec. 15, to place of beginning. And
also:- beginning at a point 358.62 feet west of the center of
Sec. 23, Twp. 1S, R 1W, Ute Meridian, thence North 391.8 feet: thence
East 65 feet: thence South 391.8 feet: thence West 65 feet to
place of beginning.)

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170842
Book 252
Page 456
July 29, 1921
11:00 A.M.

Emma M. Wadsworth and
A.P. Wadsworth, Co-Part-
ners, doing business as
Wadsworth and Son,
Plaintiffs,

Vs

Nicola Fasiania and
Angelina Marie Fasiania
Defendants.

ORDER OF DISMISSAL.
State of Colorado)
County of Mesa) SS
In the County Court. NO. 3648.

Now on this 24th day of April, 1916,
come the plaintiffs herein by their
attorney F.B. Welsh, and also come the
defendants, and file their stipula-
tion and ask that the above cause be
dismissed and the cost of Defendants.
Whereupon it is ordered that the above
cause be, and the same is hereby dis-

missed at cost of Defendants. Certificate of true Copy attached
of date July 28th. 1921, by Pearl M. Taylor, Clerk of the County
Court. (County Court Seal).

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(25)
(From Orig).

170843
Book 117
Page 548
July 29, 1921
11:25 A.M.

Nicola Fasciana
To
The Public Trustee of
Mesa County, Colorado,
For use of
The Grand Junction Building, Loan and Savings Association.

TRUST DEED, July 2, 1921. \$1.00
Conveys:- beginning at a point 358.62 feet West of the center of Sec. 23, Twp. 1S, R 1W, Ute Meridian, thence North 391.8 feet: thence East 65 feet: thence South 391.8 feet: thence West 65 feet to the place of beginning, subject to the right of way 40 feet wide on the South side for a road. In Mesa County, Colorado. IN TRUST, to secure his note

(26)
(From orig).

bearing even date herewith payable to the order of The Grand Junction Building, Loan and Savings Association for the sum of \$600.00 payable to the said Association in monthly installments \$9.00 on the first of each and every month, until the stock borrowed upon shall have matured in accordance with the by-laws and rules of said Association, and his loan is thereby repaid. Acknowledged July 28, 1921, before William A. Marsh, Notary Public, Mesa County, Colorado. (N.P. Seal)

My Commission expires February 1, 1925.

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170857
Book 248
Page 205
July 30, 1921
4:40 P.M.

John G. Mc Kinney, Public Trustee of Mesa County, Colorado,
To
Nicola Fasciana.

RELEASE DEED, July 30, 1921, \$2.00
Made to Release Trust Deed dated January 3, 1911, recorded January 3rd. 1911, in Book 117 at Page 136 of the records of Mesa County, to secure to The Mesa County Building and Loan Association payment of note. NOTE PAID.

(27)
(From Orig).

Releases:- Beginning at a point 358.62 feet West of the center of Sec. 23, Twp. 1S, R 1W, Ute Meridian, thence North 391.8 feet: thence East 65 feet: thence South 391.8 feet: thence West 65 feet to place of beginning, Subject to right of way 40 feet wide heretofore granted along the South side of above described land to be used for public travel. Acknowledged July 30, 1921, before Ethel L. Nall, Notary Public, Mesa County, Colorado. (N.P. Seal)

My Commission expires January 27th. 1925.

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~~THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the~~

~~foregoing, consisting of four (4) entries numbered two to five, (2 to 5), 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 the County of Mesa in the State of Colorado, in any manner effecting or relating to the premises described in the caption to this continuation, or any part thereof or the title thereto, SUBSEQUENT to January 3, 1911, at 3:11 o'clock P.M.~~

~~Dated at Grand Junction, Mesa County, Colorado, this 30th day of July, A.D. 1921, at 4:41 o'clock P.M.~~

~~THE MESA COUNTY ABSTRACT COMPANY~~

By J. A. Measures Manager.

Continuation of

ABSTRACT OF TITLE

to

Beginning 358.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence North 391.8 feet, thence East 65 feet; thence South 391.8 feet; thence West 65 feet to place of beginning, subject to right of way 40 feet wide heretofore granted along the South side thereof in Mesa County, Colorado.

From July 30th 1921 at 4:41 o'clock P.M.

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Nik Fasciana (Nicola Fasciana) to Public Trustee for use of The Modern Building & Loan Assn.

TRUST DEED \$1.00 #249401 Dated Dec. 17th 1929 Filed Dec. 18th 1929 at 3:00 P.M. Book 318 page 339 Conveys: Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W, U.M. thence N 391.8 feet; thence E 65 feet; thence

S 391.8 feet; thence W 65 feet to place of beginning, subject to right of way 40 feet wide heretofore granted along the S side of above described land to be used for public travel, together with all improvements thereon, located in the City of Grand Junction County of Mesa and State of Colorado. In Trust to secure his note even date herewith payable to the order of the Modern Building and Loan Association for the principal sum of \$600.00 with interest from date at 7.8% per annum interest and principal payable \$7.50 monthly in advance according to the terms and conditions of said note \$3.90 being interest and \$3.60 monthly dues on Certificate No. 1262 for 6 shares of Class "D" stock of said Association making a total payment of not less than \$7.50 per month which said sum the said party of the first part agrees to pay to the said Association on or before the 20th day of each and every month hereafter until said sum of \$600.00 and interest thereon is wholly paid.

(Granting clause and acknowledgment recite Nicola Fasciana) Ack. Dec. 17th 1929 before Lettie B. Holmgrain, Notary Public, Mesa County, Colorado (N. P. Seal) Commission expires July 16th 1933

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W. S. Meek, Public Trustee to Nicola Fasciana

RELEASE DEED \$2.00 #249425 Dated Dec. 19th 1929 Filed Dec. 19th 1929 at 4:25 P.M. Book 317 page 417

Releases: Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W, U.M. thence N 391.8 feet; thence East 65 feet; thence S 391.8 feet; thence W 65 feet to the place of beginning, subject to the right of way 40 feet wide on S side for a road in Mesa County, Colorado. From Deed of Trust dated July 2nd 1921 recorded July 29th 1921 in Book 117 page 548 to secure The Grand Junction Building Loan & Savings Association the payment of his note. Note Paid.

Ack. Dec. 19th 1929 before Virginia Wallace McKinney, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Aug. 20th 1933

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

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Two (2) entries, numbered from Six (6) to seven (7) 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 July 30th 1921 at 4:41 o'clock P.M.

Dated at Grand Junction, Colorado, December 19th 1929 at 4:26 o'clock P.M.

THE INDEPENDENT ABSTRACT COMPANY, By

Secretary.

28.

29.



~~No. 14156~~

Continuation of

ABSTRACT OF TITLE

to

Beginning 358.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence North 391.8 feet, thence East 65 feet; thence South 391.8 feet; thence West 65 feet to place of beginning, subject to right of way 40 feet wide heretofore granted along the South side thereof in Mesa County, Colorado.

From December 19, 1929 at 4:26 O'Clock P.M.

#####

W. S. Meek, Public Trustee
-to-
Nicola Fasciana

RELEASE DEED \$2.00 #342956
Dated October 25, 1938
Filed October 25, 1938 at 1:35 P. M.
Book 374 page 333

Releases:- Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U.M. thence N 391.8 feet, thence E 65 feet, thence S 391.8 feet, thence W 65 feet to the place of beginning, subject to a right of way 40 feet wide heretofore granted along the S side of above described land to be used for public travel, together with all improvements thereon, located in the City of Grand Junction, Mesa County, Colorado. From Deed of Trust dated December 17, 1929 recorded December 18, 1929 in book 318 page 339 to secure The Modern Building and Loan Association payment of his note. Note paid. Ack. October 25, 1938 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 14, 1942.

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

Nicola Fasciana
-to-
Public Trustee for the use of
Citizens Finance Company

TRUST DEED (R.C. & A.F.) #342981
Dated October 21, 1938
Filed October 25, 1938 at 4:19 P.M.
Book 377 page 98

Conveys:- Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U.M. Mesa County, Colorado thence N 391.8 feet, thence E 65 feet, thence S 391.8 feet, thence W 65 feet to the place of beginning, subject to the right of way 40 feet wide on S side for a road in Mesa County, Colorado. IN TRUST to secure his note bearing even date herewith for the sum of \$629.80 payable to Citizens Finance Company a corporation, Grand Junction, Colorado, payable \$18.00 per month for 34 months beginning November 21, 1938 and \$17.80 on the twenty-first day of the 35th month, with interest from maturity at 12% per annum. Ack. October 21, 1938 before Adele Etcheverry, Notary Public, Mesa County, Colorado (N. P. Seal) Commission expires May 25, 1940.

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

STATE OF COLORADO)
COUNTY OF MESA)SS

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting of Two (2) Entries numbered 8 and 9, 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 December 19, 1929 at 4:26 O'Clock P. M. up to November 1, 1938 at 8:00 O'Clock A. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado
November 1, 1938 at 8:00 O'Clock A. M.
THE INDEPENDENT ABSTRACT COMPANY, By

O. Williams Secretary.

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

INDEPENDENT ABSTRACT COMPANY

30.

31.



No. 15025

Continuation of

ABSTRACT OF TITLE

to

Beginning 358.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence North 391.8 feet, thence East 65 feet; thence South 391.8 feet; thence West 65 feet to place of beginning, subject to right of way 40 feet wide heretofore granted along the South side thereof in Mesa County, Colorado.

From November 1, 1938 at 8:00 o'clock A. M.

Willard A. Brown
to
The State

NOTICE
Filed June 19, 1939
at 11:58 o'clock A.M.
State of Colorado, County of Mesa, SS.

#353595
Book 378
Page 430

Willard A. Brown of Mesa County, Colorado, of lawful age being first duly sworn upon his oath deposes and says; That he and his wife Clara A. Brown are the owners in fee simple of a tract of land in Mesa County, Colorado, described as follows, to-wit: Beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N 391.5 feet, thence E 115 feet, thence S 391.8 feet, thence W 115 feet to place of beginning, subject to a strip of land 40 feet wide along the S side reserved for roadway. That affiant and his wife have been in possession of the above described real estate under Warranty Deed dated May 19, 1917 recorded April 19, 1918 in book 217 page 247 of the records in the office of the County Clerk and Recorder of Mesa County, Colorado. That one Nicola Fasciana is the owner of a tract of land in Mesa County, Colorado, described as follows, to-wit:- Beginning 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M., thence N 391.8 feet, thence E 65 feet, thence S 391.8 feet, thence W 65 feet to place of beginning, subject to right of way 40 feet wide heretofore granted along the S side of the therein described land to be used for public travel. The Warranty deed for the last above described real property is recorded in book 136 at page 220 of the said Records. That the dwelling house of the said Fasciana was erected in such a location that approximately the W 9 feet of the dwelling house is situate on approximately the E 9 feet of the affiant's real property, first hereinabove described. That the said Fasciana claims to have the right, possession and title to the E 12 feet of affiants above described real property. That the said Fasciana has refused to remove his dwelling and to give up possession of the said 12 feet of this affiant's property to this affiant, And Therefore this affiant does hereby give public notice that the said Fasciana was and is a trespasser upon the E 12 feet of the affiants said real property and that he has no right, title or interest therein. (Signed) Willard A. Brown.

Subscribed and sworn to June 19, 1939 before J. Ernest Leaverton, Notary Public,
(N. P. Seal) Commission expires January 3, 1942

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

Nicola Fasciano
to
Public Trustee for the use
of Citizens Finance Company

TRUST DEED (R.C. & A.F.)
Dated October 23, 1939
Filed October 25, 1939
at 2:20 o'clock P. M.

#358948
Book 384
Page 9

Conveys:- Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N 391.8 feet, thence E 65 feet, thence S 391.8 feet, thence W 65 feet to the place of beginning, subject to the right of way 40 feet wide on S side for a road, in Mesa County, Colorado. IN TRUST to secure his note bearing even date herewith for the principal sum of \$263.00, payable to Citizens Finance Company, a corporation, 533 Main Street, Grand Junction, Colorado, payable \$22.00 on or before the 21st day of October, 1941 and \$22.00 on or before the 21st day of each successive month thereafter for 10 months and \$21.00 on or before the 21st day of the 12th month, with interest thereon after maturity at the rate of 10% per annum.

Ack. October 23, 1939 before Helen G. Garner, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires June 12, 1943

INDEPENDENT ABSTRACT COMPANY

32.

33.



INDEPENDENT ABSTRACT COMPANY

34

W. S. Meek, Public Trustee
to
Nicola Fasciano

RELEASE DEED \$2.00 #374638
Dated October 9, 1940 Book 392
Filed October 9, 1940 Page 231
at 11:35 o'clock A. M.

Releases:- Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N 391.8 feet; thence E 65 feet; thence S 391.8 feet; thence W 65 feet to the place of beginning, subject to the right of way 40 feet wide on S side for a road in Mesa County, Colorado. From Deed of Trust dated October 23, 1939 recorded October 25, 1939 in Book 384 page 9 to secure Citizens Finance Company, a corporation payment of his note. Note Paid. Ack. October 9, 1940 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 14, 1942

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35

W. S. Meek, Public Trustee
to
Nicola Fasciana

RELEASE DEED \$2.00 #374639
Dated October 9, 1940 Book 392
Filed October 9, 1940 Page 232
at 11:36 o'clock A. M.

Releases:- Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N 391.8 feet; thence E 65 feet; thence S 391.8 feet; thence W 65 feet to the place of beginning, subject to the right of way 40 feet wide on S side for a road in Mesa County, Colorado. From Deed of Trust dated October 21, 1938 recorded October 25, 1938 in Book 377 page 98 to secure Citizens Finance Company, a corporation payment of his note. Note Paid. Ack. October 9, 1940 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 14, 1942

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

36

Nicola Fasciana
to
Public Trustee for the use
of Citizens Finance Company

TRUST DEED (R.C. & A.F.) #374633
Dated October 8, 1940 Book 390
Filed October 9, 1940 Page 164
at 9:31 o'clock A. M.

Conveys:- Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N 391.8 feet; thence E 65 feet; thence S 391.8 feet; thence W 65 feet to the place of beginning, subject to the right of way 40 feet wide on S side for a road in Mesa County, Colorado; together with all improvements thereon. IN TRUST to secure his note bearing even date herewith for the principal sum of \$956.86 payable to Citizens Finance Company, a corporation, Grand Junction, Colorado, payable \$20.00 on or before the 8th day of November, 1940, and \$20.00 on or before the 8th day of each successive month thereafter for 46 months and \$16.86 on or before the 8th day of the 48th month, with interest thereon after maturity at the rate of 12% per annum. Ack. October 8, 1940 before Edward J. Newton, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires December 23, 1940

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

STATE OF COLORADO)
COUNTY OF MESA) ss.

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consisting of five (5) entries, numbered from 10 to 14 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 November 1, 1938 at 8:00 o'clock A. M. up to October 9, 1940 at 11:37 o'clock A. M. affecting the title to the property described in the caption hereof.

That the undersigned is a duly qualified and bonded Abstracter operating under a license granted by the State of Colorado, and is a member in good standing of The Colorado Title Association and of The American Title Association.

Dated at Grand Junction, Colorado
October 9, 1940 at 11:37 o'clock A. M.
THE INDEPENDENT ABSTRACT COMPANY, By

R B Williams Manager.

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



Continuation of
A B S T R A C T O F T I T L E
to

Beginning at a point 358.62 feet West of the center of Section Twenty-three (23) Township One (1) South, Range One (1) West of the Ute Meridian, thence West 12 feet, thence North 391.8 feet, thence East 12 feet, thence South 391.8 feet to the point of beginning, except 40 foot road on the South.

From March 24, 1900

Note:-Entries Nos. 15, 16 and 32 are not re-shown.
and

Beginning 358.62 feet West of the center of Section Twenty-three (23), Township One (1) South, Range One (1) West of the Ute Meridian, thence North 391.8 feet, thence East 65 feet; thence South 391.8 feet, thence W 65 feet to place of beginning, subject to right of way 40 feet wide heretofore granted along the South side thereof in Mesa County, Colorado.

From October 9, 1940 at 11:37 o'clock A. M.

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37.

Thomas B. Crawford, Commissioner
W. J. Miller, Mayor (Seal)
to
The Grand Junction Town and
Improvement Company

DEED \$16.92 and
other considerations
Dated March 29, 1884
Filed March 31, 1884
At 9:30 o'clock A. M.

#1658
Book 7
Page 246

Corporate Authorities of the Town of Grand Junction, Whereas, said Corporate Authorities, party of first part, did on 6th day of December 1882, enter at proper land office as a part of the townsite of said town of Grand Junction, NW $\frac{1}{4}$; SW $\frac{1}{4}$; SE $\frac{1}{4}$; and S $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 14 and N $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 23, Twp. 1S. R. 1W. Ute Meridian in trust for the several use and benefit of the occupants thereof. And, Whereas, said Corporate Authorities did on 30th of October 1882 duly appoint Thomas B. Crawford, Commissioner to sell and convey any land or Real Estate thereafter, to be entered by said Corporate Authorities in trust for the several use and benefit of the occupants thereof, under the provisions of an Act of General Assembly approved March 1, 1881 And said Thomas B. Crawford has since duly qualified as Commissioner. Conveys:-Beginning at a point 330 feet West of NE corner SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, Twp. 1S. R. 1W. Ute Principal Meridian, thence W 330 feet S 528 feet, thence E 165 feet, thence S 783.625 feet to Quarter Section line, thence E along Quarter Section line 165 feet, thence N 1312.25 feet to place of beginning, 6.97 Acres. Ack. March 29, 1884 by Thomas B. Crawford Commissioner mentioned by W. J. Miller known to be Mayor of Grand Junction before Henry R. Rhone, Notary Public, Mesa County, Colorado.
(Seal)

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

38.

J. C. Plank
to
Joseph Charles Kucera

WARRANTY DEED \$2500.00
Dated January 25, 1907
Filed January 26, 1907
At 9:45 o'clock A. M.

#65250
Book 118
Page 425

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

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



City of Grand Junction.)
)

Second Division, Re-Survey,
Filed April 17th, 1905, 10 A. M.

Know all men by these presents, that the City of Grand Junction, State of Colorado, through J. M. Sampliner, its mayor, duly authorized thereto, does hereby execute and deliver the within plat as the true and correct plat of so much of the City of Grand Junction as is herein delineated, and of the streets, alleys, avenues, parks, lots, blocks and surpluses herein contained.

In Witness Whereof, the Said City of Grand Junction caused the same to be executed by the said J. M. Sampliner, mayor and affixed the Corporate Seal this 17th day of1905.
(Corporate Seal).

Attest: FRANK G. LESLIE, City Clerk.

JOE M. SAMPLINER, Mayor of Grand Junction.

State of Colorado,)
(ss.
County of Mesa.)

I, William A. Marsh, a Notary Public within and for said Mesa County, State of Colorado, do hereby certify that J. M. Sampliner, Mayor of the City of Grand Junction, who subscribed to the above and foregoing plat and dedication, appeared before me this 17th day of April 1905 and acknowledged the same as his free and voluntary act and the free and voluntary act of the City of Grand Junction.

Witness my hand and seal this 17th day of April, 1905. (N. P. Seal) My Commission expires January 7th, 1909.
(N. P. Seal.)

WILLIAM A. MARSH, Notary Public.

All range lines are marked in red and are 20 ft. South of the North side of the Avenues and Main street, and 20 ft. East of West side of streets, except on 7th St. which is 30 feet.

All monuments are at the intersection of the range lines, and are marked thus o
Plat Book 2, page 37.

The Grand Junction Town Company)
)

Certified Copy of Articles of Incorporation,
Dated Oct. 10th, 1881,
Filed Feb. 1st, 1887, 2 P. M.

39.

Name: The Grand Junction Town Company.
Objects: The selection, surveying, platting, purchasing, and recording of a Town Site and the building of a Town and selling lots in same to be called Grand Junction.
Term of Existence: 20 years.
Capital Stock: \$100000.00, 10000 shares, \$10 each.
Principal Office: Location of principal office, Grand Junction.
Directors: Three directors who shall have power to make by-laws.

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

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

The Grand Junction Town and Improvement Company)
)

Amended Certificate of the Grand Junction Town Company.

39.
40.

The undersigned directors and stockholders of the Grand Junction Town Company, a corporation duly organized Oct. 10th, 1881 the certificate of which was filed in the office of the Secretary on Nov. 19th, 1881, make the following statement: That after giving 30 days notice, a special meeting of the stockholders of said Company was held Dec. 6th, 1883 and that at such meeting votes representing 10000 shares of stock of said Company were cast in favor of the adoption of proposed changes. The following shall stand as the Certificate of Incorporation of said Company.

Name: The Grand Junction Town and Improvement Company.
Objects: Selection, purchasing, surveying, platting, recording of a townsite, building a town and selling lots in same to be called Grand Junction, buying and selling real estate in Mesa County, Colorado, (and other objects).
Capital Stock: \$500000, 50000 shares, \$10 each non-assessable.
Term of Existence: 20 years from time of its first organization.
Directors: Under control of 8 directors who have power to make by-laws.
Office: Operations to be in Mesa County and principal office in Grand Junction, Colorado.
Dated December 6th, 1883.
Signed: George A. Crawford, N. M. Hastings, James W. Bucklin, Thomas B. Crawford, Directors and by Richard D. Mobley, M. L. Allison, William Neshwitz, Stockholders.
Acknowledged by G. A. Crawford, Thomas B. Crawford and James W. Bucklin, Dec. 6th, 1883 before M. L. Allison, Clerk, Mesa County, Colo. (Seal).

George A. Crawford, President of the Grand Junction Town Company, sworn, deposes and says that above amended certificate truly represents the changes that have been made in the Certificate of Incorporation of the Grand Junction Town Company, that the name has been changed to the Grand Junction Town and Improvement Company. That the Capital Stock has been increased from \$100000 to \$500000 and the number of Directors increased from six to eight. Sworn to December 6th, 1883 before M. L. Allison, County Clerk of Mesa County, Colorado. (Seal)
Filed Aug. 20th, 1885, 9:30 A. M.

Book 14, page 214

42.

Joseph Charles Kucera
to
George L. Hibberd

WARRANTY DEED \$1.00 and other
valuable considerations #90452
Book 154
Dated March 23, 1910
Filed March 24, 1910
At 11:05 o'clock A. M.
Page 50

Conveys:-Beginning 623.62 feet W of the
center of Sec. 23, Twp. 1S. R. 1W. Ute Meridian, and thence N 391.5 feet; thence
E 265 feet; thence S 391.8 thence W 265 feet to the place of beginning, subject to
a strip of land 40 feet wide along the S side reserved for a roadway.

Ack. March 23, 1910 before Charles B. Rich, Notary Public, Mesa County, Colorado.
(Seal) Commission expires January 20, 1913

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42.

George L. Hibberd
to
Public Trustee, Mesa County,
Colorado, for use of Joseph
C. Kucera

Foreclosed

TRUST DEED \$1.00 #90457
Dated March 23, 1910 Book 150
Filed March 24, 1910 Page 516
At 11:25 o'clock A. M.

Conveys:-Beginning 473.62 feet W of the
center of Sec. 23, Twp. 1S. R. 1W. Ute
Meridian, and thence N 391.5 , thence E 115 feet; thence S 391.8 feet; thence W
115 feet to the place of beginning, subject to a strip of land 40 feet wide along
the S side reserved for roadway. To secure note of even date herewith for \$1439.00
due 5 years with interest at 8% per annum, payable semi-annually.

Ack. March 23, 1910 before Charles B. Rich, Notary Public, Mesa County, Colorado.
(Seal) Commission expires January 20, 1913

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43.

Treasurer of Mesa County
to
M e s a C o u n t y

TAX SALE \$13.77 #11783
Dated December 8, 1911 Book L
Sale of:- Page 159

E 115 feet of following:
Beginning 623.62 feet W of center thence N
390.8 feet E 265 feet S 391.8 feet W 265 feet
to place of beginning.

REDEEMED by Matt Hollenbeck December 21, 1911

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

44.

George L. Hibberd
to
Matt Hollenbeck

WARRANTY DEED \$1.00 and #113463
other valuable considerations Book 190
Dated October 21, 1910 Page 135
Filed April 25, 1913
At 9:45 o'clock A. M.

Conveys:-Beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. of the
Ute Meridian, and thence N 391.5 feet, thence E 115 feet, thence S 391.8 feet, thence
W 115 feet to the place of beginning subject to a strip of land 40 feet wide along
the S side reserved for a roadway, except a certain Deed of Trust for \$1439 dated
March 23, 1910 which second party assumes and agrees to pay.

Ack. October 21, 1910 by George L. Hibberd before Charles B. Rich, Notary Public,
Mesa County, Colorado.

(N. P. Seal)

Commission expires January 20, 1913

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

45.

Matt Hollenbeck, single
to
Mary E. Wrede

WARRANTY DEED \$1.00 and #113464
other valuable considerations Book 175
Dated April 3, 1913 Page 462
Filed April 25, 1913

At 9:50 o'clock A. M.

Conveys:-Beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. of the
Ute Meridian, thence N 391.5 feet; thence E 115 feet; thence S 391.8 feet; thence
W 115 feet to the place of beginning, subject to a strip of land 40 feet wide along
the S side reserved for a road way, except a certain Deed of Trust for \$1439.00,
dated March 23, 1910, which grantee assumes and agrees to pay. (Grantee assumes
the payment of the last half of 1912 tax and interest on the mortgage on the premises
from March 23, 1913)

Ack. April 3, 1913 by Matt Hollenbeck, a single man before L. L. Raymond, Notary
Public, Scotts Bluff County, Nebraska.

(N. P. Seal)

Commission expires November 4, 1913

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



45.
Benton Canon, Public Trustee,
Mesa County, Colorado
(County Treasurer Seal)
to
Joseph C. Kucera

PUBLIC TRUSTEE'S CERTIFICATE #122481
OF PURCHASE \$1300.00 Book 194
Dated October 26, 1914 Page 260
Filed October 29, 1914
At 4:25 o'clock P. M.

State of Colorado, County of Mesa, SS
I, Benton Canon, Public Trustee, in said
County, do hereby certify that under and by virtue of the power and authority in
me vested by a certain Deed of Trust dated 23 day of March, A. D. 1910, made, ex-
cuted and delivered to the Public Trustee in the County aforesaid by George L.
Hibbard of Mesa County, State aforesaid, and duly recorded in Book 150, at page 516
of the Public Records of said County, and which said Deed of Trust was given to
secure to Joseph C. Kucera the payment of the sum of \$1439.00, besides interest
thereon, upon the terms and conditions and with the covenants and agreements in
said Deed of Trust contained, upon notice of election and demand for sale in writing
filed with me as such Public Trustee, I did, on the 26th day of October, 1914 of the
hour of 10:00 o'clock in the forenoon of said day, after having first published a
notice of sale and mailed a printed copy thereof to the grantor in said Deed of Trust
and all subsequent encumbrances, as provided by law and according to the terms and
conditions of said Deed of Trust, expose to public sale a certain tract, or parcel
of land, situate in Mesa County, Colorado, described as follows, to-wit:-Beginning
473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. of the Ute Meridian, thence
N 391.5 feet thence E 115 feet, thence S 391.8 feet, thence W 115 feet to place of
beginning. Subject to a strip of land 40 feet wide along the S side, reserved for
roadway, in Mesa County, Colorado. And, that at said sale Joseph C. Kucera bid
the sum of \$1300.00 for said above described premises, which being the highest and
best bid received therefor, the said tract or parcel of land was struck off to him
the said Joseph C. Kucera, and that he, the said Joseph C. Kucera will be entitled
to a Deed for said premises so sold to him on the 27th day of July, A. D., 1915,
unless the same be redeemed according to law.
Given, in duplicate, under my hand and seal at my office, in the County and State
aforesaid, this 26th day of October, A. D., 1914, Benton Canon, Public Trustee.
(County Treasurer Seal)

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

46.
Benton Canon, Public Trustee,
Mesa County, Colorado
(County Treasurer Seal)
to
Joseph C. Kucera

PUBLIC TRUSTEE'S DEED \$1.00 and #126902
the further sum of \$1300.00 Book 208
Dated July 27, 1915 Page 109
Filed July 27, 1915
At 11:00 o'clock A. M.

Witnesseth, that whereas, George L. Hibbard,
of the County of Mesa, and State of Colorado, did, by his certain trust deed, dated
March 23, 1910, in the office of the County Clerk and Recorder of Mesa County, Colo. on
which said deed was recorded March 24, 1910, in book 150, page 516
convey to the Public Trustee in the County of Mesa in the State of Colorado, all
the premises hereinafter described, to secure the payment of 1 certain promissory
note in said deed particularly mentioned, and upon certain conditions in said deed
particularly declared. And, Whereas, default having been made in the payment of the
interest, and notice of election and demand for sale in writing having been duly filed
with the Public Trustee, the said premises were on the 25th day of September, A. D.
1914, by the Public Trustee, duly advertised for sale at public auction on the 26th
day of October, A. D. 1914, at the front door of the County Court House in the
County of Mesa and State of Colorado in the manner provided by said trust deed,
which notice of sale was published previously in The Weekly Sentinel for the period
of four weeks preceding sale, and a printed copy of said notice of sale was duly
mailed by the Public Trustee to the grantor in said Deed of Trust and subsequent
encumbrances, as provided by law. And, said premises were, upon the day and year,
and at the place mentioned aforesaid, in pursuance of said notice of sale, sold at
public auction, and at the said sale Joseph C. Kucera was the highest and best
bidder, and bid for the tract hereinafter described the sum of \$1300.00, and a
certificate of purchase was made and given therefor. NOW, THEREFORE, THESE PRESENTS
WITNESS, that the said party of the first part, in pursuance of the power and authority
in him vested in and by the said trust deed, and by virtue of the provisions of the
statute in such cases made, and in consideration of the sum of one dollar, and also
further sum of \$1300.00 convey:-Beginning 473.62 feet W of the center of Sec. 23,
Twp. 1S. R. 1W. U. M. thence N 391.5 feet feet, thence E 115 feet; thence S 391,8
feet; thence W 115 feet to place of beginning. Subject to a strip of land 40 feet
wide along the S side reserved for roadway, in Mesa County, Colorado. (IRS \$1.50)
Ack. July 27, 1915 before Henry Tupper, Notary Public Mesa County, Colorado.
(N. P. Seal)

Commission expires May 15, 1917

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



48.

Joseph C. Kucera
to
George F. Klever

WARRANTY DEED \$1.00 and other #127844
good and valuable considerations Book 202
Dated October 6, 1915 Page 7
Filed October 8, 1915
At 1:40 o'clock P. M.

Conveys:-Beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. Ute Meridian, thence N 391.5 feet, thence E 115 feet, thence S 391.8 feet, thence W 115 feet to place of beginning. Subject to a strip of land 40 feet wide along the S side, reserved for roadway, in Mesa County, Colorado.

Ack. October 6, 1915 before Henry Tupper, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires May 15, 1917

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

49.

George F. Klever
to
The Public Trustee, Mesa
County, Colorado, for use
of The Modern Building
and Loan Association

R

TRUST DEED \$1.00 #127858
Dated October 9, 1915 Book 193
Filed October 9, 1915 Page 505
At 2:48 o'clock P. M.

Conveys:-Beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. Ute Meridian, thence N 391.5 feet, thence E 115 feet, thence S 391.8 feet, thence W 115 feet to the place of beginning. Subject to a strip of land 40 feet wide along S side of said tract which is reserved for a roadway, together with all the improvements thereon, in Mesa County, Colorado. IN TRUST to secure his note of even date herewith payable on or before 10 years for the sum of \$300.00 with interest from date until paid at 6% per annum, interest payable monthly in advance according to the terms and conditions of said note, \$1.50 interest and \$1.50 monthly dues on 3 shares of Class "D" stock of said Association, making a total payment of not less than \$3.00 per month, which sum 1st party agrees to pay to said Association, on the 20th day of each and every month hereafter until said sum of \$300.00 and interest thereon is wholly paid.

Ack. October 9, 1915 before Clarence R. Lough, Notary Public, Mesa County, Colorado
(N. P. Seal) Commission expires June 8, 1919

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

50.
49.

Mark R. Bunting, Public Trustee,
Mesa County, Colorado.
to
George F. Klever.

RELEASE DEED \$2.00 #190516
Dated July 21, 1923 Book 254
Filed July 21, 1923 Page 51
At 2:45 o'clock P. M.

Releases:-Beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M., thence N 391.5 feet, thence E 115 feet, thence S 391.8 feet, thence W 115 feet to the place of beginning, subject to a strip of land 40 feet wide along the S side of said tract which is reserved for a roadway, together with all the improvements thereon. From DEED OF TRUST dated October 9, 1915, recorded October 9, 1915 in Book 193, page 505 to secure The Modern Building and Loan Association the payment of his note. NOTE PAID.

Ack. July 21, 1923 before Virginia O. Wallace, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires August 24, 1925

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

50.

George F. Klever
to
Public Trustee, Mesa County,
Colorado, for use of R. F.
Feldmeir.

R

TRUST DEED \$1.00 #129771
Dated January 29, 1916 Book 206
Filed January 29, 1916 Page 208
At 4:30 o'clock P. M.

Conveys:- NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 16, Twp. 1S. R. 1E. U. M. excepting a strip of land 20 feet wide off the S side for road purposes, and any right or rights of way which may have been acquired from laterals covering said land. Also beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N 391.5 feet, thence E 115 feet, thence S 391.5 feet, thence W 115 feet to the place of beginning. Subject to a strip of land 40 feet along the S side, reserved for roadway. IN TRUST to secure one note bearing even date herewith payable 2 years after date for the principal sum of \$1000.00 with interest from date until paid at 8% per annum, payable semi-annually, except encumbrances of record.

Ack. January 29, 1916 before Henry Tupper, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires May 15, 1917

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



52. John G. McKinney, Public
Trustee, Mesa County, Colorado
to
George F. Klever

RELEASE DEED \$2.00 #137763
Dated May 19, 1917 Book 205
Filed May 19, 1917 Page 423
At 1:30 o'clock P.M.

Releases:-NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 16, Twp. 1S. R. 1E. U. M. excepting a strip of land 20 feet wide off the S side for road purposes and any right or rights of way which may have been acquired from laterals crossing said land. Also beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N 391.5 feet; thence E 115 feet; thence S 391.8 feet; thence W 115 feet to place of beginning. Subject to a strip of land 40 feet wide along the S side reserved for a roadway, in Mesa County, Colorado, From TRUST DEED dated January 29, 1916, recorded January 29, 1916 in Book 206, page 208, to secure R. F. Feldmeir payment of one note.
NOTE PAID.

Ack. May 19, 1917 before Virginia O. Wallace, Notary Public, Mesa County, Colorado
(N. P. Seal) Commission expires February 5, 1921

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53. George F. Klever
to
Willard A. Brown,
Clara B. Brown

WARRANTY DEED \$1.00 and other #144120
good and valuable considerations Book 217
Dated May 19, 1917 Page 247
Filed April 19, 1918
At 2:30 o'clock P. M.

Conveys:-Beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N 391.5 feet; thence E 115 feet; thence S 391.8 feet; thence W 115 feet to place of beginning. Subject to a strip or land 40 feet wide along the S side reserved for roadway, in Mesa County, Colorado, except a Trust Deed for use of The Modern Building and Loan Association which the grantee assumes and agrees to pay, also taxes and assessments payable in 1917 and thereafter to be paid by grantee.

Ack. May 19, 1917 before Henry Tupper, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires May 17, 1921

MARGINAL HOMESTEAD: Entered February 11, 1919 by Willard A. Brown before Ella M. Gallup, Deputy County Clerk.

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

54. Willard Brown
Clara Brown
to
Mesa County Board of
Public Welfare

COLLATERAL SECURITY AGREEMENT #313834
Filed October 26, 1936 Book 360
At 11:14 o'clock A. M. Page 299
We, the undersigned Clara and Willard
Brown, of Mesa County, Colorado, have under
date of July 1, 1936, applied to the County

Board of Public Welfare of said County for Old Age Assistance, under the provisions of Chapter 6, Second Extraordinary Session Laws of Colorado, 1936, And, Whereas, said application has heretofore been granted by said Board, as of July 29, 1936, and whereby I have been awarded Old Age Assistance; Now, Therefore, in consideration of the premises and pursuant to the provisions of Section 14 of said Chapter 6, I do hereby agree to reimburse the State Colorado and said County for all such assistance granted and advanced to me, and I do hereby, assign and transfer to the Mesa County Board of Public Welfare as collateral security for the due performance by me of this, my said agreement, all my right to title and interest, legal or equitable, in the following described property, viz:-Beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. of the Ute Meridian, thence N 392.5 feet, thence E 115 feet, thence S 391.8 feet, thence W 115 feet to the place of beginning. Subject to a strip of land 40 feet wide along the S side reserved for roadway. Provided, however, that in the event of the discontinuance of the assistance above mentioned, the said County Board shall proceed to foreclose the lien hereby created and apply the avails of the above described property to the reimbursement of the State and County Welfare Funds for all assistance theretofore granted pursuant to said application, and shall return the remainder of such property to the undersigned. The Agreement herein contained shall extend to and be binding upon the parties hereto and their heirs, administrators, successors and assigns respectively.

Ack. October 3, 1936 before Virginia O. Wallace, Notary Public, Mesa County, Colo.
(N. P. Seal) Commission expires March 29, 1938

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



55. Mesa County Board of
Public Welfare by E. A.
Burch, Chairman

to
Clara and Willard Brown

RELEASE OF COLLATERAL
SECURITY AGREEMENT
Dated September 1, 1937
Filed September 2, 1937
At 10:00 o'clock A. M.

#326654
Book 362
Page 513

Whereas, Clara Brown and Willard Brown, a recipient of Old Age Assistance, in order to secure the repayment of Old Age Assistance theretofore granted, by the Mesa County Board of Public Welfare, did, by his Collateral Security Agreement dated October 3, 1936, recorded in Book 360, page 299 convey to the Mesa County Board of Public Welfare as security for the repayment of said Assistance, certain property described as follows:-Beginning 473.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. Mesa County, Colorado, thence N 391.5 feet, thence E 115 feet, thence S 391.8 feet, thence W 115 feet to the place of beginning. Subject to a strip of land 40 feet wide along the S side reserved for roadway. And, Whereas, by a subsequent Act the Thirty-first General Assembly (H. B. 1064, effective August 13, 1937) it has been provided that no recipient shall be required to repay or promise to repay any money paid to him or her as an Old Age Pension, which act further provides that, "property, liens or collateral security heretofore taken by County Boards of Public Welfare, under former Old Age Acts, to insure the repayment of pension granted shall be returned, released or discharged without diminution of the County Board of Public Welfare." Now, therefore, the Mesa County Board of Public Welfare does hereby remise, release and quitclaim unto said Clara Brown and Willard Brown, and their heirs, said property to have and to hold the same, with all appurtenances thereto belonging, free, clear and discharged from the encumbrances of the said Collateral Security Agreement.
Subscribed and sworn to September 1, 1937 by E. A. Burch, Chairman of Mesa County Board of Public Welfare, before Frad A. Peck, Deputy County Clerk, Mesa County, Colorado.
(Mesa County Seal)

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

56. Nicola Fasciana
to
Public Trustee, for use of
Citizens Finance Company

TRUST DEED (R. C. & A. F.)
Dated July 6, 1942
Filed July 7, 1942
At 11:33 o'clock A. M.

#399604
Book 406
Page 187

Conveys:-Beginning at a point 358.62 feet W of center of Sec. 23, Twp. 1S. R. 1W. U. M., thence N 391.8 feet, thence E 65 feet, thence S 391.8 feet, thence W 65 feet to point of beginning. Subject to right of way 40 feet wide on S side for a road, in Mesa County, Colorado. Together with all improvements thereon. IN TRUST to secure his note bearing even date herewith for the principal sum of \$283.00 payable to Citizens Finance Company, a corporation, 557 Main St. Grand Junction, Colorado, payable \$5.00 on or before the 6th day of August 1942, and \$5.00 on or before the 6th day of each successive month, thereafter for 46 months, and \$48.00 on or before the 6th day of the 48th month, with interest thereon after maturity at the rate of 10% per annum.
Ack. July 6, 1942 before Melvin N. Due, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires August 31, 1943

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57. Burrell C. Reynolds, Public
Trustee, Mesa County, Colorado
to
Nicola Fasciana

RELEASE DEED \$2.00
Dated February 13, 1943
Filed February 13, 1943
At 12:04 o'clock P. M.

#405336
Book 413
Page 473

Releases:-Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N 391.8 feet, thence E 65 feet, thence S 391.8 feet, thence W 65 feet to the place of beginning, subject to the right of way, 40 feet wide on S side for a road, in Mesa County, Colorado, together with all improvements thereon. From DEED OF TRUST dated October 8, 1940, recorded October 9, 1940 in Book 390, page 164, to secure Citizens Finance Company, a corporation, the payment of his note.
NOTE PAID.
Ack. February 13, 1943 before Virginia O. Wallace, Notary Public, Mesa County, Colo.
(N. P. Seal) Commission expires March 13, 1946

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58.

Burrell C. Reynolds, Public Trustee, Mesa County, Colorado to Nicola Fasciana

RELEASE DEED \$2.00 #405337 Dated February 13, 1943 Book 413 Filed February 13, 1943 Page 474 At 12:05 o'clock P. M.

Releases:-Beginning at a point 358.62 feet W of center of Sec. 23, Twp. 1S. R. 1W. U. M., thence N 391.8 feet, thence E 65 feet, thence S 391.8 feet, thence W 65 feet to place of beginning, subject to right of way, 40 feet wide on S side for a road, in Mesa County, Colorado, together with all improvements thereon. From DEED OF TRUST, dated July 6, 1942, recorded July 7, 1942 in Book, 406, page 187, to secure Citizens Finance Company, a corporation, the payment of his note. NOTE PAID.

Ack. February 13, 1943 before Virginia O. Wallace, Notary Public, Mesa County, Colo. (N. P. Seal) Commission expires March 13, 1946

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

59.

Nicola Fasciana to G. B. Trujillo and Rose Trujillo 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 \$1.00 and #405327 Dated February 6, 1943 Book 411 Filed February 13, 1943 Page 230 At 11:15 o'clock A. M.

Conveys:-Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M. thence N 391.8 feet, thence E 65 feet, thence S 391.8 feet, thence W 65 feet to place of beginning, subject to the right of way 40 feet wide on the S side for a road in Mesa County, Colorado. (IRS \$1.65)

Ack. February 6, 1943 before Nellie L. Jones, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 25, 1945

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

60.

Willard A. Brown Clara A. Brown to G. B. Trujillo and Rose Trujillo 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 \$50.00 #405328 Dated February 11, 1943 Book 411 Filed February 13, 1943 Page 231 At 11:16 o'clock A. M.

Conveys:-Beginning at a point 358.62 feet W of center of Sec. 23, Twp. 1S. R. 1W. U. M. thence W 12 feet, thence N 391.8 feet, thence E 12 feet, thence S 391.8 feet to the place of beginning, subject to a strip 40 feet wide on the S side for road. (Consideration less than \$100.00)

Ack. February 11, 1943 before Nellie L. Jones, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 25, 1945

-o----60----o-

61.

G. B. Trujillo, Rose Trujillo to Public Trustee, Mesa County, Colorado, for use of Valley Federal Savings and Loan Assn.

TRUST DEED \$600.00 #405329 Dated February 6, 1943 Book 403 Filed February 13, 1943 Page 319 At 11:17 o'clock A. M.

Conveys:-Beginning at a point 358.62 feet W of the center of Sec. 23, Twp. 1S. R. 1W. U. M., thence N 391.8 feet, thence E 65 feet, thence S 391.8 feet, thence W 65 feet to place of beginning, subject to the right of way 40 feet wide on the S side for a road in Mesa County, Colorado. Also beginning at a point 358.62 feet W of center of Sec. 23, Twp. 1S. R. 1W. U. M., thence W 12 feet, thence N 391.8 feet, thence E 12 feet, thence S 391.8 feet to the place of beginning, subject to a strip 40 feet wide on the S side for road, Mesa County, Colorado. IN TRUST to secure their note bearing even date herewith payable to Valley Federal Savings and Loan Association of Grand Junction for the sum of \$600.00 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 \$8.00 on the 1st day of each month hereafter until paid and shall be applied 1st: To the payment of interest on the unpaid balance of the principal. 2nd: To the payment at the option of the Association of taxes, assessments or insurance on property covered by this Trust Deed, and 3rd: The remainder on principal. To create a reserve fund for taxes, and insurance party of the first part agrees to pay concurrently with the above monthly payments of the sum of \$2.00. First party agrees to pay to said Association any income tax, intangible tax, or any tax or assessment whatever for and on account of said note or Trust Deed. Trust deed further provides for the appointment of a receiver and for attorney's fees.

Ack. February 6, 1943 before Anna M. Wagler, Notary Public, Mesa County, Colorado (N. P. Seal) Commission expires Feb. 27, 1944



~~ABSTRACT OF TITLE~~

~~to~~

~~Beginning at a point 370.62 feet West of the center of Section Twenty-three, Township One South, Range 1 West of the Ute Meridian, thence North 391.8 feet, thence East 77 feet, thence South 391.8 feet, thence West 77 feet to place of beginning, EXCEPT a roadway 40 feet in width along the South side thereof, in Mesa County, Colorado.~~

~~From date February 15, 1943 at 8:00 A.M.~~

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(22)

62.	G. B. Trujillo and Rose Trujillo to Public Trustee of Mesa County, Colorado, for use of The Modern Building and Loan Association, a Corporation)))))))))) R	TRUST DEED Dated Mar. 14, 1944 Filed Mar. 31, 1944 at 4:44 P.M. Consideration of premises	418440
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Conveys:-Beginning at a point 370.62 feet West of the center of Sec. 23, Twp. 1S. R.1W. Ute Meridian, and running thence North 391.8 feet; thence East 77 feet; thence South 391.8 feet; thence West 77 feet to place of beginning, subject to right of way 40 feet in width off the South side of said tract, Together with the improvements thereon, etc.

GIVEN TO SECURE their note bearing even date herewith for the principal sum of \$800.00 with interest from date until paid at 6% per annum. Monthly installments of \$12.50 or more shall be payable on or or before the 20th day of each and every month until paid beginning Apr. 20, 1944 and shall be applied First, to the payment of interest on the unpaid principal of said indebtedness, second, balance to be applied to reduction of the principal indebtedness on monthly reduction loan Number 1370-6 of said Association.

Ack. Mar. 31, 1944 by G. B. Trujillo and Rose Trujillo before Lettie B. Holmgren, Notary Public, Mesa County, Colorado.
(N.P. Seal)

Commission expires June 21, 1945
Book 401 page 124

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(23)

63.	Burrell C. Reynolds, Public Trustee of Mesa County, Colo. to G. B. Trujillo and Rose Trujillo))))))))))	RELEASE DEED Dated Apr. 1, 1944 Filed Apr. 1, 1944 at 10:56 A.M. \$2.00	418452
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Releases:-Beginning at a point 358.62 feet West of the center of Sec. 23, Twp. 1S. R.1W. Ute Meridian, thence North 391.8 feet, thence East 65 feet, thence South 391.8 feet, thence West 65 feet to the place of beginning, subject to the right of way 40 feet wide on the South side for a road in Mesa County, Colorado.

Also beginning at a point 358.62 feet West of center of Sec. 23, Twp.1S. R.1W. Ute Meridian, thence West 12 feet, thence North 391.8 feet, thence East 12 feet, thence South 391.8 feet to the point of beginning, subject to a strip 40 feet wide on the South side for road, Mesa County, Colorado, etc.

FROM TRUST DEED dated Feb. 6, 1943 recorded Feb. 13, 1943 in Book 403 page 319 to secure Valley Federal Savings and Loan Association of Grand Junction the payment of their note.
Note Paid.

Ack. Apr. 1, 1944 by Burrell C. Reynolds, Public Trustee of Mesa County, Colorado, for use of Virginia O. Wallace, Notary Public, Mesa County, Colorado.
(N.P. Seal)

Commission expires Mar. 13, 1946
Book 425 page 416

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~~ABSTRACT OF TITLE~~

~~to~~

~~Beginning at a point 370.62 feet West of the center of Section Twenty-three, Township 1 South, Range 1 West of the Ute Meridian, thence North 391.8 feet, thence East 77 feet, thence South 391.8 feet, thence West 77 feet to place of beginning, Except a roadway 40 feet in width along the South side thereof, in Mesa County, Colorado.~~

~~From date April 1, 1944 at 10:57 o'clock A. M.~~

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(85)

435893

64. G. B. Trujillo and
Rose Trujillo
to
Alfonso Melgosa and
Vera Melgosa

WARRANTY DEED (Joint Tenancy)
Dated Oct. 23, 1945
Filed October 23, 1945 at 12:08 P.M.
\$1.00 and other good and
valuable considerations

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

Beginning at a point 370.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U.M., and running thence North 391.8 feet, thence East 77 feet, thence South 391.8 feet; thence West 77 feet to the place of beginning, subject to right of way for road 40 feet in width off the South side of said tract. ✓ (\$2.75 IRS)

Except taxes assessed for the year 1945 and due and payable during the year 1946 and all subsequent taxes and assessments of every kind or nature.

Ack. Oct. 23, 1945 by G. B. Trujillo and Rose Trujillo, before Alvene W. Kemper, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Feb. 13, 1949. Book 443 Page 63

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(84)

435894

65. Alfonso Melgosa and
Vera Melgosa
to
Public Trustee of Mesa County
Colorado for use of The Modern
Building and Loan Association
of Grand Junction

TRUST DEED
Dated Oct. 23, 1945
Filed Oct. 23, 1945 at 12:09 P.M.
Consideration of the premises

Conveys:- Beginning at a point 370.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U.M. and running thence North 391.8 feet; thence East 77 feet; thence South 391.8 feet; thence West 77 feet to place of beginning, subject to right of way for road or street 40 feet in width off the South side thereof, in Mesa County, Colorado. Together with the improvements thereon, etc.

GIVEN TO SECURE their note bearing even date herewith for the principal sum of \$1000.00 with interest from date until paid at the rate of 6% per annum. Monthly installments of \$15.00 or more, shall be payable on or before the 20th day of each and every month until fully paid, beginning November 20, 1945, and shall be applied, 1st to the payment of interest on the unpaid principal of said indebtedness, 2nd, balance to be applied to reduction of the principal indebtedness on Monthly Reduction Loan Number 1615-6 of said Association.

Ack. Oct. 23, 1945 by Alfonso Melgosa and Vera Melgosa, before Alvene W. Kemper, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Feb. 13, 1949. Book 401 Page 258

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66. Alfonso Melgosa and
Vera Melgosa
to
Public Trustee of Mesa County,
Colorado for use of G. B.
Trujillo and Rose Trujillo

(26)

TRUST DEED 435895
Dated Oct. 23, 1945
Filed Oct. 23, 1945 at 12:10 P.M.
Consideration of the premises

R

Conveys:- Beginning at a point 370.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U.M. and running thence North 391.8 feet; thence East 77 feet; thence South 391.8 feet; thence West 77 feet to place of beginning, subject to right of way for the road or street 40 feet in width off the South side thereof, in Mesa County, Colorado.

GIVEN TO SECURE their note bearing even date herewith for the principal sum of \$450.00 on or before 6 months after date, with interest from date at the rate of 6% per annum, payable at maturity.

Except Trust Deed to The Modern Building and Loan Association, a corporation.

Ack. Oct. 23, 1945 by Alfonso Melgosa and Vera Melgosa, before Alvene W. Kemper, Notary Public, Mesa County, Colorado, (N. P. Seal) Commission expires Feb. 13, 1949. Book 442 Page 324

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67. Burrell C. Reynolds, Public
Trustee, Mesa County, Colorado
to
G. B. Trujillo and Rose
Trujillo

(27)

RELEASE DEED 435912
Dated Oct. 23, 1945
Filed Oct. 23, 1945 at 2:50 P.M.
\$2.00

✓

Releases:- Beginning at a point 370.62 feet West of the center of Sec. 23, Twp. 1S. R. 1W. U.M. and running thence North 391.8 feet; thence East 77 feet; thence South 391.8 feet; thence West 77 feet, to place of beginning, subject to right of way 40 feet in width off the South side of said tract. Together with the improvements now or hereafter erected thereon, etc.

FROM TRUST DEED dated March 14, 1944 recorded March 31, 1944 in Book 401 Page 124 to secure The Modern Building and Loan Association a corporation the payment of their note. Note paid.

Ack. Oct. 23, 1945 by Burrell C. Reynolds, Public Trustee, Mesa County, Colorado, before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires Mar. 13, 1946. Book 441 Page 549

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~~I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Four Entries, numbered 63, 64, 65 and 66) is a full and correct Abstract of each and every instrument appearing of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner effecting or relating to the title to the real property described in the caption of this continuation, subsequent to April 1, 1944 at 10:57 A. M.~~

~~Dated at Grand Junction, Colorado, October 23, 1945 at 8:51 P.M.~~

~~Ernest Leaverton~~
Bonded Abstractor.

~~ABSTRACT OF TITLE~~

~~TO~~

~~Beginning at a point 370.62 feet West of the Center of Section 23, in Township 1 South, Range 1 West of the Ute Meridian, thence North 391.8 feet, thence East 77 feet, thence South 391.8 feet, thence West 77 feet to the point of beginning. Except the South 40 feet for Roadway.~~

~~From date October 23, 1945 at 2.51 P.M.~~

68. ~~(53)~~
 Burrell C. Reynolds, Public Trustee of Mesa County, Colorado,)
 -to-)
 Alfonso Melgosa and Vera Melgosa.)
 Releases: Beginning at a point 370.62 feet West of the Center of Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian, and running thence North 391.8 feet, thence East 77 feet, thence South 391.8 feet, thence West 77 feet to the place of beginning, subject to right of way for road or street 40 feet in width off the South side thereof,; together with the improvements thereon, in Mesa County, Colorado. etc. From Trust Deed dated Oct. 23, 1945, recorded Oct. 23, 1923 in Book 401, Page 258, given to secure to The Modern Building and Loan Association, a Corporation, payment of their note. Note paid. ✓
 Ack. Dec. 17, 1945 by Burrell C. Reynolds, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, a Notary Public of Mesa County, Colorado. (N.P. Seal)
 My Commission expires Mar. 13, 1946. Book 445, Page 209.

Release Deed. 438437
Dated Dec. 17, 1945.
Filed Dec. 17, 1945, 9.08 A.M.
\$2.00

69. ~~(54)~~
 Burrell C. Reynolds, Public Trustee of Mesa County, Colorado,)
 -to-)
 Alfonso Melgosa and Vera Melgosa.)
 Releases: Beginning at a point 370.62 feet West of the Center of Sec. 23, Twp. 1 S. R. 1 W. Ute Meridian, and running thence North 391.8 feet, thence East 77 feet, thence South 391.8 feet, thence West 77 feet to the place of beginning, subject to right of way for road 40 feet in width off the South side of said tract. In Mesa County, Colorado. From Trust Deed dated Oct. 23, 1945, recorded Oct. 23, 1945 in Book 442 at Page 224, given to secure to G. B. Trujillo and Rose Trujillo the payment of their note. Note paid. ✓
 Ack. Feb. 25, 1946 by Burrell C. Reynolds, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, a Notary Public of Mesa County, Colorado. (N.P. Seal) My Commission expires Mar. 13, 1946.

Release Deed. 441884
Dated Feb. 25, 1946.
Filed Feb. 25, 1946, 3.56 P.M.
\$2.00

Book 445, Page 516.

oooooooooooo

~~I, Ernest Leaverton, a Bonded Abstractor of the State of Colorado, do hereby certify that the foregoing (consisting of Two Entries, numbered 67 and 68) is a full, True and complete Abstract of Title of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner effecting or relating to the real property described in the caption of this Continuation, subsequent to October 23, 1945 at 2.51 P.M.
Dated at Grand Junction, Colorado, February 26, 1946 at 8.00 A.M.~~

Ernest Leaverton
Bonded Abstractor.

South Fifth Street
Subdivision

DEDICATION

Filed November 29, 1946

At 2:55 o'clock P. M.

Know All Men By These Presents: That

#454880

Book 7

Page 19

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

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

continued on next sheet

Bettie Campbell	Beg. on E. line of 5th St., 244' S. of N. line of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, T-1-S, R-1-W, S 50', E 111.5' N 50', W to beg.	Lot 5, Block 1, South Fifth Street Subdivision
No. 79 continued Sarafina Audino	Beg. on E. line of 5th St., 290' S of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, S 50', E 111.5', N 50', W to beg.	Lot 6, Block 1, South Fifth Street Subdivision
Louis E. Latto Ralph Palermo	Beg. on E. line of 5th St., 340' S. of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, S 75', E 111.5', N. 75', W to beg.	Lot 7, Block 1, South Fifth Street Subdivision
Board of Trustees First Presbyterian Church	Lot 1, Block 1, Grand Jct. Town & Dev. Cos. Add. No. 1	N. 41.6' of Lot 17, Block 1, South Fifth Street Subdivision
Goodwill Industries of Mesa County, Colorado	Beg. on E. line of 5th St. 466.25' S. of N. line SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 23, T-1-S, R-1-W, S 150', E 111.5', N 150', W. to beg.	Lots 9 & 10, Block 1, South Fifth Street Subdivision.
Katie M. Campbell	Beg. 744.62' W & 219' N. of cen. Sec. 23, T-1-S, R-1-W, N 50', E. 111.5', S 50', W. to beg.	Lot 3, Block 2, South Fifth Street Subdivision.
Cecelia Evers Mary Evers	Beg. 744.62' W ₁ & 144.2' N. of cen. Sec. 23, T-1-S, R-1-W, N 75', E 111.5', S 75', W ₁ to beg.	Lot 4, Block 2, South Fifth Street Subdivision.
F. C. Martin	Beg. 744.62' W & 40' N. of cen. Sec. 23, T-1-S, R-1-W, N 104 $\frac{5}{12}$ ', E 111.5', S 104 $\frac{5}{12}$ ', W. to beg.	Lot 5, Block 2, South Fifth Street Subdivision.
Walter Mort	Beg. 744.62' W. & 269' N. of cen. Sec. 23, T-1-S, R-1-W, N 75 $\frac{5}{12}$ ', E 111.5', S 75 $\frac{5}{12}$ ', W. to beg.	Lot 2, Block 2, South Fifth Street Subdivision.
Clara Brown W. L. Palmice Belle Palmice	Beg. 473.62' W. of cen. Sec. 23, T-1-S, R-1-W, N 391.8', E 103', S 391.8', E 103' to beg.	Lot 8 & S 196.07' of 12, Block 2, South Fifth Street Subdiv.
Henry A. Summers Lena Summers	Beg. 370.62' W of cen. Sec. 23, T-1-S, R-1-W, N 391.8', E 77', S 391.8', W. to beg.	Lot 9 & S. 196.07' of 11, Block 1, South Fifth Street Subdivision
Ben Kast Jim Kast	Beg. 540.62' W. & 195.75' N of cen. Sec. 23, T-1-S, R-1-W, N 195.75', E 67', S 196', W. to beg.	S 195.75' of Lot 13, Block 2, South Fifth Street Subdiv.
David McAllister	Beg. 473.62' W. of cen. Sec. 23, T-1-S, R-1-W, W 75', N. 195.75', E 75', S to beg.	Lot 7, Block 2, South Fifth Street Subdivision

continued on next sheet

No. 70 continued.

Elmer L. Jones
Carrie B. Jones

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

Lot 6, Block 2,
South Fifth Street
Subdivision

Glenn Berry

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

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

City of Grand
Junction, Colorado

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

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

No. continued.
The United States
of America (United
States Forest Service)

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

Lot 10, Block 2,
South Fifth Street
Subdivision

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

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

S 457.5' of which the east
10' are reserved for Alley.
continued on next sheet

No. continued.
The United States
of America (United

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

Lot 10, Block 2,
South Fifth Street
Subdivision

No. 70 continued

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

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

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

Approved and accepted October 16, 1946 (Signed) Porter Carson, President of the City Council. Attest: Helen C. Tomlinson, City Clerk. Approved by Herbert D. Fritz, City Manager. (City of Grand Junction, Seal)
For Plat of South Fifth Street Subdivision see entry 70 attached to inside yellow cover sheet.
-o----00-----o-

71
Walter Mort
to
Tillie L. Harvey

POWER OF ATTORNEY #461582
Filed April 1, 1947 Book 453
At 4:55 o'clock P. M. Page 296
I, Walter Mort, of New Castle, Garfield County, Colorado, do hereby make, consti-

tute, and appoint Tillie L. Harvey, of New Castle, Garfield County, Colorado, my true and lawful attorney in fact, for me and in my name, place and stead to execute and sign the plat known as South Fifth Street Subdivision in the City of Grand Junction, Mesa County, Colorado, and to accept the boundary lines shown thereon, and do any and all other acts necessary in the premises, with as full and complete power as I would have myself; hereby ratifying and confirming all such acts which may be done by the said Tillie L. Harvey as my attorney-in-fact.

Subscribed and sworn to November 1, 1946 before Helen C. Tomlinson, Notary Public,
____ (N. P. Seal) Commission expires November 28, 1946
-o----00-----o-

72
Alfonso Melgosa, Vera Melgosa
to
Henry A. Summers and Lena Summers
not in tenancy in common but in
joint tenancy, the survivor of
them, their assigns and the heirs
and assigns of such survivor
forever

WARRANTY DEED \$10.00 and other #442286
valuable considerations Book 451
Dated February 23, 1946 Page 231
Filed March 5, 1946
At 11:35 o'clock A. M.
Conveys: Beginning at a point 370.62 feet
W of the center of Sec. 23, Twp. 1S. R. 1W.
U. M. and running thence N 391.8 feet,
thence E 77 feet, thence S 391.8 feet,

thence W 77 feet to the place of beginning; subject to right of way for road 40 feet in width off the S side of said tract; together with all water and ditch rights thereto belonging or used in connection therewith, Mesa County, Colorado. Except taxes assessed for the year 1946, due and payable in 1947. (IRS \$3.30)

Ack. February 23, 1946 before Loring W. Jordan, Notary Public, Mesa County, Colorado
(N. P. Seal) Commission expires February 27, 1947
-o----00-----o-

75.

Clara A. Brown
to
Clara A. Brown, W.L. Felmlee and Bell Felmlee, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever.

WARRANTY DEED \$10.00 and other valuable consideration
Dated September 10, 1946
Filed September 23, 1946
At 4:33 o'clock P.M.
Conveys: Beginning 473.62 feet W of the center of Sec. 23, Twp. 1S, R. 1W, U.P.M., thence N 391.5 feet, thence E 115 feet, thence S 391.8 feet, thence W 115 feet to the place of beginning, except a strip of land 40 feet wide along the S side reserved for roadway. (consideration less than \$100.00)

Ack. September 10, 1946 before Ruth H. Sutton, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires March 9, 1947

-o---00---o-

76.

Henry A. Summers and Lena Summers
to
Public Trustee, Mesa County, Colorado, for the use of The Modern Building and Loan Association a Colorado Corporation, Grand Junction, Colorado.

TRUST DEED \$1200.00
Dated February 25, 1948
Filed February 25, 1948
At 4:50 o'clock P.M.
Conveys: Lot 9 and the S 196.07 feet of Lot 11 in Block 2 of South Fifth Street Subdivision of the City of Grand Junction, being otherwise described as follows: Beginning at a point 370.62 feet W of the center of Sec. 23, Twp. 1S, R. 1W, U.M., thence N 391.8 feet, thence E 77 feet, thence S 391.8 feet, thence W to point of beginning, in Mesa County, Colorado. IN TRUST to secure their note bearing even date herewith for the principal sum of \$1200.00, on or before 2 years after date, with interest from date at the rate of 6% per annum, payable semi-annually.

/s/ Henry A. Summers, Lena Summers

Ack. February 25, 1948 by Henry A. Summers and Lena Summers, before Floyd M. Anderson, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires April 10, 1950

-o---00---o-

77.

Henry A. Summers and Lena Summers
to
Roy H. Gearhart and Florence M. Gearhart, 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 \$3500.00
Dated March 9, 1948
Filed June 11, 1948
At 3:06 o'clock P.M.
Conveys: Lot 9 and the S 196.07 feet of Lot 11 in Block 2 of South Fifth Street Subdivision of the City of Grand Junction, being otherwise described as follows: Beginning at a point 370.62 feet W of the center of Sec. 23, Twp. 1S, R. 1W, U.M., thence N 391.8 feet, thence E 77 feet, thence S 391.8 feet, thence W 77 feet to point of beginning, in Mesa County, Colorado. Subject to a trust deed for \$1200.00 to The Modern Building & Loan Association, a Colorado Corporation. (IRS \$3.85)

/s/ Henry A. Summers, Lena Summers.

Ack. March 9, 1948 by Henry A. Summers and Lena Summers before Noah A. Glasco, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Sept. 2, 1951

-o---00---o-

78.

Roy H. Gearhart and Florence M. Gearhart
to
Public Trustee, Mesa County, Colorado, for the use of Henry A. Summers or Lena Summers, Route 3, Grand Junction, Colo.

TRUST DEED \$1662.28
Dated March 9, 1948
Filed June 11, 1948
At 3:07 o'clock P.M.
Conveys: Lot 9 and the S 196.07 feet of Lot 11 in Block 2 of the South Fifth Street Subdivision of the City of Grand Junction, being otherwise described as follows: Beginning at a point 370.62 feet W of the center of Sec. 23, Twp. 1S, R. 1W, U.M., thence N 391.8 feet, thence E 77 feet, thence S 391.8 feet, thence W 77 feet to point of beginning, in Mesa County, Colorado. IN TRUST to secure 1 note bearing even date herewith for the principal sum of \$1662.28 payable after date, interest from date at rate of 6% per annum, payable \$17.50 or more, monthly; first payment of \$17.50 to be made April 9, 1948 and \$17.50 on the 9th day of each and every month thereafter until fully paid, including interest and principal. Except a trust deed for \$1200.00 payable to The Modern Building and Loan Association.

/s/ Roy H. Gearhart, Florence M. Gearhart.

Ack. June 4, 1948 by Roy H. Gearhart and Florence M. Gearhart, before Noah A. Glasco, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires Sept. 2, 1951

79.

W.P. Coghill, Recorder
to
The Public

CERTIFICATE OF CLAIM FILED
Dated November 17, 1883
Filed June 18, 1889
At 9:00 o'clock A.M.

#7559
Book 23
Page 496

Office of the Corporate Authorities of the Town of Grand Junction, Mesa County, Colorado. Certifies that the Grand Junction Town Company, by its President and Secretary George A. Crawford and Thomas B. Crawford, has this day filed in the office of the Corporate Authorities of the Town of Grand Junction a statement in writing claiming to be entitled to receive fee simple in lands within the limits of Grand Junction as follows: (lots and blocks in Grand Junction) Also the $W\frac{1}{2}$ $SW\frac{1}{4}$ Sec. 13, Twp. 1S, R. 1W, U.M. in Mesa County, Colorado, Also to 7 acres in $SE\frac{1}{4}$ $NW\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, U.M. being all of the 10 acres purchased by the said Town Company of William and Anna Green, Except 3 acres sold to J.A. Layton. This their said filing on said several tracts of land having been made at this office at 8:30 o'clock A.M., November 17, 1883.

/s/ W.P. Coghill, Recorder.

-o---00---o-

80.

W.J. Miller, Mayor
to
The Public

CERTIFICATE OF CLAIM FILED
Dated November 17, 1883
Filed June 18, 1889
At 9:05 o'clock A.M.

#7560
Book 23
Page 496

Office of the Corporate Authorities of the Town of Grand Junction, Colorado. This is to certify that the Grand Junction Town Company by its President and Secretary, Geo. A. Crawford and Thos. B. Crawford has this day filed in the office of the Corporate Authorities of the Town of Grand Junction, a statement in writing claiming to be entitled to receive the fee simple, estate and title in and to the following described parcels and lots of land lying and being within the Corporate limits of the Town of Grand Junction, in the Town of Grand Junction, in the County of Mesa, State of Colorado, viz: (lots and blocks in Town of Grand Junction). Also to 7 acres in $SE\frac{1}{4}$ $NW\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, U.M. being all of the ten acres purchased by said Town Company of William and Anna Green except 3 acres sold to J.A. Layton.

This their said filing on said several tracts of land having been made at this office at 10:15 o'clock A.M. of November 17, 1883. I further certify that a prior filing was made in my office by said The Grand Junction Town Company, G.A. Crawford, President and Thomas B. Crawford, Secretary to the $N\frac{1}{2}$ $NE\frac{1}{4}$ Sec. 14, Twp. 1S, R. 1W, U.M. as above described and on the lots in the same at 9:00 o'clock P.M. November 16, 1883.

/s/ W.J. Miller, Mayor. (Seal)

-o---00---o-

81.

Grand Junction Town & Improvement Co. By Monroe L. Allison, President. Attest: Thos. B. Crawford, Secretary (Corporate Seal)

TRUST DEED \$1350.00
Dated August 3, 1898
Filed August 6, 1898
At 2:35 o'clock P.M.

Rel 83
#27921
Book 49
Page 421

to
Public Trustee, Mesa County, Colorado, for use of Orson Adams, Jr.

Conveys: (lots and blocks in Grand Junction) Also beginning at a point 330 feet W of NE corner of $SE\frac{1}{4}$ $NW\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, U.M., W 165 feet, S 528 feet, W 165 feet, S 391.5 feet, E 330 feet, North 920.44 feet to place of beginning. Prepayment privilege.

To secure note bearing even date herewith payable 2 years after date for \$1350.00 with interest from date according to tenor of interest notes.

Ack. August 6, 1898 by Monroe L. Allison, Known to be the President of The Grand Junction Town and Improvement Company, before J.H. Ramey, Notary Public, Mesa County, Colorado.

(Seal)

Commission expires Feb. 25, 1899

-o---00---o-

82.

Treasurer of Mesa County
to
Mesa County

TAX SALE \$4.53 #383
Dated June 21, 1886 Book E Page 29

Sale of: A 6.97 acre tract of land in $SE\frac{1}{4}$ $NW\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, Beg. at point 330 ft. W of NE corner $SE\frac{1}{4}$ $NW\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, U.M. running thence W330 ft. thence S 886.125 ft. thence E 330 ft. thence N 886.125 ft. to point of beginning, containing 6.97 acres.

REDEEMED by Grd. Jct. Town & Imp. Co. July 6, 1887

-o---00---o-

83.

W.C. McCurdy, Public Trustee
to
The Grand Junction Town and
Improvement Company

RELEASE DEED \$1.00 #30965
Dated December 6, 1899 Book 69
Filed February 1, 1900 Page 188
At 4:00 o'clock P.M.

Releases: (lots and blocks in Grand Junction)
Also: Beginning at a point 330 feet W of NE
corner of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, U.M.,
thence W 165 feet, thence S 528 feet, thence W 165 feet, thence S 391.5 feet,
thence E 330 feet, thence N 920.44 feet to place of beginning. From Deed of
Trust dated August 3, 1898, recorded August 5, 1898 in Book 49, at page 421, given
to secure to Orson Adams ___ payment of note. NOTE PAID.
Ack. December 6, 1899 before Nellie Miller, Deputy County Clerk, Mesa County,
Colorado.
(Seal)

-o---00---o-

84.

The Grand Junction Town and
Improvement Company. By Monroe
L. Allison, President. Attest:
Thomas B. Crawford, Secretary.
(Corporate Seal)

WARRANTY DEED \$100,000.00 #30973
Dated January 5, 1900 Book 66
Filed February 1, 1900 Page 120
At 4:05 o'clock P.M.

to
The Grand Junction Town and
Development Company, a
corporation

Conveys: (lots and blocks in Grand Junction)
Also a tract of land described as follows:
Commencing at a point 330 feet W of NE corner
SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, U.M., thence
W 165 feet, S 528 ft. W 165 ft. S 391.5 ft.
E 330 ft. N 920.44 to beginning. (also other
property. Except taxes for 1899 which second
party assumes.

Ack. January 5, 1900 by Monroe L. Allison and Thomas B. Crawford, Known to be the
President and Secretary of Grand Junction Town & Improvement Company, before
Joshua F. Crozier, Notary Public, Arapahoe County, Colorado.
(N. P. Seal) Commission expires January 18, 1901

-o---00---o-

85.

The Grand Junction Town and
Development Company

INCORPORATION #30974
Dated January 3, 1900 Filed
Filed February 1, 1900
At 4:00 o'clock P.M.

NAME:
INCORPORATORS:
OBJECTS:

The Grand Junction Town and Development Company
James R. McKinnie, John E. Phillips, Robert P. Davis
To acquire by purchase, trade or other manner, all
kinds of real estate in any part of the United States
to dispose of the same for cash or in trade for any
kind or property, real or personal (and other objects)

LIFE:
CAPITAL STOCK:

To exist 20 years.
\$300,000.00 divided into 3000 shares, par value
\$100.00 each.

DIRECTORS:

There shall be three Directors, with power to make
by-laws.

PRINCIPAL PLACE OF BUSINESS: Colorado Springs, El Paso County, Colorado.
Principal business carried on in Mesa, El Paso and Arapahoe Counties, but shall
have right to carry on a part of its business beyond limits of Colorado and in
any portion of United States.

Ack. by above incorporators January 3, 1900 before Albert J. Bendle, Notary Public,
El Paso County, Colorado.
(N. P. Seal) Commission expires August 17, 1901

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86.

Treasurer of Mesa County
to
Mesa County

TAX SALE \$2.93 #561
Dated June 21, 1887 Book F Page 13
Sale of: A 6.97 acre tract of land in SE $\frac{1}{4}$ NW $\frac{1}{4}$
Sec. 23, T. 1S, R. 1W. Beginning at a point

330 ft. W of NE corner of ___ NW $\frac{1}{4}$ Sec. 23, T. 1S, R. 1W, and running thence W
330 ft. thence S 886.125 ft. thence E 330 ft. thence N 886.125 ft. to point of be-
ginning, containing 6.97 acres.

REDEEMED by The G.J. Town & Imp. Co. July 6, 1887

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87.

The Grand Junction Town
and Development Company

CERTIFICATE OF EXTENSION AND #161228
RENEWAL OF ARTICLES OF INCORPORATION
Dated May 27, 1920 Filed
Filed June 9, 1920
At 8:00 o'clock A.M.

J.R. McKinnie, President and E.C. Sharer, Secretary of the Grand Junction Town and Development Company, a corporation hereby certify that at a special meeting of stockholders the question of the renewal of the corporation was proposed the term of existence of the corporation was extended and renewed for term of 20 years from date of expiration of articles of incorporation to-wit: Jan. 4, 1920 and following resolution adopted: Whereas, the term of years for which The Grand Junction Town & Development Company was organized under the laws of this State expired Jan. 4, 1920, and Whereas such corporation has not been administered upon as an expired corporation or gone into liquidation or had any settlement of its affairs; Now, Therefore, be it Resolved, that the corporation of The Grand Junction Town & Development Company be extended and renewed for a term of 20 years from the date of the expiration of the incorporation of the company, to-wit: 20 years from Jan. 4, 1920 and that the Secretary be instructed to cast the ballot of all present or represented by proxy in favor thereof. Be It Further Resolved, that the President and Secretary be and hereby are instructed and directed to prepare and execute a certificate of extension and renewal of articles of incorporation in form provided by law, and that the same be filed and that the officers of this company be fully authorized to do all things necessary to give all effect to this resolution. 2912 shares of capital stock were voted in favor of said resolution and none against it; that number of shares in good faith outstanding is 3000 and that the number of shares voting in favor of said resolution is more than a majority.

/s/ J.R. McKinnie, President, Attest: E.C. Sharer, Secretary.
(Corporate Seal)

State of Colorado, County of El Paso, ss
J.R. McKinnie and E.C. Sharer, each of lawful age, being first duly sworn on oath each deposes and says; that the said J.R. McKinnie is the President and the said E.C. Sharer is Secretary of The Grand Junction Town & Development Company, that the seal affixed to the foregoing certificate is the common and corporate seal of the said corporation that they each have read the foregoing certificate and know the contents thereof and that the same is true.

/s/ J.R. McKinnie, E.C. Sharer
Ack. May 27, 1920 before Jasper C. Ackerman, Notary Public,
(N. P. Seal) Commission expires February 1, 1923

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88.

James A. Layton
to
The Grand Junction Town & Improve-
ment Company, a corporation

QUIT CLAIM DEED \$1.00 #31447
Dated January 2, 1900 Book 56
Filed April 2, 1900 Page 346
At 3:40 o'clock P.M.

Conveys: Starting at NE corner SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, U.M., running thence W 660 feet, thence S 528 feet to point of beginning, thence S 391.5 feet, thence E 165 feet to western boundary of the land conveyed to J.A. Layton by the Town of Grand Junction by deed in Book 7, page 239, thence N on said line 391.5 feet more or less to the land conveyed by Town of Grand Junction to Grand Junction Town & Investment Company by deed recorded in Book 7, page 246, thence W 165 feet to place of beginning, intending hereby to convey and conveying all right, title and interest if any in lands described as beginning at a point 330 feet W of NE corner SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, U.M., thence W 165 feet, thence S 528 feet, thence W 165 feet, thence S 391.5 feet, thence E 330 feet, thence N 920.44 feet to beginning.

Ack. January 2, 1900 before Joshua F. Crozier, Notary Public, Arapahoe County, Colorado.
(N. P. Seal) Commission expires January 18, 1901

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89. The Grand Junction Town and Development Company's Addition No. 1 to the City of Grand Junction

PLAT AND STATEMENT

Filed November 19, 1908
At 4:10 o'clock P.M.

#79434
Book 3
Page 15

Know All Men by These Presents

That The Grand Junction Town and Development Company, a corporation existing under and by

virtue of the laws of the State of Colorado, have caused the following described tract of land to be surveyed and platted as shown on plat to-wit: Commencing at NE corner of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, Twp. 1S, R. 1W, Ute Meridian (which corner is a charred stake about $4\frac{1}{2}$ inches in diameter with an iron pin $\frac{3}{4}$ " x $1\frac{1}{4}$ " driven in its center) thence W on N line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 330 feet to place of beginning, thence S 920.44 feet on line from place of beginning to a point 293.62 feet W of SE corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ (which corner is an iron rod $\frac{5}{8}$ " x 30" by a Red cedar post in the fence line on the S side of Struthers Ave.) thence with an angle from N to W, of 88°43'; 330 feet W, thence N parallel to the E boundary 391.5 feet; thence E parallel to N line 165 feet; thence N 528 feet to N line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ thence E on said N line 165 feet to place of beginning. Above named Company hereby dedicate to the Public for its use and benefit all streets and alleys as shown and indicated by this plat.

/s/ J.R. McKinney, President and E.C. Sharer, Secretary of said Company
(Corporate Seal)

Ack. by said President and Secretary of above Company, October 10, 1908 before Winifred Mitchell, Notary Public, El Paso County, Colorado.

(N. P. Seal)

Commission expires May 25, 1912

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90. For Plat of The Grand Junction Town and Development Company's Addition No. 1 to the City of Grand Junction, as the same appears of record in the office of the Clerk and Recorder of Mesa County, Colorado, in Book 3 of Plats, at Page 15 thereof, see entry NO. 90, attached to inside yellow cover sheet at end of this abstract, which, by this notation and reference, is hereby made a part hereof.

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91. Treasurer of Mesa County
to
Mesa County

TAX SALE \$40.06 #11826
Dated December 8, 1911 Book L Page 165

Sale of:
Lots 2 to 25, inc. Block 1
Lots 1 to 6 inc. Block 2
Lots 1 to 8 inc. Block 3
Lots 1 to 8 inc. Block 4

REDEEMED June 21, 1921 by Grand Jct. Town & Dev. Co.

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92. The Grand Junction Town and Development Company. By William Weiser, President. Attest: E.C. Sharer, Secretary.
(Corporate Seal)

WARRANTY DEED \$1.00 and other #171361
good and valuable consideration Book 102
Dated June 21, 1921 Page 328

Filed August 30, 1921
At 1:45 o'clock P.M.

to
Elizabeth Cox, Ruth Wickersham
and Elinore Latimer, Trustees

Conveys: Lots 21 to 25, both inclusive in Block 1 and all of Block 2, 3, and 4 in Grand Junction Town and Development Company's Addition No. 1 to the City of Grand Junction as shown by the Company's original Plat of said

addition, filed for record Nov. 19, 1908 and duly recorded in Book 3 of Plats at page 15 thereof of the records of said Mesa County. (IRS 50¢). Except liens and taxes which may have accrued since December 31, 1920.

Ack. June 21, 1921 by The Grand Junction Town and Development Company by William Weiser, its President, before C. Avis Russell, Notary Public, Mesa County, Colorado.

(N. Pl Seal)

Commission expires July 25, 1923

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93.

Ruth Wickersham, Elizabeth
Cox, Elinore Latimer
to
The City of Grand Junction
a municipal corporation

WARRANTY DEED \$1.00 and other #214343
good and valuable consideration Book 287
Dated August 31, 1925 Page 177
Filed October 10, 1925
At 10:00 o'clock A.M.

Conveys: Lots #21 to 25 both inclusive, in Block #1 and all of Blocks #2, 3, and 4 in the Grand Junction Town and Development Company's Addition No. 1 to the City of Grand Junction as shown by the Company's original plat of said addition filed for record November 19, 1908, and duly recorded in Book 3 of Plats at page 15 thereof of the records of said County. (Gift)

(acknowledgment and granting clause recite Elizabeth Cox, Ruth Wickersham and Elinore Latimer, Trustees).
Ack. October 6, 1925 before Virginia Wallace McKinney, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires August 27, 1929

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94.

State of Colorado
to
Clara A. Brown

CERTIFICATE OF DEATH #540638
Filed May 9, 1951 Book 547
At 2:45 o'clock P.M. Page 290
Female, White, Widow.

Born June 11, 1862 Died August 15, 1950 because of Influenza according to certificate of Frank J. McDonough, M.D. Grand Junction, Colorado. Burial: L. O. O. F. Cemetery, Grand Junction, Colorado. Certificate of true copy of the record of death of Clara A. Brown attached April 4, 1951 by Helen C. Tomlinson, Local Registrar of Vital Statistics, Registration District No. 150, Mesa County, Colorado.
(Seal of Registrar of Vital Statistics, Grand Junction, Mesa County, Colorado.)

Lincoln D. Coit
to
The State

AFFIDAVIT
State of Colorado, County of Mesa, ss
Lincoln D. Coit, being first duly sworn, upon oath deposes and says: That he was well acquainted with Clara A. Brown during her lifetime; that the said Clara A. Brown, a copy of whose death certificate was certified by Helen C. Tomlinson, Local Registrar of Vital Statistics, Registration District No. 150, Mesa County, Colorado, on April 4, 1951, is one and the same person as Clara A. Brown who was named as one of the grantees in a Special Warranty Deed dated March 4, 1947 and recorded March 24, 1947 in Book 462 at Page 38 in the records in the Office of the Clerk and Recorder of Mesa County, Colorado, and is one and the same person as Clara A. Brown who was named as one of the grantees in a Warranty Deed dated September 10, 1946 and recorded September 23, 1946 in Book 461 at Page 78 in the records in the Office of the Clerk and Recorder of Mesa County, Colorado and is one and the same person as Clara A. Brown who was named in the Release of Inheritance Tax Lien executed by Harry H. Ruston, Assistant Attorney General for the State of Colorado on December 27, 1950.

/s/ Lincoln D. Coit.
Subscribed and sworn to May 7, 1951 before Ruth H. Sutton, Notary Public, (N. P. Seal) Commission expires March 1, 1955

-o---00---o-

95.

State of Colorado
to
Estate of Clara A. Brown

RELEASE OF INHERITANCE TAX LIEN #540639
Dated December 27, 1950 Book 547
Filed May 9, 1951 Page 292
At 2:46 o'clock P.M.
Date of Death August 15, 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:



(continued on next sheet)

No. 95 continued:

An undivided 1/3 interest in the following: Beginning 473.62 feet W of the center of Sec. 23, T. 1S, R. 1W, U.M., thence N 391.5 ft. thence E 115 feet, thence S 391.8 ft. thence W 115 ft. to the place of beginning, except a strip of land 40 feet wide along the S side reserved for roadway, Mesa County, Colorado in N/O Clara A. Brown, W.L. Flemlee and Belle Felmler, joint tenants. An undivided 1/3 interest in the following: All of Lot 12, Blk. 2, South Fifth Street Subdivision, in the City of Grand Junction, except the S 196.07 feet thereof, Mesa County, Colorado. N/O Clara A. Brown, W.L. Felmler and Belle Felmler, as tenants in common.

/s/ John W. Metzger, Attorney General of Colorado
By Harry H. Ruston, Assistant Attorney General.

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RESOLUTION

Dated August 1, 1951
Filed August 6, 1951
At 12:05 o'clock P.M.

#544905
Book 551
Page 451

96.

WHEREAS the City of Grand Junction is the owner of the real estate herein-after described; and

WHEREAS the said real estate is not used or held for park purposes or for any governmental purpose and the City desires to sell and dispose of same; and

WHEREAS the City has advertised the said property for sale and has accepted bids thereon; and

WHEREAS in response to said request for bids, Roy H. and Florence M. Gearhart have offered the sum of \$75.00 for the said described property to-wit: Lot 11 Block 2 South Fifth Street Subdivision in the City of Grand Junction, Mesa County, Colorado, excepting the S 196.07 feet thereof; and

WHEREAS the aforesaid bid is the best and only bid received by the City for the said described property and a conveyance of the said property to the said Roy H. and Florence M. Gearhart will be for the benefit of the people;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, that the above described property shall be sold and conveyed to Roy H. and Florence M. Gearhart; that W.D. Toyne shall be and he is hereby authorized, empowered and instructed to execute and deliver on behalf of the City of Grand Junction a special warranty deed to convey such property and to affix thereto the seal of this City.

/s/ Oscar Hanson, Jr., President of the Council
Attest: Helen C. Tomlinson, City Clerk.

(City of Grand Junction, Colorado Seal).

Certificate of true copy of Resolution passed by the City Council, City of Grand Junction, August 1, 1951 by Helen C. Tomlinson, City Clerk.

(City of Grand Junction, Colorado, Seal)

The City of Grand Junction,
Colorado, a municipal corporation

to
Roy H. Gearhart and
Florence Gearhart

SPECIAL WARRANTY DEED \$75.00
Dated August 1, 1951

Conveys: Lot 11 in Block 2 of South Fifth Street Subdivision, except the S 196.07 feet thereof, in the City of Grand Junction; Mesa County, Colorado.

/s/ The City of Grand Junction, Colorado, a municipal corporation. By W.D. Toyne, City Manager. Attest: Helen C. Tomlinson, City Clerk,

(City of Grand Junction, Colorado Seal)

Ack. August 3, 1951 by W.D. Toyne as City Manager and Helen Tomlinson as City Clerk of The City of Grand Junction, Colorado, a municipal corporation, before Jett E. Kissinger, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Oct. 2, 1952

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97. Roy H. Gearhart and
Florence M. Gearhart
to
W.J. Stevens

WARRANTY DEED \$10.00 and
other valuable considerations
Dated August 9, 1951
Filed August 9, 1951
At 3:27 o'clock P.M.

#545119
Book 552
Page 1

Conveys: All of Lots 9 and 11, in Block 2
of South Fifth Street Subdivision, in the City of Grand Junction, Mesa County,
Colorado. Subject to taxes for 1951 which are payable in 1952. (IRS \$4.40)
/s/ Florence M. Gearhart, Roy H. Gearhart.
Ack. August 9, 1951 by Roy H. Gearhart and Florence M. Gearhart, before John C.
Banks, Notary Public, Mesa County, Colorado.
(N. P. Seal) Commission expires March 7, 1955

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

RELEASE DEED \$2.00
Dated August 10, 1951
Filed August 10, 1951
At 10:31 o'clock A.M.

#545139
Book 552
Page 7

Releases: Lot 9 and the S 196.07 feet of
Lot 11 in Block 2 of South Fifth Street Subdivision of the City of Grand Junction,
being otherwise described as follows: Beginning at a point 370.62 feet W of the
center of Sec. 23, Twp. 1S, R. 1W, U.M.; thence N 391.8 feet; thence E 77 feet;
thence S 391.8 feet; thence W to point of beginning. Mesa County, Colorado.
From Deed of Trust executed by Henry A. Summers and Lena Summers, dated February
25, 1948, and recorded February 25, 1948, in book 482, on page 203, to secure to
The Modern Building and Loan Association, a Colorado Corporation, the payment
of the indebtedness. INDEBTEDNESS PAID.
/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa.
Ack. August 10, 1951 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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99. Public Trustee,
Mesa County, Colorado.
to
Present owner or owners

RELEASE DEED \$2.00
Dated August 10, 1951
Filed August 10, 1951
At 10:32 o'clock A.M.

#545140
Book 552
Page 8

Releases: Lot 9 and the S 196.07 feet of
Lot 11 in Block 2 of the South Fifth Street
Subdivision of the City of Grand Junction, being otherwise described as follows:
Beginning at a point 370.62 feet W of the center of Sec. 23, Twp. 1S, R. 1W, U.M.,
thence N 391.8 feet, thence E 77 feet, thence S 391.8 feet, thence W 77 feet to
point of beginning, in Mesa County, Colorado. From Deed of Trust executed by
Roy H. Gearhart and Florence M. Gearhart, dated March 9, 1948, and recorded June
11, 1948, in book 488, page 557, to secure to Henry A. Summers or Lena Summers
the payment of the indebtedness. INDEBTEDNESS PAID°
/s/ Burrell C. Reynolds, As the Public Trustee in said County of Mesa.
Ack. August 10, 1951 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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100. W. L. Felmlee and Belle Felmlee to Otto J. Bauman and Louella Bauman in Joint tenancy

WARRANTY DEED \$1.00 and other valuable consideration Dated September 13, 1950 Filed July 21, 1952 At 1:25 P. M.

#563579 Book 569 Page 125

Conveys: Beginning 473.62 feet W of the center of Sec. 23, T. 1S, R. 1W. U. M.; thence N 391.5 feet, thence E 115 feet; thence S 391.8 feet; thence W 115 feet to the place of beginning, EXCEPT a strip of land 40 feet wide along the S side reserved for roadway. Mesa County, Colorado. Subject to taxes for the year 1950, payable in 1951, special assessments for 1950, and subsequent taxes and assessments. (IRS \$5.50)

/s/ W. L. Felmlee, Belle Felmlee

Ack. September 13, 1950 by W. L. Felmlee and Belle Felmlee before Ruth H. Sutton, Notary Public, Mesa County, Clolorado.

(N. P. Seal) Commission expires March 4, 1951

Σ 12' belongs to Stevens

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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 -1- entries numbered 100 to --- 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 August 10, 1951 at 10:33 o'clock A. M.

Lots Nine (9) and Eleven (11) in Block Two (2) of South Fifth Street Sub-division, according to the recorded plat thereof, in the City of Grand Junction, Mesa County, Colorado.

Dated this 24th day of

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

Transamerica Title Insurance Co

By

E. Maxine Green
Authorized Signature



Transamerica Title Insurance Co

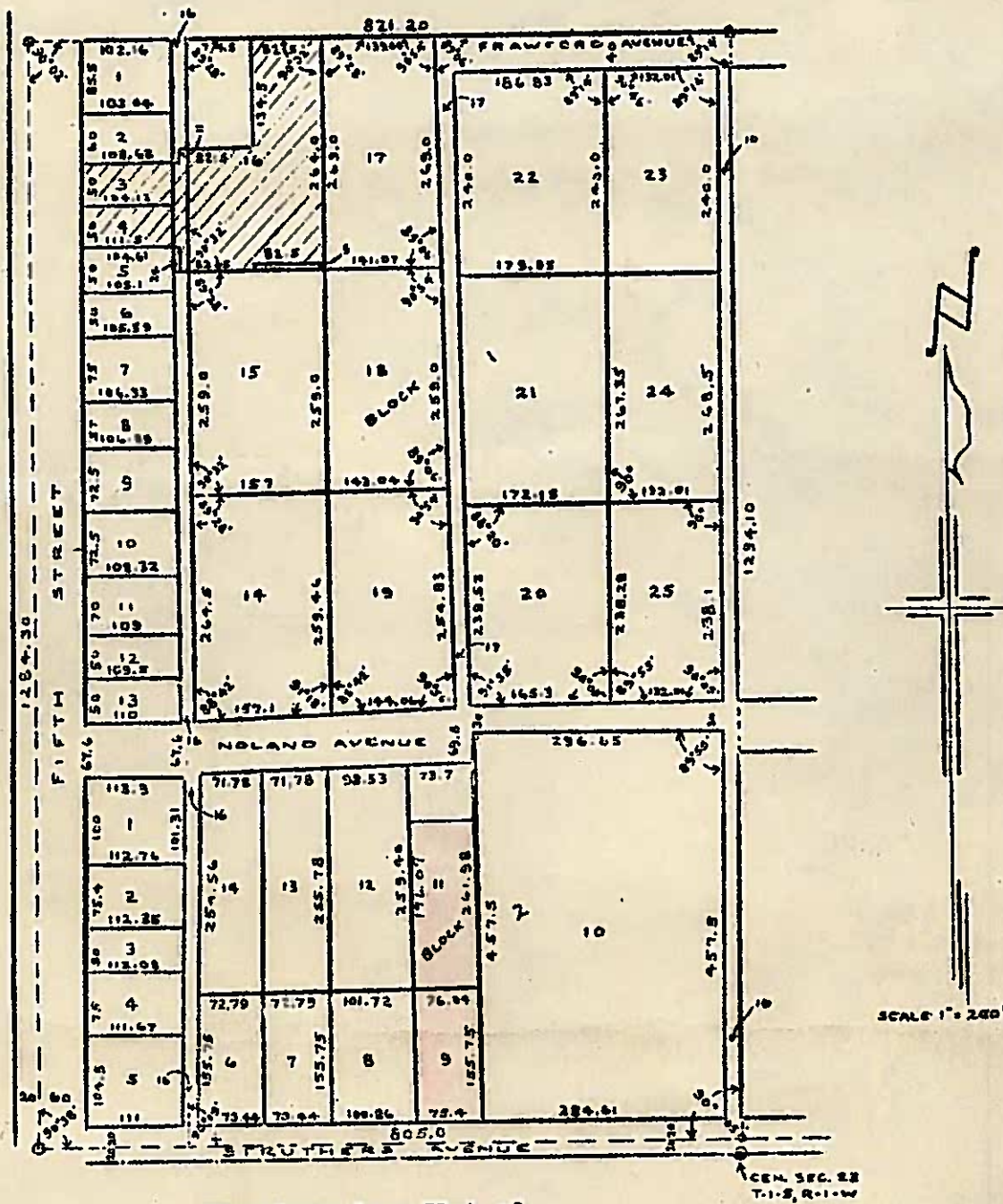
MESA COUNTY BRANCH
531 ROOD AVENUE
GRAND JUNCTION, COLORADO

Abstract No.

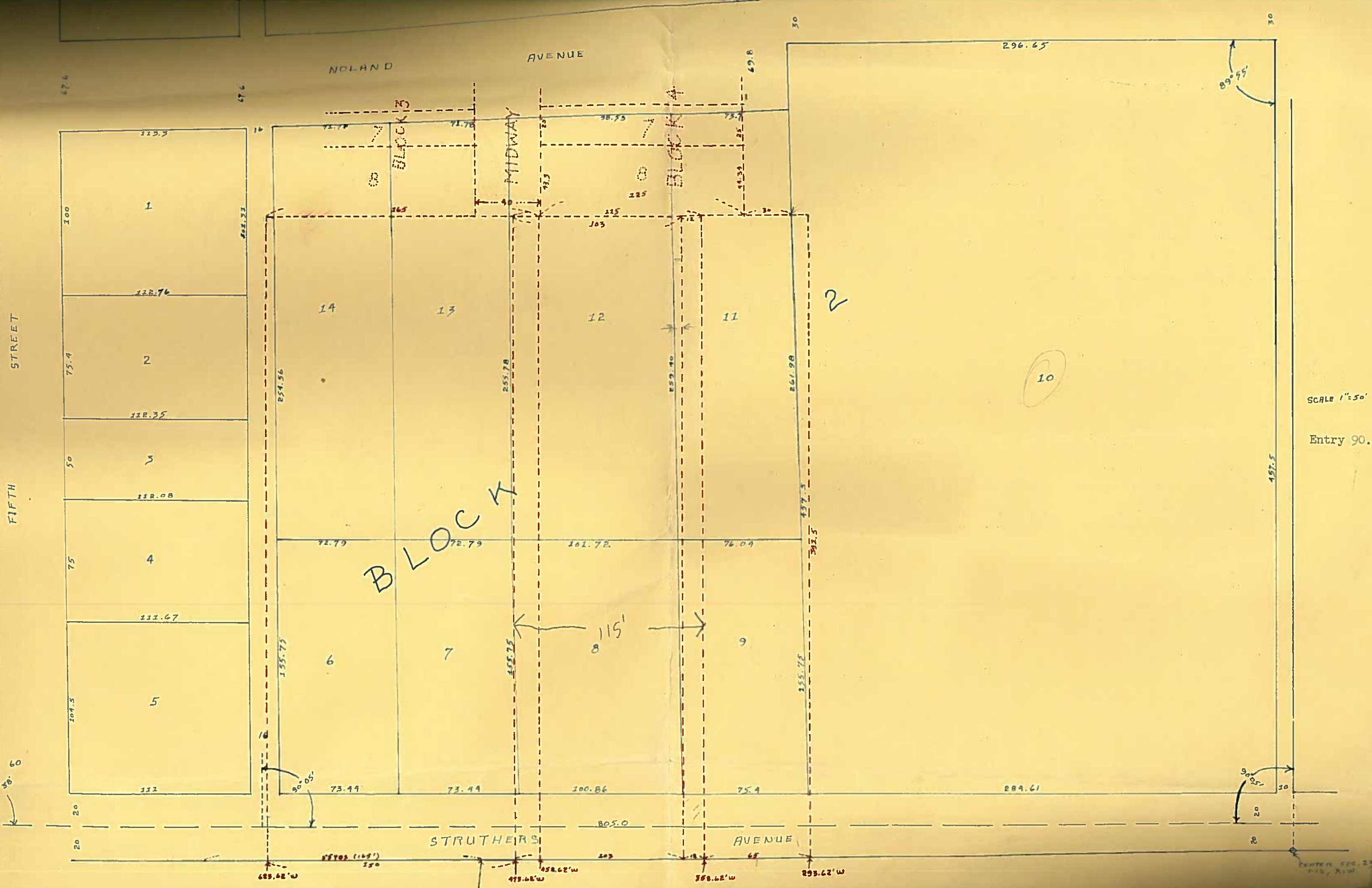
74474

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70.



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



SCALE 1"=50'
 Entry 90.