

86279  
No. C-10496 e-10568

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# ABSTRACT OF TITLE

TO

Lots 3, 4, and 5 in Block 100 in the  
City of Grand Junction, in Mesa  
County, Colorado.

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Prepared by

**The Mesa County Abstract Co.**

Member of Colorado and American Title Associations

128 North Fifth Street

GRAND JUNCTION, MESA COUNTY, COLO.

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9-46 1W SENTINEL PRINTERS

22863  
23770  
23881

Abstract of Title  
To

Lots One, Two, Three and Four in Block One Hundred in the City of Grand Junction, in Mesa County, Colorado.

The above Lots are situated in the SW $\frac{1}{4}$  of Section 14, in Township 1 South, Range 1 West of the 11th P.M.

(1)

The State,  
-to-

) Declaration of Occupancy.  
Filed Nov. 16, 1881, 9.30 AM

The Grand Junction Town Company  
and George Addison Crawford and  
Richard Daniel Mobley, Directors  
of said Company.

)  
)  
)  
Declare and publish as a legal notice to all the world that we have a valid right to the occupation and possession and enjoyment of the SW $\frac{1}{4}$  of Sec. 14, Twp. 1 S. R. 1 W. Settlement having been made upon the same September 26, 1881.

Ack. Nov. 7, 1881 by George Addison Crawford, Director of The Grand Junction Town Company, before Richard D. Mobley, Justice of the Peace of Gunnison County, Colo.

Ack. Nov. 16, 1881 by Richard Daniel Mobley, Director of The Grand Junction Town Company, before George W. Pettit, a Notary Public of Gunnison County, Colo. (seal).

Book 13, Page 144.

(2)

Receiver's receipt, No. 820. Receiver's office at Leadville, Colo. December 6, 1882. Received from Charles F. Shanks, Mayor of Grand Junction of Gunnison County, Colorado, the sum of \$800. being in full for the SW $\frac{1}{4}$  of Sec. 14, Twp. 1 S. R. 1 W. U.M. (and other lands) containing 640 acres at \$1.25 per acre. Wm. K. Burchmell, receiver.  
Filed Mar. 15, 1883, 11 A.M. Book 10, Page 4.

(3)

Thomas H. Williams,  
-to-

) Quit Claim Deed.  
Dated April 26, 1882.  
) Filed May 2, 1882, 8 AM  
\$60.00

The Grand Junction Town Company.

Conveys: Section 14, Twp. 1 S. R. 1 W. U.M. and more particularly the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said sec. 14.

Ack. April 26, 1882 by Thomas H. Williams, before James W. Bucklin, a Notary Public of Gunnison County, Colo. (Seal)

Book 13, Page 105.

(3)

PATENT,

FILED MARCH 7, 1890, AT 8:40 A.M.

A. J. McCUNE, RECORDER.

THE UNITED STATES OF AMERICA.

To all to whom these presents shall come, greeting.

Certificate No. 820.

Whereas, Charles F. Shanks, Mayor of the town of Grand Junction in Gunnison County in the State of Colorado, in trust for the several use and benefit of the occupants of the Townsite of Grand Junction in said County and State according to their respective interests has deposited in the General Land Office of the United States a certificate of the Register of the Land Office at Leadville, Colorado, whereby it appears that full payment has been made by the said Charles F. Shanks, Mayor, as aforesaid in trust as aforesaid according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands" and the acts supplemental thereto, including that of March 2, 1867, for the North West quarter; the South West quarter; the South Half of the North East quarter and the West Half of the South East quarter of Section fourteen, and the North Half of the North West quarter of Section twenty three, in Township One South of Range One West of the Ute Meridian in Colorado, containing five hundred and sixty acres, according to the Official Plat of the survey of the said Lands, returned to the General Land Office by the Surveyor General, which said tract has been purchased by the said Charles F. Shanks, Mayor, as aforesaid, in trust as aforesaid.

Now know ye, that the United States of America in consideration of the premises and in conformity with the several Acts of Congress in such case made and provided, have given and granted and by these presents, do give and grant unto the said Charles F. Shanks, Mayor as aforesaid, in trust as aforesaid and to his successors the said Tract above described

To have and to hold the same, together with all the rights, privileges, emmunities and appurtenances of whatsoever nature thereunto belonging, unto the said Charles F. Shanks, Mayor as aforesaid, in trust as aforesaid, and to his successors and assigns in trust as aforesaid.

In testimony whereof, I, Benjamin Harrison, President of the United States of America, have caused these letters to be made Patent and the seal of the General Land Office to be hereunto affixed. Given under my hand at the City of Washington the nineteenth day of February in the year of our Lord one thousand eight hundred and ninety and of the Independence of the United States the one Hundred and fourteenth.

By the President.

BENJAMIN HARRISON.

By M. McKEAN, Secretary.

(Seal)

Rec. Miscel. Vol. 9, Pages 289 & 290.

J. M. TOWNSEND, Recorder of the General Land Office.

Book 7, Page 345.

(4)

AN ORDINANCE

FILED FOR RECORD MAY 7, 1884,

AT 4:10 O'CLOCK P.M.

J. A. LAYTON, RECORDER.

By J. H. HAMMOND, DEPY.

To appoint and authorize Thomas B. Crawford of Gunnison County, Colorado, to act as a Commissioner to sell and convey any lands or real estate within the corporate limits of the Town of Grand Junction, which may hereafter be entered in any land office by the Corporate Authorities of said Town.

Be it ordained by the Board of Trustees of the Town of Grand Junction:

Section 1. That Thomas B. Crawford of Gunnison County, State of Colorado, be and is hereby appointed and is authorized to act as a Commissioner to sell and convey any land or real estate which may hereafter be entered by the Corporate Authorities of the Town of Grand Junction in trust for the several use and benefit of the occupants upon such real estate under and in accordance with the provisions of an act of the General Assembly of Colorado, entitled an act to provide for the disposal of Town lots and the proceeds of sales in Town sites entered on the public lands and approved March 1st, 1881.

Approved Oct. 30th, 1882.

P. H. WESTMORLAND,  
Clerk and Recorder.

CHARLES F. SHANKS,  
Mayor.

STATE OF COLORADO }  
Mesa County } ss.

Town of Grand Junction.

I, W. E. Shaffer, Recorder of the Town of Grand Junction in the County and State aforesaid do hereby certify the above and foregoing to be a full true and correct copy of the ordinance of the Town of Grand Junction, appointing Thomas B. Crawford Commissioner of Deeds, passed by the Board of Trustees of the said Town October 30th, 1882, as shown by the Book of Ordinances of the said Town.

Witness my hand and Corporate seal of the said Town of Grand Junction this 7th day of May A. D. 1884.

(Seal)

W. E. SHAFFER,  
Town Recorder.  
Book 10, Pages 297 & 298

(6) DEED

FILED FOR RECORD THIS THE 9TH DAY  
OF APRIL, 1883, AT 11:15 A.M.  
M. L. ABBISON, CLERK,  
PER F. G. C. HEISEN, DEP.

This Deed made this 16th day of March in the year of our Lord one thousand Eight hundred and eighty three between the Corporate Authorities of the town of Grand Junction in the County of Mesa and State of Colorado of the first part, and The Grand Junction Town Company of the County of Mesa and State of Colorado of the Second part: Witnesseth, That, Whereas the said Corporate Authorities, party of the first part, did on the sixth day of December, A. D. 1883, enter at the proper land office, to-wit: the United States land office at Leadville in the State of Colorado, as a part of the town site of the said town of Grand Junction, the North West quarter, the South West quarter, the South East quarter and the South Half of the North East quarter of Section fourteen and the North Half of the North West quarter of Section Twenty Three in Township One South Range One West of the Ute Principal Meridian, in Trust for the several use and benefit of the occupants thereof under the provisions of the Act of Congress of the 2nd day of March, 1867, and whereas Charles F. Shanks, Mayor of the said town, on behalf of the Corporate Authorities thereof, did within thirty days after the entry aforesaid give public notice of said entry by posting notice thereof in at—three public places within said town and by publishing said notice containing an accurate description of the land entered, as aforesaid, in a newspaper published in said town, once a week for at least three successive weeks, and whereas Ninety days since the first publication of the Notice aforesaid have expired, as required by law, and whereas the said Corporate Authorities did on the thirtieth day of October, 1882, duly appoint Thomas B. Crawford, Commissioner to sell and convey any land or real estate thereafter to be entered by the said Corporate Authorities in trust for the several use and benefit of the occupants thereof, under the provisions of an act of the General Assembly of the State of Colorado, entitled "An act to provide for the disposal of town lots and the proceeds of sales in town sites entered on the public land" and approved March 1st, 1881, and the said Thomas B. Crawford having duly qualified as such Commissioner.

The said Corporate Authorities, the said party of the first part, through the said Thomas B. Crawford, their duly authorized and qualified Commissioner, and the said Charles F. Shanks, Mayor of said town of Grand Junction, in execution of the trust reposed in said party of the first part as above recited. And in consideration of certain vested rights which the said party of the second part has and had in and to the parcels of land hereinafter described at the time of the entry thereof, and in consideration of the equitable ownership of the said party of the second part in and to said hereinafter described lands, by reason of prior, continued, present and sole possession, occupancy and right of occupancy, and of having originally selected, located, staked, surveyed, platted and improved said lots and lands and of having filed with the recorder of the then county of Gunnison, as required by law, declarations of occupancy of the same, and a plat of the same, describing them by metes and bounds, and in further consideration of the sum of Fifteen Hundred Dollars (being the full amount assessed against said party of the second part as its pro-rata of the assessments and expenses of the procurement and conveyance of the title to the said parcels of lands) to the said party of the first part in hand paid, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell, convey and confirm unto The Grand Junction Town Company, party of the second part (the sole claimant thereto), its successors and assigns forever, in fee simple absolute all the right title interest claim and demand which the said party of the first part, has in and to the following described lots or parcels of land situate, lying and being in the County of Mesa and State of Colorado, and being a part of the town site of Grand Junction entered as aforesaid, to wit:

Lots 1 to 14 in Block 100

(and other property), in each case where lots are mentioned the lots being inclusive.

To have and to hold the same together with all the Estate right, title interest and claim whatsoever of the said party of the first part either in law or equity, in and to said lands, and with all the privileges and appurtenances thereunto belonging or in any wise appertaining, to the only proper use benefit and behoof of the said party of the second part its successor and assigns forever.

In witness whereof the said Corporate Authorities of the said town of Grand Junction, have caused these presents to be signed by the said Charles F. Shanks, Mayor of said town and by Thomas B. Crawford, Commissioner as aforesaid, and the Corporate seal of said town to be hereto affixed, the day and year first above written.

Attest: P. H. WESTMOLAND,

THOMAS B. CRAWFORD, Commissioner (Seal)

CHARLES F. SHANKS, Mayor (Seal)

(Seal) Clerk and Recorder of the town of Grand Junction.

Mayor.

STATE OF COLORADO }  
County of Mesa. } ss.

I, John W. Bouldin a Justice of the Peace in and for the County and State aforesaid do hereby certify that Thomas B. Crawford, who is personally known to me to be the commissioner mentioned in the foregoing deed, and to be the same person whose name is subscribed to said deed as such commissioner, and Charles F. Shanks who is personally known to me to be the mayor of the town of Grand Junction and to be the same person whose name is subscribed to the foregoing deed as such mayor, appeared before me this day and acknowledged that they signed sealed and delivered the said deed freely and voluntarily on behalf of the Corporate Authorities of the said town of Grand Junction as the free and voluntary act and deed of the said Corporate Authorities for the uses and purposes therein set forth.

Given under my hand and official seal this the 19th day of March, A. D. 1883.

J. W. BOULDEN (Seal)

Justice of the Peace in and for Mesa County.

Book 7, Pages 3 to 7

The Town of Grand Junction. (Dedication.)

Grand Junction embraces Section 14, T. 1, S. R. 1 West, according to survey made in 1881 by authority of the Interior Department of the U. S. for the Ute Indians. It is on the Grand River, opposite the mouth of the Gunnison. Grand and Gunnison Avenues and Main and Seventh Streets are 100 feet wide. All others 80 feet, except upon the East, North and West, which are half streets with the width marked on the plat.

All alleys are 20 feet wide and run East and West, except those running North and South in rear of Seventh street, from Block 6 to 160 and Block 5 to 159, which are 15 feet wide.

All lots fronting on Grand and Gunnison Avenues are 25x150 feet, except the East lots which are marked.

All lots fronting East on Seventh street are 135 feet deep. Those fronting West on this street are 140 feet deep. All lots fronting on North avenue are 25x145 feet, except the one on the East which is marked. All lots fronting on the South of South avenue are 25x130 feet, except the one on the East which is marked. All other lots are 25x125 feet, except those marked otherwise on the plat.

Blocks 37, 42, 135 and 140 are dedicated for Parks. Block 84 is dedicated for City Hall and Public Library, Armory and Fire Department, Court House and City and County Jail. Block 95 is dedicated to Central High School. Lots 29, 30, 31 and 32 in Blocks 25, 30, 125 and 130 are dedicated to Ward Schools. Lots 29, 30, 31 and 32 in Blocks 80, 81, 82, 83, 86 and 87 are dedicated to churches. Lot 15 in Block 94 is dedicated to the Young Men's Christian Association. Lots 1 and 2, Block 127 are dedicated to a Public Hall. Lot 17, Block 52; 32 in Block 47; 1 in Block 130; 16 in Block 125 are dedicated for Engine Houses. Lots 1, 2, 3 and 4 in Block 155 are dedicated to a City Infirmary. MAGNETIC VARIATION 14° 45' EAST.

This plat as above explained represents the lands selected, surveyed and platted by the Grand Junction Town Company, and now known as the town of Grand Junction, in Gunnison County, Colorado.

The streets, alleys, parks and other grounds therein set apart for public uses are hereby dedicated to the purposes named in the plat.

In Witness Whereof, the Grand Junction Town Company has caused these presents to be signed by its President and its official seal to be affixed hereto, this 27th day of March, A. D. 1882.

The Grand Junction Town Company  
George A. Crawford, President.

[Town Seal.]

STATE OF COLORADO, }  
COUNTY OF MESA. } ss.

On this 27th day of March, A. D. 1882, before me, James W. Bucklin, a Notary Public, in and for said County in the State aforesaid, personally appeared George A. Crawford, personally known to be to be the President of the Grand Junction Town Company who acknowledged the execution of the foregoing instrument of writing to be the free and voluntary act and deed of said Company.

Witness my hand and Notarial Seal, this 27th day of March, A. D. 1882.

[Notarial Seal.]

JAMES W. BUCKLIN, Notary Public.

STATE OF COLORADO, }  
COUNTY OF MESA. } ss.

I, A. J. Bean, County Clerk and Recorder, do hereby certify that the foregoing plat was filed for record in my office at 9 o'clock a. m., April 3rd, 1882.

A. J. BEAN, Recorder.  
F. B. Woodhouse, Deputy.

STATE OF COLORADO, }  
COUNTY OF MESA. } ss.

I, A. J. Bean, County Clerk and Recorder in and for the County of Gunnison, State aforesaid, do hereby certify that the within and foregoing is a full, true and correct copy of the Record of Town Plats for Mesa County, Colorado, as the same appears in the Records of Gunnison County, Colorado.

Witness my hand and official seal, this 16th day of June, 1883.

[Gunnison County, Colorado, Seal.]

A. J. BEAN, County Clerk and Recorder.  
Plat Book 1, Pages 1 and 2.

CITY OF GRAND JUNCTION. Second Division, Re-Survey, [ ] Filed April 17, 1905, 10:00 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 supluses 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 of \_\_\_\_\_ 1905.

[CORPORATE SEAL.]

JOE M. SAMPLINER, Mayor of Grand Junction.

Attest: Frank G. Leslie, City Clerk.

STATE OF COLORADO, }  
COUNTY OF MESA. } ss.

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.

William A. Marsh, Notary Public.

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

All monuments are at the intersection of the range lines, and are marked thus

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Town of Grand Junction.

( 8 )

} First Division, Re-Survey,  
Dated October 6<sup>th</sup> 1885,  
Filed Oct. 6<sup>th</sup> 1885, 11.10 A.M.

Know all Men by these Presents, That the Town of Grand Junction, through O. D. Russell, its Mayor, duly authorized thereto, by ordinance, does hereby execute and deliver the within plat as the true and correct plat of so much of the Town of Grand Junction as is therein delineated, and of the streets, alleys, avenues, parks, lots, blocks and surpluses therein contained.

In Witness Whereof, the said Town of Grand Junction has caused the same to be executed by said O. D. Russell, Mayor, and affixed its Corporate Seal hereto, this 6th day of October 1885. (Seal). O. D. Russell, Mayor of said Town of Grand Junction.

State of Colorado, }  
County of Mesa. } SS.


I, James W. Bucklin, a Notary Public within and for the said Mesa County, in the State of Colorado, do hereby certify that O. D. Russell, Mayor of the Town of Grand Junction, Mesa County, Colorado, and personally known to me to be such Mayor, and the person who signed the above and foregoing plat and dedication, appeared before me this day in person and acknowledged that he signed, sealed and delivered the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Town of Grand Junction.

Witness my hand and Notarial Seal this 6th day of October 1885.

(Seal).

James W. Bucklin,  
Notary Public.

Data

All streets and alleys are made full width.  
All surpluses are thrown into the blocks and divided equally among the lots therein.  
Actual width of each block and the length of lots marked on the margin in red ink.  
All range lines are 20 ft. from the South and East sides of the blocks except on 7th St. which is 30 ft. out.  
The measurements are set at the intersection of the range lines and marked thus  on the map.

Plat Book 1, page 9.

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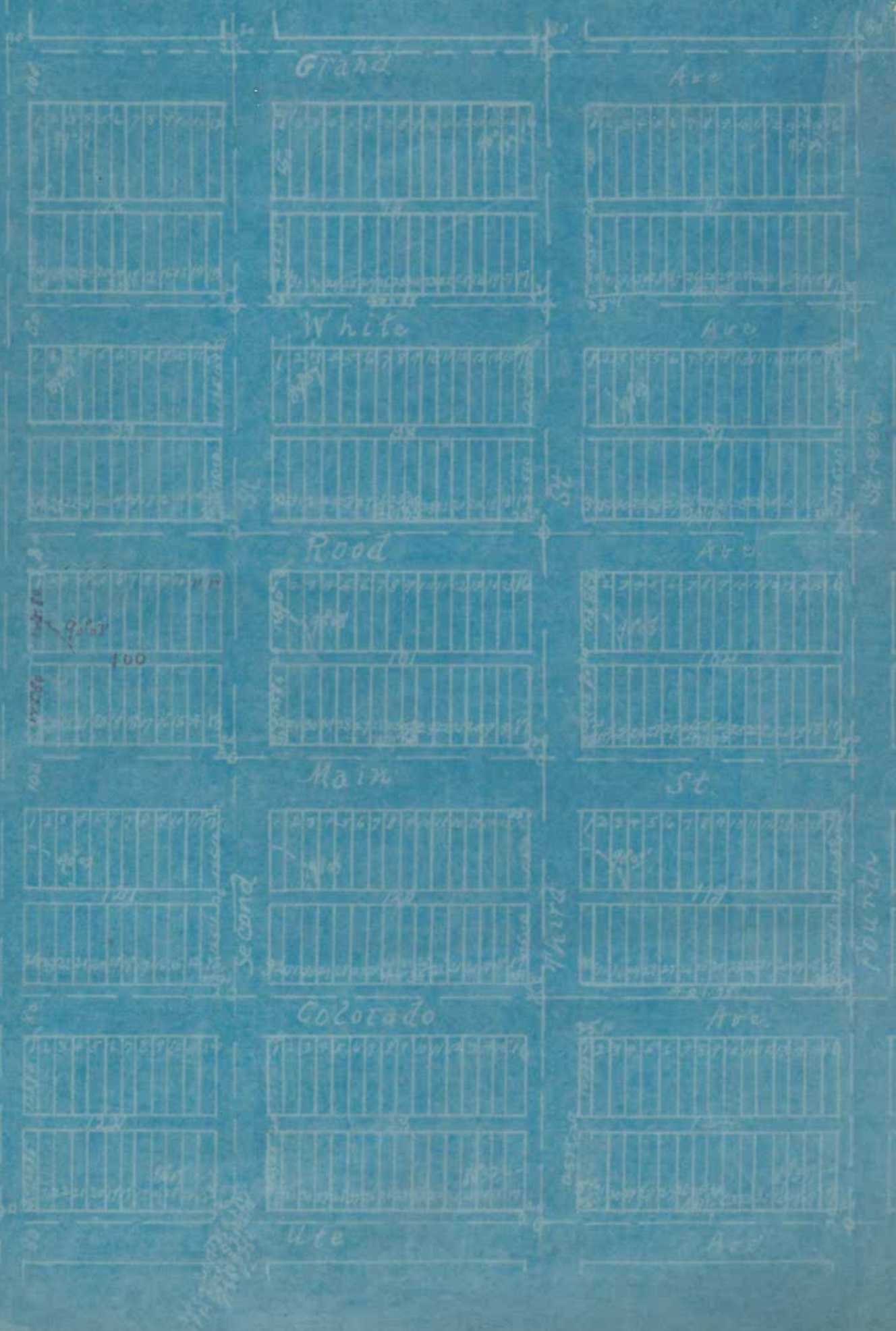
MAP

FIRST DIVISION RESURVEY  
TOWN  
OF  
GRAND JUNCTION, COL.

UNDER CONTRACT DATED JULY 15<sup>th</sup> 1885

BY  
A. J. McCUNE C.E.  
SCALE 15 FT = 1 IN.

(9)



(10)

The Grand Junction Town Company. Certified Copy of Articles  
of Incorporation

Dated Oct. 10<sup>th</sup> 1881 : Filed Oct. 10<sup>th</sup> 1887, 2 P.M.

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.

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 Varner, Richard D. Mobley and acknowledged by them October 13<sup>th</sup> 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 23<sup>rd</sup> 1883.  
Book 20, page 375.

The Grand Junction Town and Improvement Company. ) Amended Certificate of the  
Grand Junction Town Company.

The undersigned directors and stockholders of the Grand Junction Town Company, a corporation duly organized Oct. 10<sup>th</sup> 1881 the certificate of which was filed in the office of the Secretary on Nov. 19<sup>th</sup> 1881, make the following statement: That after giving 30 days notice, a special meeting of the stockholders of said Company was held Dec. 6<sup>th</sup> 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 and recording of a townsite, building a town and selling lots in same to be called Grand Junction, buying and selling real estate in Mesa County, Colorado. (and other objects).

Capital Stock: \$500000. 50000 shares, \$10. each, non-assessable. Term of Existence: 20 years from the time of its first organization. Directors: Under control of 8 directors who have power to make by-laws. Office: Operation to be in Mesa County and principal Office in Grand Junction, Colorado.

Dated December 6<sup>th</sup> 1883. (Signed) George A. Crawford, N.M. Hastings, James W. Bucklin, Thomas B. Crawford, Directors and by Richard D. Mobley, H.L. Allison, William Nishwitz, Stockholders. Ask. by G.A. Crawford, Thomas B. Crawford and James W. Bucklin Dec. 5<sup>th</sup> 1883 before H.L. Allison, Clerk of Mesa County Colorado. (Co. Clk. 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 6<sup>th</sup> 1883 before H.L. Allison County Clerk of Mesa County, Colorado. (Co. Clk. Seal).

Filed August 20<sup>th</sup> 1885, 9.30 A.M. Book 14, page 214.



( 12 )

The Town of Grand Junction, )  
a Corporation, )  
-vs- )  
The Grand Junction Town and )  
Improvement Company, a Corpration )  
and Henry C. Parsons. )

Lis Pendens,  
Dated June 12<sup>th</sup> 1889  
Filed June 12<sup>th</sup> 1889 8.30AM.  
In the District Court of  
Mesa County Colorado.

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

Lots 1, 2, 3 and 4 in Block 100 in the Town of Grand Junction in Mesa County, Colo. ( And other property )

Signed The Town of Grand Junction,

By Henry R. Rhone, Mayor ( Seal )

Attest: C.W. Baldwin, Recorder, Orson Adams, Jr. J.T. Sharp,  
McDonald Pardue, M.O. Whitehead, C.P. Bliss, Joseph Crosby, Trustees,  
Book 23, page 435.

( 13 )

The Town of Grand Junction, )  
-vs- )  
Grand Junction Town and )  
Improvement Company, George )  
A. Crawford, Henry C. Parsons. )

Dismissal of Suit,  
Dated July 19<sup>th</sup> 1889,  
Filed July 22<sup>nd</sup> 1889 4.50PM  
In District Court of  
Mesa County, Colorado.

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

Certified as a true copy of order of dismissal entered of record in said cause, by Arthur P. Cook, Clerk of said District Court, on July 22<sup>nd</sup> 1889.

Book 23, page 515.

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(14)  
Treasurer of Mesa County, Tax Sale, No. 220,  
-to- Dated June 20, 1885.  
Mesa County. ) \$26.75  
Sold: Lots 1, 2, 3, 5 to 10 inc. 13 and 14 in Block 100 Grand  
Junction.  
Redeemed July 6, 1887 by The Grand Junction Town and Improvement  
Co. Book D, Page 5.  
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(15)  
Treasurer of Mesa County, Tax Sale, No. 382,  
-to- Dated June 21, 1886.  
Mesa County. ) \$2.88  
Sold: Lot 4 Block 100, Grand Junction. REDEEMED IN OFFICE OF Recorder of Mesa  
County, Colorado, as of Dec. 17, 1934, on Duplicate No. 159, showing redemption as of July 6, 1887  
Book E, page 29.  
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(16)  
Treasurer of Mesa County, Tax Sale, No. 429 and 430.  
-to- Dated June 21, 1886.  
Mesa County. ) \$50.41  
Sold: Lots 1 to 10 inc. 13, 14, 16, 17 and 20 Block 100 in Grand  
Junction.  
Redeemed July 6, 1887 by The Grand Junction Town and Improvement  
Co. Book E, Page 53.  
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(17)  
Treasurer of Mesa County, Tax Sale, No. 608,  
-to- Dated June 21, 1887.  
Mesa County. ) \$20.55  
Sold: Lots 1 to 10, 13 and 14 Block 100, Grand Junction.  
Redeemed July 6, 1887 by The Grand Junction Town and Improvement  
Co. Book F, Page 20.  
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(18)  
Treasurer of Mesa County, Tax Sale, No. 1266.  
-to- Dated Oct. 3, 1892.  
H. C. Long. ) \$11.36  
Sold: Lot 1 Block 100, Grand Junction.  
Redeemed March 31, 1893 by W. A. Rice.  
Book F, Page 111.  
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(19)  
Treasurer of Mesa County, Tax Sale, No. 1246.  
-to- Dated Oct. 3, 1892.  
G. W. Knowles. ) \$5.97  
Sold: Lot 3 Block 100, Grand Junction.  
Redeemed March 31, 1893 by W. A. Rice.  
Book F, Page 110.  
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(20)  
Treasurer of Mesa County, Tax Sale, No. 1250.  
-to- Dated Oct. 3, 1892.  
G. W. Knowles. ) \$5.96  
Sold: Lot 2 Block 100, Grand Junction.  
Redeemed March 31, 1893 by W. A. Rice.  
Book F, Page 110.  
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(21)  
The Grand Junction Town and Trust Deed.  
Improvement Company, by George Dated June 12, 1889.  
A. Crawford, President. Thomas ) Filed June 12, 1889, 10.40  
B. Crawford, Secretary (Seal) ) A.M. \$1.00  
-to- )  
Thomas B. Crawford, Trustee, for )  
use of divers persons. )  
Conveys: Lots 1 to 6 inclusive in Block 100 in the Town of  
Grand Junction. in Mesa County, Colorado. ( And other property )  
Given to secure certain notes to divers persons in various  
amounts and also certain book accounts.  
Ack. June 12, 1889 by said Officers of said Company, before  
A. J. McCune, County Clerk of Mesa County, Colo. ( -- )  
Book 26, Page 479.  
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.....  
(22) Partial  
Thomas B. Crawford, Trustee, ) Release Deed.  
-to- ) dated Feb. 6, 1890.  
The Grand Junction Town and ) Filed Feb. 7, 1890, 8 AM  
Improvement Company. ) \$1.00

Releases: Lots 1, 2, 3 and 4 in Block 100 in the Town of Grand Junction, in Mesa County, Colorado. From Trust Deed dated June 12, 1889, recorded June 12, 1889 in Book 26 at page 479 given to secure to H. C. Parsons and others payment of certain notes and book accounts. A due proportion of said notes paid.  
( Signed ) Thomas B. Crawford, --  
Ack. Feb. 6, 1890 by Thomas B. Crawford, Trustee, before Addison J. McCune, County Clerk of Mesa County, Colorado. (Seal) Book 4, Page 459.

.....  
(23) Warranty Deed.  
The Grand Junction Town and Improvement Company, by Monroe L. Allison, President. (Corporate Seal) ) Dated Mar. 13, 1893.  
-to- ) Filed March 23, 1893, 11.35 AM  
\$750.00

William A. Rice. )  
Conveys: Lots 1, 2, 3 and 4 in Block 100 in the Town of Grand Junction, in Mesa County, Colorado. Except liens and taxes which may have accrued since Oct. 31, 1889.  
Ack. March 13, 1893 by said President of said Company, as the free and voluntary act and deed of said Company, before Chas. F. Keene, a Notary Public of Mesa County, Colorado. (Seal )  
Comm. expires Oct. 24, 1895. Book 31, Page 182.

.....  
(24) Trust Deed.  
William A. Rice, ) Dated May 17, 1893.  
-to- ) Filed May 17, 1893, 4.40 PM  
William A. Marsh, --- Second Party, ) \$1.00  
for use of William Ternahan. )

Conveys: Lots 1, 2, 3 and 4 in Block 100 in the Town Now City of Grand Junction, in Mesa County, Colorado. Given to secure his note bearing even date herewith payable May 17, 1896 with interest from date until maturity at 10% per annum, payable annually on May 17th each year. Both the principal after maturity and all over due interest shall draw interest from maturity until paid at 2% per month payable annually.  
Trust Deed provides that in case of default sale shall be made at public auction at the front door of the Court House in Mesa County, Colorado or on said premises for the highest and best price for cash, four weeks notice having been previously given, etc.

Ack. May 17, 1893 by William A. Rice, before Horace T. DeLong a Notary Public of Mesa County, Colorado. ( N.P. Seal ) Comm. expires November 1, 1894. Book 44, page 16.

.....

IN THE MATTER OF THE ESTATE OF WILLIAM A. RICE, DECEASED.

IN COUNTY COURT, IN PROBATE MESA COUNTY, COLO. JUNE TERM, A.D. 1904.

ON AUGUST 15<sup>th</sup> 1904 BEING ONE OF THE REGULAR DAYS OF SAID TERM OF COURT, COMES MARY ELIZABETH RICE, ADMINISTRATRIX, OF SAID ESTATE AND FILES HER FINAL ACCOUNT AND ASKS FOR DISTRIBUTION AMONG THE HEIRS OF SAID ESTATE.

IT APPEARING FROM THE CERTIFICATE OF PUBLISHER AND AFFIDAVIT THAT FINAL REPORT WILL BE PRESENTED TO THE COURT ON JULY 25<sup>th</sup> 1904 AND AN ORDER OF NOTICE OF DISTRIBUTION MADE BY PUBLICATION, AND ADMINISTRATRIX HAS PAID ALL COSTS OF ADMINISTRATION, AND ALL CLAIMS, AND AFTER PAYMENT THERE-OF NO ASSETS WERE LEFT IN THE HANDS OF ADMINISTRATRIX.

THEREFORE ADMINISTRATRIX DISCHARGED AND SURETIES ON BOND RELEASED. WALTER S. SULLIVAN, JUDGE.

CERTIFICATE OF FRANK H. HASKELL, CLERK OF THE COUNTY COURT, MESA COUNTY, COLORADO (CO. CT SEAL) BY J. MONROE STEWART, DEPUTY, OF DATE AUG. 15<sup>th</sup> 1904 THAT THE ABOVE AND FOREGOING IS A FULL, TRUE AND CORRECT COPY OF AN ORDER OF THE COURT THIS DAY MADE AND ENTERED IN THE MATTER OF THE ESTATE OF WILLIAM A. RICE, DECEASED. FILED SEPT. 13<sup>th</sup> 1904, 10.45 A.M.

BOOK 87, PAGE 132.

IN THE MATTER OF THE ESTATE OF WILLIAM A. RICE, DECEASED.

COUNTY COURT, MESA COUNTY, COLORADO, IN PROBATE, JUNE TERM, A.D. 1904.

AUGUST 15<sup>th</sup> 1904. IT BEING ONE OF THE REGULAR DAYS OF SAID TERM OF SAID COURT, COMES ELIZABETH RICE, ADMINISTRATRIX OF SAID ESTATE, AND FILES HER FINAL ACCOUNT AND ASKS A DISTRIBUTION AMONG THE HEIRS OF SAID DECEASED. AND IT APPEARING FROM THE CERTIFICATE AND AFFIDAVIT OF THE PUBLISHER OF THE HERALD, A WEEKLY NEWSPAPER PUBLISHED IN SAID COUNTY THAT NOTICE HAS BEEN GIVEN TO THE CREDITORS AND TO ALL PERSONS INTERESTED IN THE MATTERS NOW TO COME BEFORE THE COURT, THAT A FINAL REPORT WILL BE PRESENTED TO THE COURT ON JULY 25<sup>th</sup> A.D. 1904. AND AN ORDER OF DISTRIBUTION MADE BY PUBLICATION OF THE NOTICE TO THAT EFFECT IN SAID NEWSPAPER FOR FOUR SUCCESSIVE WEEKS AS REQUIRED BY AN ORDER OF THE COURT, WHICH SAID HEARING WAS CONTINUED TO THIS DAY AND NO ONE APPEARING TO MAKE OBJECTION TO SAID ACCOUNT, IT IS ORDERED THAT SAID ACCOUNT BE APPROVED.

AND IT APPEARING TO THE COURT THAT SAID ADMINISTRATRIX HAS PAID IN FULL ALL COSTS OF ADMINISTRATION, AND ALL CLAIMS AGAINST SAID ESTATE OF EVERY CLASS, AND THAT AFTER SAID PAYMENT NO ASSETS HAVE BEEN LEFT IN THE HANDS OF SAID ADMINISTRATRIX.

IT IS ORDERED BY THE COURT THAT SHE BE FULLY AND FINALLY DISCHARGED FROM FURTHER SERVICE AS SAID ADMINISTRATRIX AND THAT THE SURETIES UPON HER BOND AS ADMINISTRATRIX BE RELEASED. AND IT APPEARING TO THE COURT THAT THE SOLE HEIRS OF THE SAID WILLIAM A. RICE, DECEASED, ARE MARY ELIZABETH RICE, HIS WIDOW, AND SALINA A. RICE, WILLIAM A. RICE, JR. AND DAVID GOVER RICE, THE REMAINING PROPERTY HELD BY SAID ESTATE IS DECREED BY THE COURT TO BE OWNED BY THE SAID HEIRS IN THE FOLLOWING PROPORTIONS TO-WIT: MARY ELIZABETH RICE, ONE-HALF, WILLIAM A. RICE JR. ONE-SIXTH, DAVID GOVER RICE, ONE-SIXTH, SALINA A. RICE, ONE-SIXTH.

WALTER S. SULLIVAN, JUDGE.

CERTIFICATE OF J. MONROE STEWART, CLERK OF COUNTY COURT, MESA COUNTY, COLORADO (CO. CT SEAL) OF DATE APRIL 28<sup>th</sup> 1905. FILED MAY 1<sup>st</sup> 1905, 4.40 PM.

BOOK 87, PAGE 226.

William A. Marsh, ---  
-to-  
William Ternahan.

Trustee's Deed.  
Dated Jan. 12, 1903.  
Filed Jan. 24, 1903, 9.40 AM  
\$1.00 and \$1050.00

Whereas, William A. Rice, did by his certain Trust Deed dated May 17, 1893, recorded May 17, 1893 in Book 44 at page 16, convey to said first party all the premises hereinafter described, to secure the payment of note, and, Whereas, the said William A. Rice has since died, and, Whereas, the claim of the said William Ternahan upon said note was duly presented and allowed by the County Court of Mesa County, Colorado on August 26, 1902, in the sum of \$1030.54, and, Whereas, more than one year has since expired and the same is long past due, and, Whereas, default has been made in the payment of the said note and the amount so allowed, the said premises were by the said first party, duly advertised for public auction at the East door of the County Court House in Mesa County, Colorado on January 12, 1903 for the period of four weeks in the manner provided by said Trust Deed, which Notice was published in the Daily Sentinel of Grand Junction, Colorado for 28 days, a certified copy of which said advertisement is herein incorporated and made a part of this deed. (Here follows Notice and Proof, showing first publication Dec. 13, 1902 and last publication Jan. 12, 1903) And said premises were upon the day and year aforesaid, in pursuance of said notice, sold at public auction, and at said sale the said second party was the highest and best bidder, and bid for the tract hereinafter described the sum of \$1050.00 Therefore conveys: Lots 1, 2, 3 and 4 in Block 100 in the Town Now City of Grand Junction, in Mesa County, Colorado.

Signed: William A. Marsh, Trustee.

Ack. Jan. 24, 1903 by William A. Marsh, Trustee, before James S. Carnahan, a Notary Public of Mesa County, Colorado. (N.P. Seal) Comm. expires Sept. 25, 1906.

Book 19, Page 186.

The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of Twenty-Seven Entries, numbered from 1 to 27 inclusive) is a full and complete Abstract of each and every instrument of record or on file in the Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption of this Abstract.

Dated at Grand Junction, Colorado, December 15, 1924 at One P.M.

THE COLORADO ABSTRACT AND TITLE COMPANY

*Ernest Beaverton*  
President.

CONTINUATION OF ABSTRACT OF TITLE To Lots 3 and 4 in Block 100 in the City of Grand Junction in Mesa County, Colorado, subsequent to December 15th., 1924, at 1:00 o'clock P. M.

-0-

#37847 Treasurer of Mesa County, TAX SALE. Dec.19,1932. \$20.55  
Book 28 To Sold:-Lots 3 and 4 in Block 100, Gr. Jo.  
Page 31 M e s a C o u n t y.

(28) REDEEMED June 10,1937, by City of Grand Junction.

- - - - -

#39722 Treasurer of Mesa County, TAX SALE. Dec.19,1932. \$3.20  
Book 28 To Sold:-Lots 3 and 4 in Block 100, Gr. Jo.  
Page 255 City of Grand Junction. (Water Main Tax)

(29) REDEEMED June 15,1937, by City of Grand Junction.

- - - - -

#39977 Treasurer of Mesa County, TAX SALE. Dec.19,1932. \$3.90  
Book 28 To Sold:-Lots 3 and 4 in Block 100, Gr. Jo.  
Page 268 City of Grand Junction. (Sewer Dist. No. 1 Tax)

(30) REDEEMED June 8,1937, by City of Grand Junction.

- - - - -

#40422 Treasurer of Mesa County, TAX SALE. Dec.19,1932. \$26.70  
Book 28 To Sold:-Lots 3 and 4 in Block 100, Gr. Jo.  
Page 294 City of Grand Junction. (Alley Paving Dist. No. 2 Tax)

(31) REDEEMED June 8,1937, by City of Grand Junction.

- - - - -

#40591 Treasurer of Mesa County, TAX SALE. Dec.19,1932. \$39.40  
Book 28 To Sold:-Lots 3 and 4 in Block 100, Gr. Jo.  
Page 305 City of Grand Junction. (Paving Dist. No. 17 Tax)

(32) REDEEMED June 8,1937, by City of Grand Junction.

- - - - -

#322678 City Council of the City of CERTIFIED COPY OF RESOLUTION. May 19,1937  
Book 362 Grand Junction, Colorado, Be it resolved by the City Council of the  
Page 258 To City of Grand Junction, Colorado, that J.P.  
May 21,1937 J. P. Soderstrum as City Man- Soderstrum, as City Manager of said City, is  
3:55 P.M. ager. hereby appointed, authorized and directed,  
(33) time as there may be opportunity, each and all or any one or more of the for and in its behalf, to sell, from time to  
several lots of real property hereinafter described, owned by said City and not used or held by it for any park or Governmental purpose, for not less than  
the prices set forth opposite the description thereof herein, and upon such terms and conditions as said City Manager, in his discretion, may determine;  
and that said J. P. Soderstrum, as City Manager of said City, is hereby appointed, authorized and directed, for and in the name of said City, to execute and deliver good and sufficient quitclaim or special warranty deeds of conveyance of each and all, or any one or more of said lots or real property to the respective purchasers thereof, and to cause the seal of said City to be affixed thereto and attested by the City Clerk of said City, all in accordance with the provisions hereof; said property being situate in Mesa County, Colorado, and described as follows, to-wit: Lots 3 and 4 in Block 100 in the City of Grand Junction, \$150.00 each; and other property. And this resolution shall remain in full force and effect until the 1st. day of May, 1939, unless sooner revoked by resolution of said City Council, and by recording a duly certified copy thereof in the office of the County Clerk and Recorder of Mesa County, Colorado. Certificate of true copy attached May 20th., 1937, by Helen C. Tomlinson, City Clerk. (City of Grand Junction Seal).

- - - - -

#323591  
Book 356  
Page 451  
June 10, 1937  
10:00 A.M.

William Ternahan,  
To  
J.A.Cannell and H. B.  
Robinson.

WARRANTY DEED. Dec.16,1924. \$1.00  
Conveys:-Lots 3 and 4 in Block 100 in the  
City of Grand Junction, Mesa County, Colo-  
rado. Except special assessments, if any,  
payable in 1925 and thereafter. Ack-  
nowledged Dec.16,1924, before Arthur T. Gormley, Notary Public of Mesa County,  
Colorado. (N. P. Seal) Commission expires Sept.26,1925.

(34)

#322681  
Book 345  
Page 221  
May 21, 1937  
3:38 P.M.

J.A.Cannell, H.B. Robinson,  
To  
City of Grand Junction.

QUITCLAIM DEED. Feb.8,1937. \$1.00  
Quitclaims:-Lots 3 and 4 in Block 100 in  
the City of Grand Junction, Mesa County,  
Colorado.  
Acknowledged May 21,1937, before Helen C.  
Tomlinson, Notary Public of Mesa County, Colorado. (N. P. Seal)

(35)

#323865  
Book 362  
Page 336  
June 16, 1937  
2:40 P.M.

City of Grand Junction, by  
J. P. Soderstrum, City Man-  
ager. Attest: Helen C. Tom-  
linson, City Clerk. (Corp-  
orate Seal).

SPECIAL WARRANTY DEED. June 16, 1937 \$300.00  
Conveys:-Lots 3 and 4 in Block 100 in the  
City of Grand Junction, a Municipal Corp-  
oration, Mesa County, Colorado. Acknowledged  
June 16, 1937 by J. P. Soderstrum and Helen  
C. Tomlinson, respectively, as City Manager  
and City Clerk, before Lucy E. Hogan, Notary  
Public, Mesa County, Colorado. (N. P. Seal)  
(50¢ IRS).

(36)

To  
Carl Z. Duncan.

Commission expires Jan.4, 1941.

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consist-  
ing of Nine (9) entries numbered from 28 to 36, inclusive, is a full and complete abstract of  
each and every instrument of record or on file in the office of the Clerk and Recorder of Mesa  
County, Colorado, in any manner affecting or relating to the real property described in the  
caption to this continuation subsequent to December 15th., 1924, at 1:00 o'clock P. M.

Dated at Grand Junction, Mesa County, Colorado, this June 17th., A. D. 1937,  
at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY W. A. Reame  
Manager.

CONTINUATION OF ABSTRACT OF TITLE To Lots 3 and 4 in Block 100 in the City of Grand Junction, Mesa County, Colorado, subsequent to June 17th., 1937, at 8:00 o'clock A.M.

-0-

#349935 Carl Z. Duncan, WARRANTY DEED. Mar.23,1939. \$1.00  
 Book 381 To Conveys:-Lots 3 and 4 in Block 100 in the  
 Page 94 Tim S. Campbell. City of Grand Junction, Mesa County, Colo-  
 Apr.3,1939 rado. Subject to existing taxes and as-  
 10:10 A.M. sessments. Acknowledged Mar.23,1939, before James N. Tomlin, Notary Pub-  
 (37) lic of Mesa County, Colorado. (N. P. Seal)  
 Commission expires Nov.18,1942. (50¢ IRS)

#350156 Tim S. Campbell TRUST DEED. Apr. 5, 1939 \$10,000.,  
 Book 380 To Conveys:-Lots 3 and 4 in Block 100, as shown  
 Page 52 Public Trustee, Mesa County, by the original recorded plat of the Town,  
 Apr.6,1939 Colorado, for the use of The now City of Grand Junction, Mesa County, Colo-  
 4:32 P. M. Mutual Savings and Building rado. Together with all trade and other fix-  
 Association. tures, all household and yard appliances. IN  
 (38) TRUST to secure his note bearing even date  
 herewith, for the principal sum of \$10,000.00 payable to the order of The  
 Mutual Savings and Building Association, in monthly installments of \$157.50  
 which are to be applied when made to the payment, first: to interest on the  
 balance of said obligation then outstanding, at the rate of 6.6% per annum;  
 secondly: to the payment of any unpaid taxes, assessments and insurance de-  
 linquent on the security hereunder, and thirdly: to the payment as a credit  
 of that date on 100 monthly reduction shares of said Association herewith sub-  
 scribed for until this note shall be fully paid and discharged. Acknowledged  
 April 6, 1939 before Irma Westen, Notary Public, Mesa County, Colorado. (N.P.  
 Seal) Commission expires April 12, 1942.  
 (Receiver's Clause and Attorney's Fees)

-----

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consist-  
 ing of Two (2) entries, numbered 37 and 38, is a full and complete abstract of each and every  
 instrument of record or on file in the office of the Clerk and Recorder of Mesa County, Colo-  
 rado, in any manner affecting or relating to the real property described in the caption to  
 this continuation, subsequent to June 17th., 1937 at 8:00 o'clock A. M.

Dated at Grand Junction, Mesa County, Colorado, this April 7th., A. D. 1939

at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY,

BY L. H. Roemer  
 Manager.





# 317

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

ESTABLISHED 1885.

INCORPORATED 1893.

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

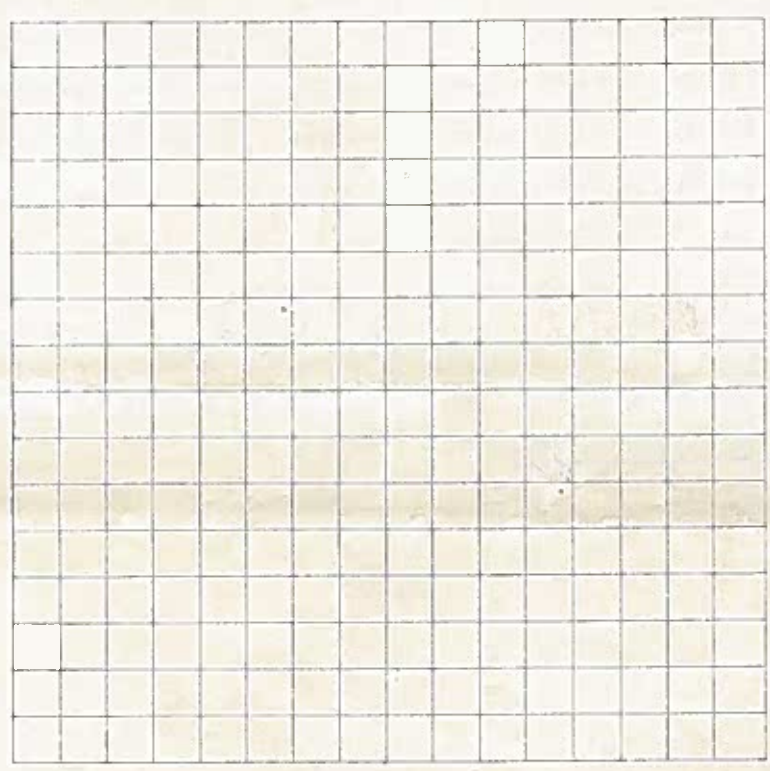

**ABSTRACT OF TITLE**


TO

Lot Numbered Five (5) in Block Numbered One hundred (100) of the  
City of Grand Junction, according to the official plat of said  
City.

SITUATE IN

**MESA COUNTY, STATE OF COLORADO.**



# 34855  
Book 56  
Page 458  
July 11, 1901  
4.25 P.M.  
1

Nicolas C Matz  
Bishop of Denver.  
to  
Boyd C Paaker

QUIT CLAIM DEED. June 22nd, 1901.  
\$ 1.00 Conveys:- lot 5 in Block 100  
Grand Junction. Acknowledged June 25  
1901 before James A Flemings, Notary  
Public, Arapahoe County, Colorado ( seal ) Comm expires Jany 25  
1905.

# 47661  
Book 92  
Page 471 ✓  
Jan 16. 1904  
10.10 A.M.  
2

Mrs Artie Pitzer  
to  
Minnie Rosenberg.

WARRANTY DEED. Dec 29th, 1903. \$ 775  
Conveys:- lot 5 in Block 100 of  
the City of Grand Junction. Acknow-  
ledged by Artie Pitzer Dec 29th, 1903  
before Henry R Rhone, Notary Public, Mesa County, Colorado ( seal  
Comm expires Feby 12th, 1906. ( Artie Pitzer in body of deed).

# 54630 ✓  
Book 103  
Page 447  
May 4, 1905  
4.52 P.M.  
3

Minie Collett  
formerly Minie Rosenberg.  
to

WARRANTY DEED. May 4th, 1905. \$ 1.00  
( and other considerations ) Conveys:-  
lot 5 in Block 100 of the City of  
Grand Junction. Acknowledged May 4th  
1905 before W S Wallace Notary Public  
Mesa County, Colorado ( seal ) Comm expires Dec 9th, 1907.  
( Minnie Collett in all places but signature )

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of  
three (3) entries, numbered 1, 2 and 3  
is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder  
of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the  
caption hereto, or any part thereof, or the title thereto, subsequent to the 19th  
day of July 1901, at 11:30 o'clock A.M.  
Dated at Grand Junction, Colorado, this 4th day of  
May 1905, at 5:00 o'clock P.M.

THE MESA COUNTY ABSTRACT CO.  
By [Signature] MANAGER.

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

Lot Five in Block One Hundred in the City of Grand Junction,  
in Mesa County, Colorado.  
From date May 4"1905 at 5 P.M.

#####

(1)

J.S.O'Neil, -to- Anna E. Mann.	} } }	Warranty Deed, Dated August 15"1905, Filed August 15"1905, 1 P.M. Con. \$1. and other valuable considerations.
--------------------------------------	-------------	--

Conveys: Lot 5 in Block 100 in Grand Junction.  
 Except taxes for 1905 which 2nd party assumes.  
 Ack. August 15"1905, before W.S.Wallace, N.P. Mesa County,  
 Colorado. (N.P. Seal). Comm. expires Dec. 9"1907.  
Book 105, page 227 .

-----  
(2)

Anna E. Mann, -to- Public Trustee, for use of The Logan Investment Company.	} } }	Trust Deed, Dated August 14"1905, Filed August 15"1905, 1.05PM. Con. \$1.00.
--	-------------	---

Conveys: Lot 5 in Block 100 in the City of  
 Grand Junction. To secure one certain promissory note bearing  
 even date herewith for the principal sum of \$300.00 payable  
 on August 1"1908 or 1910 with interest thereon according to  
 the tenor of certain interest notes each bearing even date  
 herewith, which interest notes are also intended to be secured  
 by this Trust.  
 Ack. August 15"1905 before W.S.Wallace, N.P. Mesa County, Colo.  
 (N.P. Seal). Comm. expires Dec. 9"1907. Book 104, page ~~15~~

#####

The Colorado Abstract & Title Company hereby certifies that  
 the foregoing (consisting of Two Entries, numbered 1 and 2)  
 is a full and complete abstract of each and every instrument  
 of record or on file in the office of the County Clerk and  
 Recorder of Mesa County, Colorado, in any manner affecting or  
 relating to the premises described in the caption of this con-  
 tinuation or any part thereof or the title thereto, subse-  
 quent to May 4"1905 at 5 P.M.  
 Dated at Grand Junction, Colorado, August 14"1905 at 8 A.M.  
 The Colorado Abstract & Title Company,

By E. A. Atwood  
 Manager. *L.*

#11454

#63080  
Oct. 15, 1906  
4.40 P. M.  
Book 114  
Page 398

Anna E. Mann  
to  
J. M. Ensor

WARRANTY DEED. Oct. 15, 1906.  
\$750.00. Conveys: Lot 5, Block  
100, City of Grand Junction,  
Except mortgage of \$300 to Logan  
Investment Co. dated Aug. 14, 1905, bearing 8% interest,  
which party of the second part assumes and agrees to pay.  
Acknowledged Oct. 15, 1906, before Straud M. Logan, N. P.  
Mesa Co. Colo (Seal) Com. expires June 12, 1910.

(1)

#78591  
Book 119  
Page 236  
Oct. 8, 1908  
4.00 P. M.

Mrs. C. H. Ackerman  
with  
Geo. Hendricks.

AGREEMENT OF EXCHANGE. Oct. ---  
1908. \$1.00 and other valuable  
consideration. Party of the first  
part in consideration of agree-

ment of party of the second part, agrees upon conveyance  
and payment of party of the second part of \$1.00 and other  
valuable consideration, to convey to party of the second  
part, good and clear title by Warranty Deed to S $\frac{1}{2}$  Lots 3  
and 4, Breviers SubDivision in Sec. 19, T. 1 S. R. 1 E,  
Ute Mer.; and party of the second part in consideration  
of agreement of party of the first part hereinbefore con-  
tained, agrees on conveyance and payment by party of the  
first part to pay \$1.00 and other valuable consideration  
and convey to first party a good and clear title by war-  
ranty deed to all of Lot 5, Block 100 City of Grand Jun-  
ction, according to recorded plat thereof, Signed by both  
parties, Oct. 7, 1908. (No acknowledgment).

(2)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing  
(consisting of Two (2) entries numbered One (1) and Two (2))  
is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and  
Recorder of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises  
described in the \_\_\_\_\_ caption hereto, or any part thereof, or the title thereto,  
subsequent to the 14<sup>th</sup> day of August 1905  
at 8<sup>00</sup> o'clock A M. Dated at Grand Junction, Colorado, this 22<sup>nd</sup>  
day of November 1909, at 8<sup>00</sup> o'clock A M.

THE MESA COUNTY ABSTRACT CO.

By J. A. Measures  
MANAGER.

#11474

#87162  
Book 119  
Page 532  
Nov. 27, 1909  
2.15 P. M.

J. M. Ensor  
with  
Geo. L. Hendricks.

AGREEMENT TO SELL AND PURCHASE.  
Mar. 20, 1907. First party agrees  
to sell and second party agrees  
to purchase all Lot 5, Block 100  
City of Grand Junction, according

to recorded plat thereof. Party of the second part agrees  
to keep said property insured in some old line company,  
in sum not less than \$700.00. Second party agrees to pay  
first party \$900.00 in manner following \$55.00 cash, re-  
ceipt of which is hereby acknowledged, \$17.82 on Mar. 20,  
1907, and \$17.82 on the 20th day of each and every month  
following as provided in 56 notes, each for \$17.82, ex-  
cept last note, which is for \$22.82, due Oct. 20, 1911,  
with interest on deferred payments at 12% per annum, from  
maturity. 30 days forfeiture notice required. Time the  
essence. (Signed)

(1)

#87163  
Book 131  
Page 545  
Nov. 27, 1909  
2.20 P. M.

Mrs. C. H. Ackerman  
to  
J. M. Sampliner.

QUITCLAIM DEED. Nov. 26, 1909.  
\$1.00. Conveys: All of Lot 5,  
Block 100, City of Grand Junction,  
Colo. Acknowledged Nov.  
26, 1909, before James M. Cameron, N. P. Mesa Co. Colo.  
Commission expires May 25, 1910. (Seal).

(2)

#87165  
Book 144  
Page 306  
Nov. 27, 1909  
2.30 P. M.

M. M. Shores  
Public Trustee  
to  
Anna W. Mann.

RELEASE DEED. Nov. 27, 1909. \$2.00  
Releases Trust Deed dated Aug.  
14, 1905, Recorded Aug. 15, 1905,  
in Book 104, page 15, Records of  
Mesa Co. Certain real estate to

secure to The Logan Investment Company the payment of  
note. NOTE PAID. Conveys: Lot 5, Block 100, City of Grand  
Junction, Colo. Acknowledged Nov. 27, 1909, before John  
G. McKinney, N. P. Mesa Co. Colo. (Seal) Commission ex-  
pires Apr. 6, 1912.

(3)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing  
(consisting of Three (3) entries numbered 1-2 and 3-)  
is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and  
Recorder of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises  
described in the \_\_\_\_\_ caption hereto, or any part thereof, or the title thereto,  
subsequent to the 22nd day of November 1909  
at 8<sup>00</sup> o'clock A M. Dated at Grand Junction, Colorado, this 30<sup>th</sup>  
day of November 1909, at 8<sup>00</sup> o'clock A M.

THE MESA COUNTY ABSTRACT CO.

By J. A. Measum  
MANAGER.

#11492

#87327  
Book 119  
Page 531  
Dec. 3, 1909  
1.20 P. M.

C. H. Ackerman.

**AFFIDAVIT.** Being sworn deposes and says he is over 21 years of age and a citizen of Mesa Co.

Colo.; that he is and was well acquainted with one George L. Hendricks and has known his for a period of 3 years. Affiant further says he knows of his own knowledge that said George L. Hendricks did on or about Mar. 20, 1907, enter into an agreement for sale and purchase of property with one J. M. Ensor, and that he signed the same as Geo. L. Hendricks notwithstanding his name appears in body of said instrument as George L. Hendricks, which said agreement is recorded in Book 119, page 352 of County Clerk's office Mesa Co. Colo. Affiant further says that on or about the month of October, 1908, his wife, Mrs. C. H. Ackerman, entered into a certain instrument of writing, to wit: A real estate exchange agreement with one, Geo. Hendricks; that said Geo. Hendricks signed said real estate exchange agreement as Geo. Hendricks, which said agreement is recorded in Book 119, page 236, Co. Clerk's office. Affiant further says that said George L. Hendricks whose name appears as such in body of agreement heretofore mentioned, between said Hendricks and said Ensor, and whose signature appears to said agreement for sale and purchase of property between said J. M. Ensor and George L. Hendricks as Geo. L. Hendricks, and whose name appears in body of instrument, to wit: a real estate exchange agreement between Mrs. C. H. Ackerman and Geo. Hendricks and whose signature appears thereto as Geo. Hendricks, is all one and the same identical person. Subscribed and sworn to Nov. 27, 1909, before James M. Cameron, N. P. Mesa Co. Colo. Commission expires May 25, 1910. (Seal).

(1)

#87328  
Book 148  
Page 468  
Dec. 3, 1909  
1.30 P.M.

J. M. Ensor  
to  
J. M. Sampliner.

**WARRANTY DEED.** Oct. 27, 1909. \$500.00. Conveys: Lot 5, Block 100, City of Grand Junction. Except incumbrance of \$300.00

and accrued interest in favor of The Logan Investment Co. which grantee assumes. Acknowledged Oct. 30, 1909, before Edwin N. Burdick, N. P. City and Co. of Denver, Colo. Commission expires May 14, 1913. (Seal).

(2)

#87329  
Book 117  
Page 86  
Dec. 3, 1909  
1.40 P. M.

J. M. Sampliner  
to  
Public Trustee.  
use of  
The Mesa County Building  
& Loan Association.

**TRUST DEED.** Dec. 3, 1909. \$1.00. Conveys: Lot 5, Block 100, City of Grand Junction. To secure the payment of note, of even date herewith, for the sum of \$500.00 payable on or before 8 years after date, with interest from

date until paid at 1% per month, interest payable monthly on or before the third Monday of every month in advance. Acknowledged Dec. 3, 1909, before A. Eugena Kelly, N. P. Mesa Co. Colo. Commission expires Oct. 17, 1911. (Seal).

(3)

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing

(consisting of Three (3) entries numbered 1-2 and 3)

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

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

subsequent to the 30th day of November 1909

at 8:00 o'clock A M. Dated at Grand Junction, Colorado, this 4th

*the amount of Note in Trust Deed Book 117 page 86. Should be given to the Colorado Abstract & Title Co.*

THE COLORADO ABSTRACT & TITLE CO.

We Photograph the Record

ABSTRACT OF TITLE

TO

ALL OF LOT FIVE IN BLOCK ONE HUNDRED IN THE CITY OF GRAND JUNCTION, IN MESA COUNTY, COLORADO.  
FROM DATE DECEMBER 4, 1909 AT 8:00 A. M.

(4)

GEORGE L. HENDRICKS, BEING ALSO KNOWN AS GEO. HENDRICKS, AND ALSO AS GEO. L. HENDRICKS.

-TO-  
J. M. SAMPLINER.

} QUIT CLAIM DEED,  
DATED NOV. 28, 1910,  
FILED DEC. 3, 1910, 4 P. M.  
CON. \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATIONS.

CONVEYS: ALL OF LOT 5 IN BLOCK 100 IN THE CITY OF GRAND JUNCTION.

(SIGNED) GEORGE L. HENDRICKS.

ACK. BY GEORGE L. HENDRICKS BEING ALSO KNOWN AS GEO. HENDRICKS, AND ALSO AS GEO. L. HENDRICKS DECEMBER 2, 1910 BEFORE A. EUGENA KELLY, A NOTARY PUBLIC OF MESA COUNTY, COLORADO.  
(N.P. SEAL) MY COMMISSION EXPIRES OCTOBER 17, 1911.

BOOK 161 PAGE 211

(5)

J. M. SAMPLINER,  
-TO-  
CHARLES P. McCARY.

} WARRANTY DEED,  
DATED NOV. 28, 1910,  
FILED DEC. 3, 1910, 4:05 P. M.  
CON. \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATIONS.

CONVEYS: LOT 5 IN BLOCK 100, CITY OF GRAND JUNCTION. EXCEPT TRUST DEED FOR \$850.00 DATED DECEMBER 3, 1909 AND RECORDED IN BOOK 117 ON PAGE 86, MESA COUNTY RECORDS TO THE MESA COUNTY BUILDING AND LOAN ASSOCIATION WHICH PARTY OF SECOND PART ASSUMES AND AGREES TO PAY.

ACK. NOVEMBER 28, 1910 BEFORE A. EUGENA KELLY, A NOTARY PUBLIC OF MESA COUNTY, COLORADO. (N.P. SEAL) MY COMMISSION EXPIRES OCTOBER 17, 1911.

BOOK 156 PAGE 65.



# We Photograph the Record

The Colorado Abstract and Title Company hereby certifies that the foregoing (consisting of

from 4 2 Entries Numbered to 5 inclusive)

is a full and complete abstract of each and every instrument of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado, in any manner affecting or relating to the premises described in the caption of this continuation or any part thereof or the title thereto subsequent to the 4<sup>th</sup> day of December

A. D. 1909 at 8 o'clock 2 M.

Dated at Grand Junction, Colo., this 3<sup>rd</sup> day of December A. D. 1910 at 4<sup>05</sup> o'clock P M.

The Colorado Abstract & Title Co.

Per Ernest Keen

Manager.

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

Continuation of

ABSTRACT OF TITLE

to

Lot Five (5) in Block One Hundred (100) in the City of Grand Junction, Mesa County,  
Colorado.

From December 3<sup>n</sup> 1910 at 4:05 o'clock P. M.

#####

6. John G. McKinney, Public Trustee      RELEASE DEED \$2.00      #145622  
    to      Dated July 8<sup>n</sup> 1918  
J. M. Sampliner      Filed July 8<sup>n</sup> 1918 at 4:00 P. M.  
    Book 218 page 454  
    Releases:- Lot 5 in block 100 in the City of  
    Grand Junction. From Deed of Trust dated  
Dec. 3<sup>n</sup> 1909, recorded Dec. 3<sup>n</sup> 1909 in book 117 page 86 to secure the Mesa County  
Building and Loan Association the payment of one note.      Note paid.  
Ack. July 8<sup>n</sup> 1918 before Virginia O. Wallace, Notary Public, Mesa County, Colorado.  
    (N. P. Seal)      Commission expires Feb. 5<sup>n</sup> 1921.

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

7. Charles P. McCary      WARRANTY DEED \$1.00 and      #231744  
    to      other valuable considerations  
Emma Burrill      Dated Nov. 14<sup>n</sup> 1927  
    Filed Nov. 14<sup>n</sup> 1927 at 3:45 P. M.  
    Book 306 page 128  
Conveys:- Lot 5 in block 100 in the city of Grand Junction, State of Colorado, to-  
gether with all improvements thereon.  
Ack. Nov. 14<sup>n</sup> 1927 before M. Ethel Cox, Notary Public, Mesa County, Colorado.  
    (N. P. Seal)      Commission expires June 17<sup>n</sup> 1930.

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

8. Emma Burrill      TRUST DEED \$1.00      #231746  
    to      Dated Nov. 14<sup>n</sup> 1927  
Public Trustee, for use of The      Filed Nov. 14<sup>n</sup> 1927 at 3:46 P. M.  
Modern Building & Loan Assn.      Book 278 page 448  
    Conveys:- Lot 5 in Block 100 in the City of  
    Grand Junction, State of Colorado, together  
with all improvements thereon.      IN TRUST to secure her note, bearing even date  
herewith, payable to the order of The Modern Building & Loan Assn. on or before 10  
years after date for the sum of \$500.00 with interest at 7.8% per annum, interest  
payable monthly in advance according to the terms and conditions of said note,  
\$3.25 interest and \$3.00 monthly dues on Certificate #1115 for 5 shares of Class D  
stock of said Association, making a total payment of not less than \$6.25 per month,  
which said sum said party of first part agrees to pay to said Assn on 20th day of  
each and every month hereafter until said sum of \$500.00 and interest is paid.  
Ack. Nov. 14<sup>n</sup> 1927 before M. Ethel Cox, Notary Public, Mesa County, Colorado.  
    (N. P. Seal)      Commission expires June 17<sup>n</sup> 1930.

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

STATE OF COLORADO, COUNTY OF MESA, SS

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing consist-  
ing of Three (3) entries, numbered 6, 7 and 8, is a full and complete abstract of  
each and every instrument of record or on file in the office of the County Clerk &  
Recorder of Mesa County, Colorado, in any manner affecting or relating to the pre-  
mises described in the caption hereof, subsequent to December 3<sup>n</sup> 1910 at 4:05 P. M.  
Dated at Grand Junction, Colorado, November 14<sup>n</sup> 1927 at 3:47 o'clock P. M.

THE INDEPENDENT ABSTRACT COMPANY, By

Williams Secretary

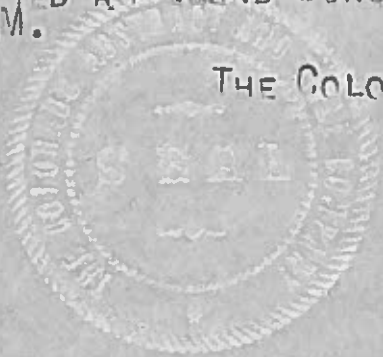
*Title on Emma Burrill  
July 10 No 8*

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





THE COLORADO ABSTRACT AND TITLE COMPANY HEREBY CERTIFIES THAT THE FOREGOING (CONSISTING OF FOUR ENTRIES, NUMBERED FROM 9 TO 12 INCLUSIVE) IS A FULL AND COMPLETE ABSTRACT OF EACH AND EVERY INSTRUMENT OF RECORD OR ON FILE IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF MESA COUNTY, COLORADO, IN ANY MANNER AFFECTING OR RELATING TO THE PREMISES DESCRIBED IN THE CAPTION OF THIS CONTINUATION, SUBSEQUENT TO NOVEMBER 14, 1927 AT 3.47 P.M.  
DATED AT GRAND JUNCTION, COLORADO, SEPTEMBER 24, 1929 AT 11.31 A.M.



THE COLORADO ABSTRACT AND TITLE COMPANY

*Ernest Leaverton*  
PRESIDENT.

ND 1711/31- P107  
PAC 334  
1712/31 needed.

ABSTRACT OF TITLE

to

Lot 5 in Block 100 in the City of Grand Junction, in Mesa County, Colorado.

From date September 24, 1929 at 11:31 A.M.

(13)

Emma Burrill  
to  
Silas S. Burrill

)  
)  
)

WARRANTY DEED  
Dated Dec. 11, 1931  
Filed Dec. 12, 1931 at 11:10 A.M.  
\$1.00 and other good and valuable  
considerations.

Conveys:-Lot 5 in Block 100 in the City of Grand Junction, Mesa County, Colorado. Said Silas S. Burrill agrees to accept incumbrances of record on above described property.

Ack. Dec. 11, 1931 by Emma Burrill before Anna M. Wagler, Notary Public, Mesa County, Colorado. (N.P. Seal) Commission expires Mar. 3, 1932.  
Book 332 page 107

(14)

Silas S. Burrill  
to  
Victor C. Garms

)  
)  
)

WARRANTY DEED  
Dated May 1, 1936  
Filed May 8, 1936 at 12:45 P.M.  
\$430.63

Conveys:-Lot 5 in Block 100 in the City of Grand Junction, in Mesa County, Colorado. (50% IRS) Subject to a Trust Deed payable to The Valley Building and Loan Association on which there is a balance of \$477.62, also except a Trust Deed payable to O.H. Ellison Lumber Company on which there is a balance of \$13.20 also except taxes for 1935 due and payable in 1936.

Ack. May 5, 1936 by Silas S. Burrill before Henry J. Weber, Notary Public, Essex County, New Jersey. (N.P. Seal) Commission expires Mar. 19, 1939  
Book 357 page 215

(15)

W. S. Meek, Public Trustee of Mesa  
County, Colorado,  
-to-  
Emma Burrill, a widow.

)  
)  
)

Release Deed.  
Dated May 9, 1936.  
Filed May 9, 1936, 3.05 P.M.  
\$2.00

Releases: Lot 5 in Block 100 in the City of Grand Junction, in Mesa County, Colorado. From Trust Deed dated Sept. 24, 1929, recorded Sept. 24, 1929 in Book 320 at Page 10, given to secure to The O. H. Ellison Lumber Company the payment of her note. Note paid.

Ack. May 9, 1936 by W. S. Meek, Public Trustee of Mesa County, Colorado, before Virginia O. Wallace, a Notary Public of Mesa County, Colorado. (N.P. Seal) Commission expires March 29, 1938.

Book 353, Page 579.

W. S. Meek, Public Trustee of Mesa  
County, Colorado,

(I6)

Release Deed.

) Dated May 21, 1936.

Filed May 21, 1936, 4.20PM.

-to-

) \$2.00

Emma Burrill, a widow.

Releases: Lot 5 in Block 100 in the City of Grand Junction, in Mesa County,  
Colorado. From Trust Deed dated Sept. 20, 1929, recorded Sept. 24, 1929 in Book 319 at  
Page 38, given to secure to The Valley Building and Loan Association payment of  
her note. Note paid.

Ack. May 21, 1936 by W. S. Meek, Public Trustee of Mesa County, Colorado,  
before Virginia O. Wallace, a Notary Public of Mesa County, Colorado. (N.P. Seal)  
Commission expires March 29, 1938.

Book 353, Page 599.

-----

The Colorado Abstract and Title Company hereby certifies that the foregoing  
(consisting of Four Entries, numbered from I3 to I6 inclusive) is a full and  
complete Abstract of each and every instrument of record or on file in the  
Office of the County Clerk and Recorder of Mesa County, Colorado, in any manner  
affecting or relating to the real property described in the caption of this  
continuation, subsequent to September 24, 1929 at 11.31 A.M.  
Dated at Grand Junction, Colorado, May 21, 1936 at 4.21 P.M.

The Colorado Abstract and Title Company

  
*Ernest Heaverton*  
President

*Title - Uncle Q. Jones*

*1/2 tax 13.83*

No. 15860

Continuation of

ABSTRACT OF TITLE

to

Lots Three (3) and Four (4) in Block One Hundred (100) in the City of Grand Junction  
Mesa County, Colorado.

From July 11, 1939 at 8:00 o'clock A. M.

Lot Five (5) in Block One Hundred (100) in the City of Grand Junction, Mesa County,  
Colorado. From May 21, 1936 at 4:21 o'clock P. M.

#####

1.

Burrell C. Reynolds  
Public Trustee  
to  
Tim S. Campbell

RELEASE DEED \$2.00  
Dated May 16, 1942  
Filed May 16, 1942  
at 10:25 o'clock A. M.

#397990  
Book 404  
Page 275

Releases:- Lots 3 and 4 in Block 100 as shown by the original recorded plat of the Town, now City of Grand Junction, Mesa County, Colorado. Together with all trade and other fixtures which are now or may hereafter be attached to said premises. From Deed of Trust dated April 5, 1939 recorded April 6, 1939 in book 380 page 52 to secure The Mutual Savings and Building Association the payment of his note. Note paid.

Ack. May 16, 1942 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 13, 1946.

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

2.

Burrell C. Reynolds  
Public Trustee  
to  
Tim S. Campbell

RELEASE DEED \$2.00  
Dated May 16, 1942  
Filed May 16, 1942  
at 10:26 o'clock A. M.

#397991  
Book 404  
Page 276

Releases:- Lots 3 and 4 Block 100 in the City of Grand Junction, Mesa County, Colorado. Together with all trade and other fixtures which are now or may hereafter be attached to said premises. From Deed of Trust dated July 10, 1939 recorded July 10, 1939 in book 380 page 165 to secure The Mutual Savings and Building Association the payment of his note. Note paid.

Ack. May 16, 1942 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 13, 1946.

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

3.

Victor C. Garms  
to  
Hazel I. Gillies

WARRANTY DEED \$1.00 and other valuable considerations  
Dated May 26, 1936  
Filed rebruary 1, 1936  
at 4:05 o'clock P. M.

#317544  
Book 361  
Page 156

Conveys:- Lot 5 in Block 100 in the City of Grand Junction, Colorado. (I. R. S. \$1.50) Ack. May 26, 1936 before Anna M. Wagler, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 3, 1940

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

4.

Hazel I. Gillies  
to  
Addie Near

WARRANTY DEED \$1200.00  
Dated October 7, 1939  
Filed October 7, 1939  
at 12:25 o'clock P. M.

#358227  
Book 372  
Page 349

Conveys:- Lot 5 in Block 100 in the City of Grand Junction, Mesa County, Colorado. (I. R. S. \$1.50) Ack. October 7, 1939 before Wayne N. Aspinall, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires August 31, 1943.

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



5.

Addie Near  
to  
H. P. Costen

WARRANTY DEED \$1.00 and other #397206  
valuable considerations Book 405  
Dated April 23, 1942 Page 184  
Filed April 24, 1942  
at 9:30 o'clock A. M.

Conveys:- Lot 5 in Block 100 in the City of Grand Junction, Mesa County, Colorado.  
Subject to general taxes for the year 1942, payable in 1943, special assessments  
for the year 1942 and subsequent taxes and assessments. (I. R. S. \$1.65)  
Ack. April 23, 1942 before Lincoln D. Coit, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires March 13, 1943.

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

6.

H. P. Costen  
to  
Tim S. Campbell and  
Narcissa Campbell, 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 #397207  
other valuable considerations Book 394  
Dated April 23, 1942 Page 401  
Filed April 24, 1942  
at 9:31 o'clock A. M.

Conveys:- Lot 5 in Block 100 in the City of Grand Junction, Mesa County, Colorado. Sub-  
ject to general taxes for the year 1942,  
payable in 1943, special assessments for the  
year 1942 and subsequent taxes and assessments. (I. R. S. \$1.65)  
Ack. April 23, 1942 before Lincoln D. Coit, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires March 13, 1943.

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

7.

Tim S. Campbell  
Narcissa Campbell  
to  
Public Trustee for use of  
C. J. Bradfield and  
Amanda W. Bradfield

TRUST DEED (R. C. & A. F.) #398140  
Dated May 19, 1942 Book 406  
Filed May 21, 1942 Page 157  
at 10:00 o'clock A. M.

Conveys:- Lots 3, 4 and 5 in Block 100 in the City of Grand Junction, Mesa County, Colorado. Together with all trade  
and other fixtures which are now or may here-  
after be attached to said premises, and especially wiring and light fixtures, includ-  
ing all meter and fuse boxes and stove circuits, furnaces, built-in laundry tubs,  
refrigerators which are built in or permanently attached to the electric wiring  
system. IN TRUST to secure their note bearing even date herewith for the principal  
sum of \$9000.00 payable to C. J. Bradfield and Amanda W. Bradfield Grand Junction,  
Colorado with interest from date at the rate of 5% per annum, payable monthly with  
installments. Said note is payable as follows, to-wit: \$200.00 on June 15, 1942,  
and \$200.00 on the 15th day of each month thereafter. Said payments are to include  
the payment of interest and are to be applied 1st upon interest and then upon prin-  
cipal. It is understood that additional payments in multiples of \$200.00 may be  
made upon any installment paying date.  
Ack. May 19, 1942 before Lincoln D. Coit, Notary Public, Mesa County, Colorado.  
(N. P. Seal) Commission expires March 13, 1943.

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

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

THE INDEPENDENT ABSTRACT COMPANY hereby certifies that the foregoing, consist-  
ing of Seven (7) Entries numbered from 1 to 7 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 the  
dates in the caption up to May 22, 1942 at 8:00 o'clock A. M. affecting the title to  
the property described in the caption hereof.

Dated at Grand Junction, Colorado  
May 22, 1942 at 8:00 o'clock A. M.

THE INDEPENDENT ABSTRACT COMPANY, By  
R. B. Williams Manager

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





No. C-10496

Continuation of

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

to

Lots Three (3), Four (4) and Five (5) in Block One Hundred (100) in the City of Grand Junction, in Mesa County, Colorado.

From May 22, 1942 at 8:00 o'clock A. M.

#####

8.

Burrell C. Reynolds, Public  
Trustee, Mesa County, Colorado  
to  
Tim S. Campbell and  
Narcissa Campbell

RELEASE DEED \$2.00 #425248  
Dated November 18, 1944 Book 435  
Filed November 18, 1944 Page 60

At 12:00 o'clock M.  
Releases: Lots 3, 4 and 5 in Block 100  
in the City of Grand Junction, in Mesa  
County, Colorado. Together with all

trade and other fixtures. From Deed of Trust dated May 19, 1942 recorded May 21, 1942 in book 406 page 157 to secure C. J. Bradfield and Amanda W. Bradfield the payment of their note. Note paid.

Ack. November 18, 1944 before Virginia O. Wallace, Notary Public, Mesa County, Colorado. (N. P. Seal) Commission expires March 13, 1946.

-o--oo--o-

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing, consisting of One (1) Entry, numbered 8, 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 May 22, 1942 at 8:00 o'clock A. M., up to April 25, 1949 at 8:00 o'clock A. M. affecting the title to the property described in the caption hereof.

Dated at Grand Junction, Colorado

April 25, 1949 at 8:00 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY

By Richard B. Williams  
President

COPIED  
BUTLER PAPER  
BAPTIST

No. C-10568

Continuation of

ABSTRACT OF TITLE

to

Lots Three (3), Four (4) and Five (5) in Block One Hundred (100) in the City of Grand Junction, in Mesa County, Colorado.

From April 25, 1949 at 8:00 o'clock A. M.

=====

9.

Sally Ann Bread Company

CERTIFICATE OF BUSINESS  
AND AGENT  
Dated April 28, 1949  
Filed April 30, 1949  
At 11:45 o'clock A. M.

#499896  
Book 503  
Page 332

Know All Men By These Presents: That we C. J. Patterson, Jr. Vice President, and R. M. Patterson Assistant Secretary, of Sally Ann Bread Company, a Corporation duly organized under and by virtue of the Laws of the State of Delaware do hereby certify that the principal place where the business of said Corporation is to be carried on in the State of Colorado, is the City of Grand Junction, County of Mesa and we hereby designate and appoint C T Corporation System residing at Equitable Building in the City of Denver the duly authorized agent of said Corporation, upon whom process may be served, pursuant to the Statute in such case made and provided.

(Signed) C. J. Patterson, Jr. Vice President; R. M. Patterson, Assistant Secretary (Corporate Seal) Subscribed and sworn to April 28, 1949 before Anne C. Hartnett, Notary Public, Jackson County, Missouri.

(N. P. Seal)

Commission expires June 4, 1949.

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

10.

Tim S. Campbell and  
Narcissa Campbell  
to  
Sally Ann Bread Company,  
a Delaware Corporation

WARRANTY DEED \$10.00 and  
other valuable considerations  
Dated May 2, 1949  
Filed May 4, 1949  
At 10:20 o'clock A. M.

#500041  
Book 503  
Page 413

Conveys:- Lots 3, 4, and 5 in Block 100 in the City of Grand Junction, Mesa County, Colorado. (IRS \$63.25) (Signed) Tim S. Campbell, Narcissa Campbell. Ack. May 2, 1949 by Tim S. Campbell and Narcissa Campbell before Etta P. Barker, Notary Public, Mesa County, Colorado.

(N. P. Seal)

Commission expires Feb. 11, 1953.

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

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

THE MESA COUNTY ABSTRACT COMPANY hereby certifies that the foregoing consisting of Two (2) Entries numbered from 9 to 10, both inclusive, constitutes a true and correct Abstract of Title showing all instruments which appear of record or on file in the office of the County Clerk and Recorder of Mesa County, Colorado from April 25, 1949 at 8:00 o'clock A. M. up to May 4, 1949 at 10:21 o'clock A. M. affecting the title to the property described in the caption hereof.

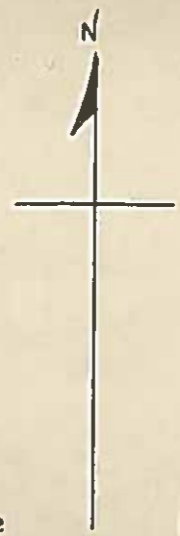
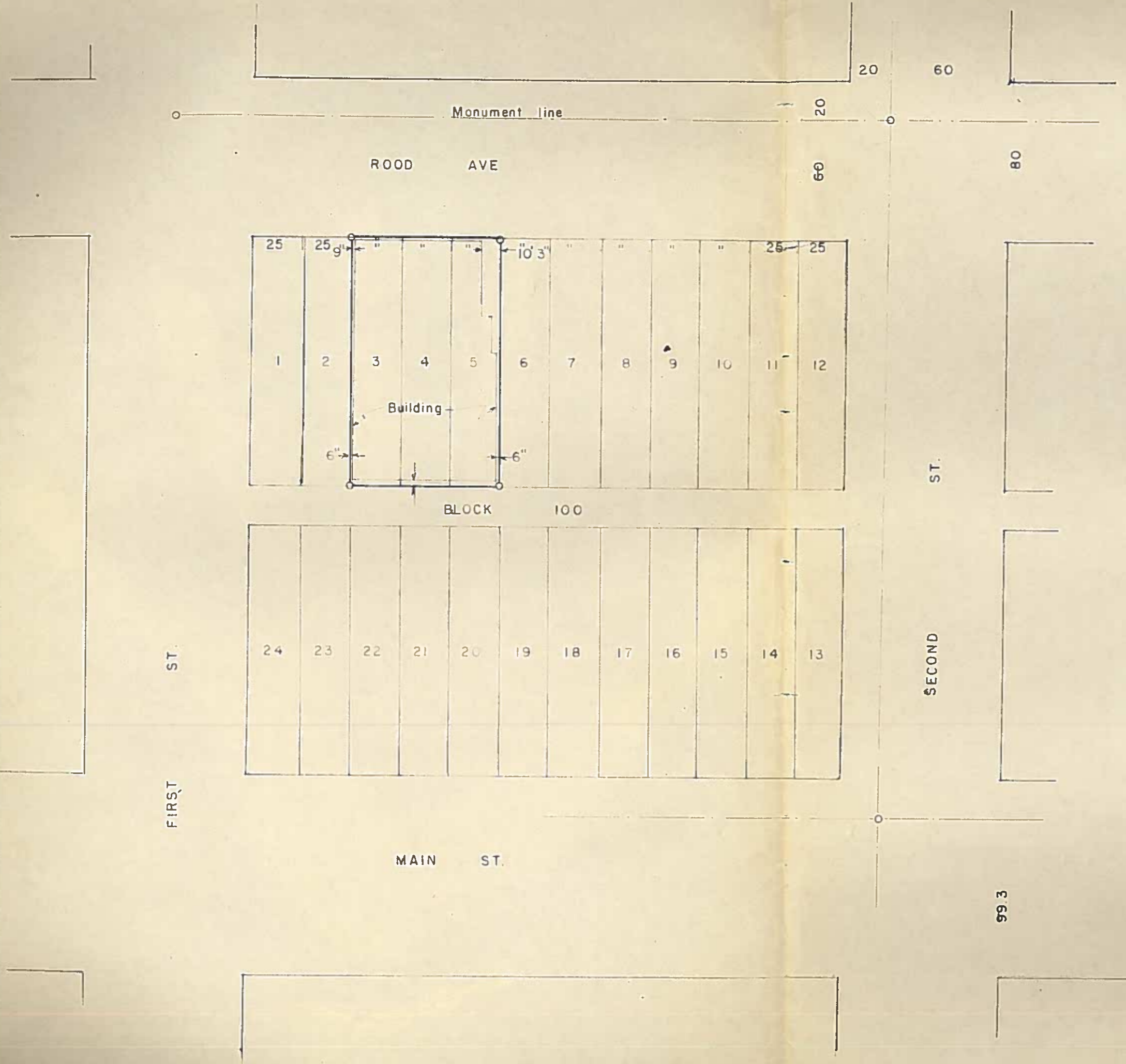
Dated at Grand Junction, Colorado  
May 4, 1949 at 10:21 o'clock A. M.

THE MESA COUNTY ABSTRACT COMPANY

By Richard B. Bellini President



THE  
MESA COUNTY  
ABSTRACT Co.  
GRAND JUNCTION  
COLORADO



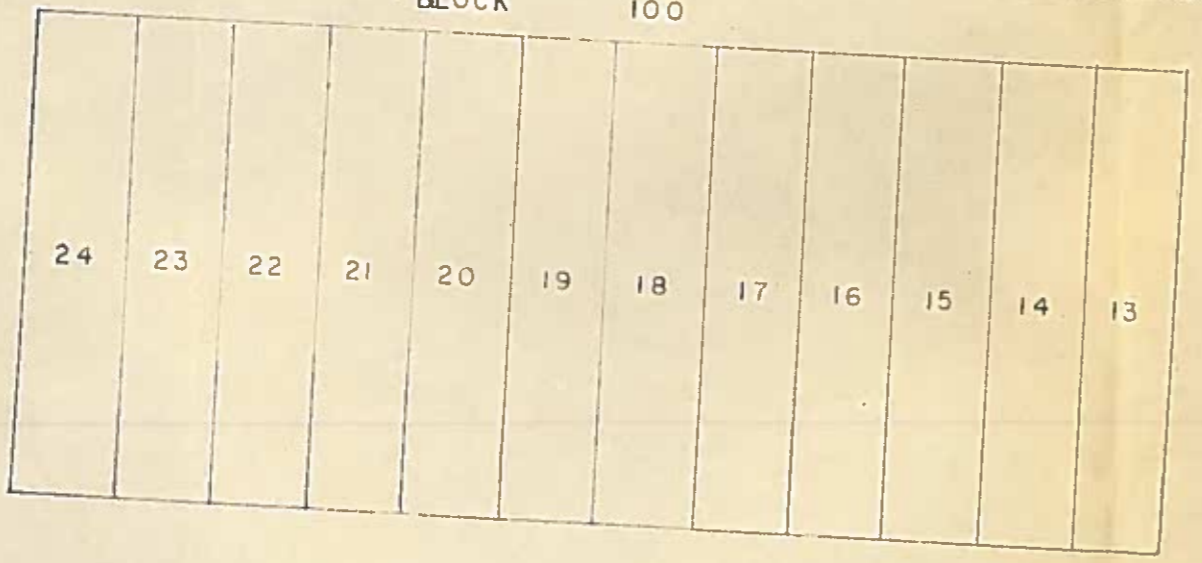
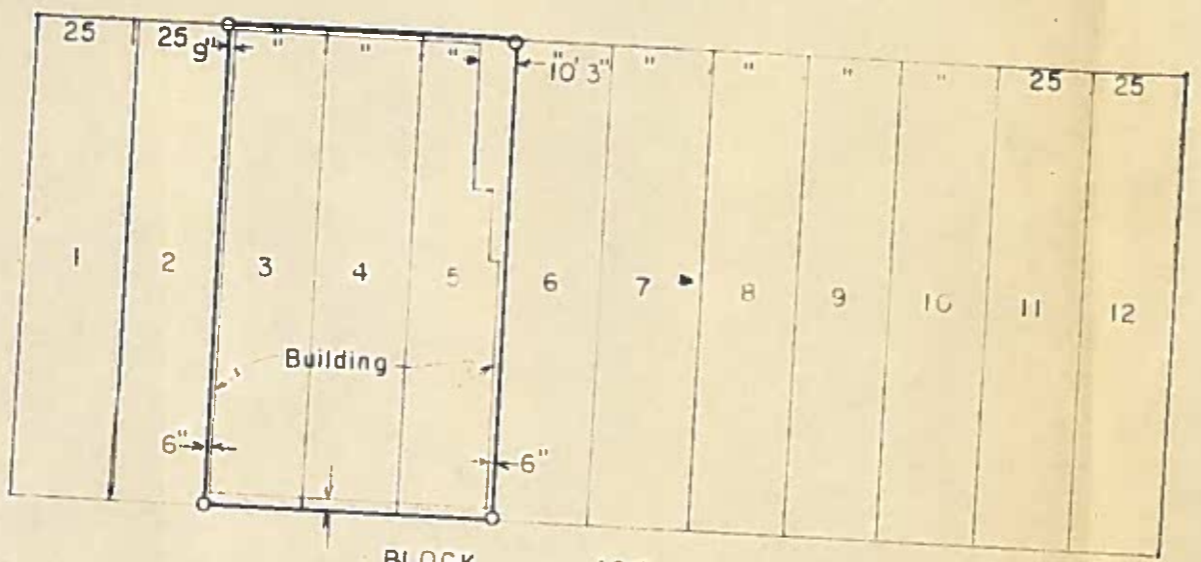
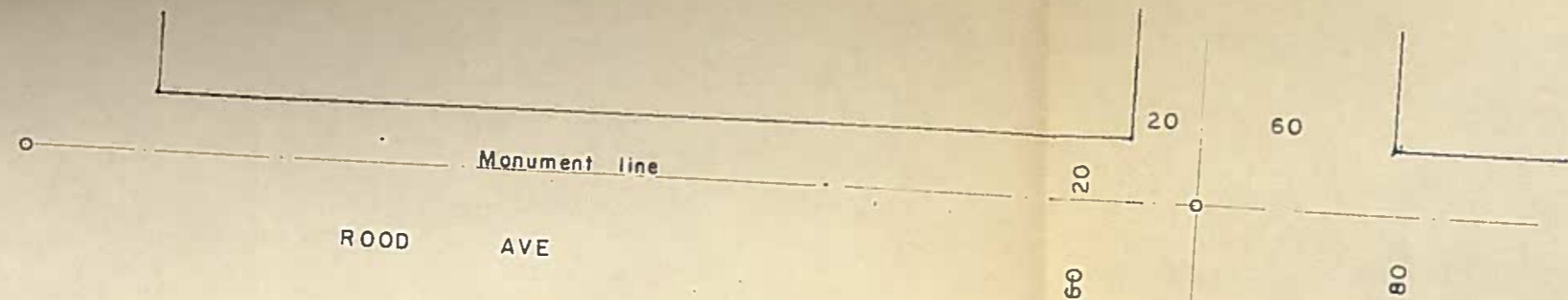
Scale 1" = 50'

PLAT OF SURVEY  
Of lots 3, 4 and 5 block 100 Grand Junction, Mesa County, Colorado

Surveyed April 28 1949 by Roy L George  
County Surveyor of Mesa County Colorado

Certified correct

*Roy L George*  
Roy L George



FIRST ST.

MAIN ST.

ST. SECOND

99.3



PLAT OF SURVEY  
 Of lots 3, 4 and 5 block 100 Grand Junction, Mesa County, Colorado  
 Surveyed April 28 1949 by Roy L George  
 County Surveyor of Mesa County Colorado

Certified correct

*Roy L George*  
 Roy L George

RECORDER'S STAMP

State Documentary Fee  
Date JUL 31 1974  
\$ Exempt

This Deed, Made this 24th day of July, 19 74  
between C. J. PATTERSON COMPANY

\* Delaware  
a corporation duly organized and existing under and by virtue of the laws  
of the State of ~~MISSOURI~~ \* of the first part, and  
CITY OF GRAND JUNCTION, COLORADO, a municipal  
a corporation duly organized and existing under and by virtue of the laws  
of the state of Colorado of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of  
==One hundred ninety thousand and no/100 ===== DOLLARS  
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby  
confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents does grant, bargain,  
sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following  
described ~~of~~ parcel S of land, situate, lying and being in the County of Mesa  
and State of Colorado, to-wit:  
Lots 3 through 8 Block 100,  
Lots 17 through 19 and East one-half Lot 20 Block 99,  
All in the City of Grand Junction

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise  
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all  
the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or  
equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the  
said party of the second part, its successors and assigns forever. And the said

party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the  
said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these pres-  
ents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of  
inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and  
convey the same in manner and form aforesaid, and that the same are free and clear from all former and other  
grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;  
except taxes for the year 1974 payable in the year 1975 and  
subsequent taxes;

and the said party of the second part, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part  
thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto sub-  
scribed by its president, and its corporate seal to be hereunto affixed, attested by its assistant  
secretary, the day and year first above written.

Attest: *J. A. Baker* Ass't Secretary. By: *[Signature]* President.  
C. J. PATTERSON COMPANY

MISSOURI,  
STATE OF COLORADO,  
County of Jackson } ss.

The foregoing instrument was acknowledged before me this 24th day of July  
19 74, by R. M. Patterson as President and  
J. A. Baker as Assistant Secretary of



C. J. Patterson Company a corporation.  
My notarial commission expires 6-15-76  
Witness my hand and official seal.

*[Signature]*  
My Commission Expires June 15, 1976 H. F. HARRISON Notary Public.

1073188

No. INDEXED *Paup*

WARRANTY DEED

TO

STATE OF COLORADO

County of **MESA** ss.

I hereby certify that this Instrument was

filed for record in my office this **JUL 31 1974**

day of **July**, A. D. 19

at **1147** o'clock **A** M., and duly recorded

in Book **1021**, Page **62**

Film No. Reception No.

*Ann M. Dunstan*  
Recorder.

By *David B. Guller*  
Deputy.

Fee, \$ **2.00**

*D. J. Stupard*  
GRADOFF PUBLISHING CO., DENVER



5767

O.R.

# Abstract of Title.

FOR

Boyd C. Packer,

OF

Lot No 5-

Block No, 100

Grand Junction

col.

Texas 840 being June

PREPARED BY

## The Mesa County Abstract Company.

Grand Junction,

Mesa County, - Colorado.

FEES

\$ 7 75

NEWS JOB PRINT

release to go on yet 5/27/01  
ccavo of pm; also Sheriff  
died 8/27/01 by 2nd  
to you

Abstract of Title

To the following  
described real estate  
situate in Mesa  
County Colorado

To-wit; Lot No - 5 -

Block 100. Grand-  
Junction, Col.



---

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No. 1

*Instrument:* **ARTICLES OF INCORPORATION.**

*Date,* October 13th, 1881.

*Acknowledged,* October 13th, 1881.

*Filed for record,* February 1st, 1887, at 2  
o'clock P. M.

*Recorded,* Book 20, Page 375.

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**THE STATE OF COLORADO**

TO

**THE GRAND JUNCTION TOWN COMPANY**

**Of Mesa County, Colo.**

Objects:—Locating, Surveying, Platting  
and Recording a Townsite, and other purposes.

---

No. 2

*Instrument:* **AMENDED ARTICLES OF INCORPORATION.**

*Date, December 6th, 1883.*

*Acknowledged, December 6th, 1883.*

*Filed for record, August 20th, 1885, at 9:30  
o'clock A. M.*

*Recorded, Book 14, Page 214.*

---

**Amended to change the corporate name to  
that of *THE GRAND JUNCTION TOWN AND  
IMPROVEMENT COMPANY*, and for other pur-  
poses.**

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---

No. 3

*Instrument:* **U. S. RECEIPT.**

*Date,* December 6th, 1882.

*Consideration,* \$800.00.

*Filed for record,* March 15th, 1883, at 11  
o'clock A. M.

*Recorded,* Book 10, Page 4.

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**U. S. RECEIVER**  
TO  
**CHARLES F. SHANKS,**  
Mayor of Grand Junction,

In full for the N.-W.  $\frac{1}{4}$ , the S.-W.  $\frac{1}{4}$ , the S.-E.  $\frac{1}{4}$ ,  
and the South  $\frac{1}{2}$  of the N.-E.  $\frac{1}{4}$  of Sec. 14, and  
the North  $\frac{1}{2}$  of the N.-W.  $\frac{1}{4}$  of Sec. 23, all in  
Twp. 1, South of Range 1, West of the Ute  
Meridian.

---

No. 27

Instrument: **PLAT.**

Date, March 27th, 1882.

Acknowledged, March 27th, 1882.

Filed for record, April 3d, 1882, at 9 o'clock  
A. M.

Recorded, Book 1 of Plats, Page 1.

---

**THE GRAND JUNCTION TOWN AND IMPROVEMENT CO.**

TO

**THE PUBLIC,**

Showing and designating Lots, Blocks, Streets  
and Alleys, and dedicating Streets and Alleys to  
public use.

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No. 5

**Instrument: AN ORDINANCE.**

*Date, October 30th, 1882.*

*Consideration, . . . . . \$*\_\_\_\_\_

*Filed for record, May 7th, 1884, at 4 o'clock  
P. M.*

*Recorded, Book 10, Page 297.*

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**THE TOWN OF GRAND JUNCTION**  
**TO**  
**THOMAS B. CRAWFORD,**

Appointing the said Thomas B. Crawford a  
Commissioner to convey Lots and Land in  
Grand Junction.

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No. 6

Instrument: **DEED.**

Date, March 16th, 1883.

Consideration, - - - - \$1,500.00.

Acknowledged March 19, 1883.

Filed for Record, April 9th, 1883, 11:15 A. M.

Recorded, Book 7, Page 3.

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**The Corporate Authorities of the Town of Grand Junction,**

—BY—

**THOMAS B. CRAWFORD, Commissioner,**

**and CHAS. F. SHANKS, Mayor.**

—TO—

**THE GRAND JUNCTION TOWN COMPANY,**

All the right, title, interest, claim and demand of the party of the first part in and to the following described lots or parcels of land situate in the County of Mesa, and State of Colorado, and being a part of the town site of Grand Junction, to-wit:

(Continued on next page.)

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No. 7

Instrument: **PATENT.**

Date, *February 19th, 1890.*

Consideration, . . . . . \$ \_\_\_\_\_

*Filed for record, March 7th, 1890, at 8:40  
o'clock A. M.*

*Recorded, Book 7, Page 345.*

---

**THE UNITED STATES**

TO

**CHARLES F. SHANKS,**

*Mayor of Grand Junction,*

In trust for the several use and benefit of the occupants of the Townsite of Grand Junction :

The northwest quarter, the southwest quarter, the south half of the northeast quarter, and the west half of the southeast quarter of section 14, and the north half of the northwest quarter of section 23, all in township 1 south of range 1 west of the Ute Meridian.

No. 8

Instrument Deed

Date March - 16 - 1883

Consideration, \$ 1500<sup>00</sup>

Acknowledged March - 19 - 1883

Filed for Record April 9 - 1883

at 11<sup>15</sup> o'clock 9 M

Recorded Book 7, Page 3

The Town of Grand Junction  
To

The Grand Junction Town Co.

Lot No 5 Block 100  
Grand Junction, Col.

Signed by Shanks  
Mayor and Crawford  
commissioner  
and other lots



No. 9

Instrument Tax Sale

Date June 20 - 1853

Consideration, \$ 30 00

Acknowledged \_\_\_\_\_

Filed for Record \_\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M

Recorded Book B, Page 5

**Treasurer of Mesa County.**

To

**MESA COUNTY.**

The same <sup>lot</sup> land as described

in the Caption of  
this abstract.

and other lots

Received July 6 - 1857

No. 10

Instrument

Tax Sale

Date

June 21 - 1884

Consideration, \$

3600

Acknowledged

Filed for Record

at

o'clock

M

Recorded Book

E

, Page

53

Treasurer of Mesa County.

L

MESA COUNTY,

The same <sup>lot</sup> land as described

in the caption of  
this abstract.

and other lots

Redeemed July 6 - 1887

No. 11

Instrument Tax Sale

Date June 9 - 1877

Consideration, \$ 29.10

Acknowledged \_\_\_\_\_

Filed for Record \_\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M

Recorded Book J, Page 90

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*Treasurer of Mesa County.*

*To*

**MESA COUNTY.**

*The same land as described*

*in ~~the Caption of~~  
this abstract.*

*and other lots*

*Redeemed July 6 - 1877*

No. 12

Instrument Lis Pendens

Date June 12 - 1889

Consideration, \$ \_\_\_\_\_

Acknowledged \_\_\_\_\_

Filed for Record June 12 - 1889

at 8 30 o'clock 9 M

Recorded Book 23, Page 4861

The Town of Grand Junction  
v. S.

The Grand Junction Town  
and Improvement, Co.

The same <sup>lot</sup> ~~land~~ as described  
in ~~the caption of~~  
this abstract,

and other lots

No. 43

Instrument Trust Deed

Date June 12 - 1889

Consideration, \$ 50 5-83 & 9

Acknowledged June - 12 - 1889

Filed for Record June - 12 - 1889

at 10 45 o'clock 9 M

Recorded Book 26, Page 479

The Grand Junction  
Town & Improvement Co.  
To

Thomas B. Crawford

The same land as described

in the caption of  
this abstract.

and other lots

off #19

No. 14

Instrument Dismissal

Date July - 19 - 1889

Consideration, \$                     

Acknowledged                     

Filed for Record July - 22 - 1889

at 4:50 o'clock P M

Recorded Book 23, Page 5-15-

*The Town of Grand Junction*

*U. S.*

*The Grand Junction Town and Improvement Co.*

*The same land as described*

*in the Certificate of this abstract.*

*and other lots.*

No. 13

Instrument Warranty Deed

Date Oct 29 - 1889

Consideration, \$ 100 00

Acknowledged Oct - 29 - 1889

Filed for Record Oct - 29 - 1889

at 4 45 o'clock P M

Recorded Book 31, Page 10

The Grand Junction  
Town & Improvement Co.

To

Maggie M. Gower

Lot 5 - Block 100

Grand Junction

Cal.

Consideration paid  
by Walter E. Church

✓

No. 16

Instrument Mortgage

Date Apr 25 - 1890

Consideration, \$ 400 00

Acknowledged Apr 25 - 1890

Filed for Record Apr 25 - 1890

at 2 00 o'clock P M

Recorded Book 9, Page 169

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---

Maggie M. Gover  
To

Rayd C. Packer

---

The same <sup>lot</sup> land as described  
in the Caption of  
this abstract.



No. 17

Instrument Certificate of Purchase

Date Dec. 18 - 1899

Consideration, \$ 5-15-00

Acknowledged \_\_\_\_\_

Filed for Record Dec. 21 - 1899

at 11<sup>00</sup> o'clock 9 M

Recorded Book L. B., Page 401

Charles H. Wallis <sup>Sherriff</sup>

To

Boyd C. Packer

The same <sup>lot</sup> ~~land~~ as described

in The Capture of  
**this abstract.**

County Court.  
Judge <sup>v</sup> 466. <sup>auto</sup> <sup>re</sup> <sup>again</sup>  
Michael Mc Govern <sup>vs</sup>

No. 18

Instrument Certificate of purchase

Date Dec 18 1899

Consideration, \$ 515.30

Acknowledged \*\*\*\*\*

Filed for Record May 21 1901

at 10.00 o'clock A M

Recorded Book 64, Page ~~288~~

**Charles H Wallis, Sheriff**

**To**

**Boyd C Packer**

!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

The same lot as described in  
the caption of this abstract

§§§

*Judge County Court 466.  
a 30.00 cents against  
Michael Mc Govern et al*

No. 19

Instrument Release Deed

Date May 25 1901

Consideration, \$ 1.00

Acknowledged May 25 1901

Filed for Record May 27 1901

at 11.45 o'clock A M

Recorded Book 69, Page 568

**Thomas B Crawford, Trustee**

**To**

**The Grand Junction Town and  
Improvement Company**

\*\*\*\*\*

**The same lot as described in  
the caption of this abstract**

\*\*\*\*\*

**Releasing Trust Deed in**

**Book 26 Page 479**

No. 20

Instrument Execution Sheriffs Deed on

Date May 31 1901

Consideration, \$ 466.00

Acknowledged May 31 1901

Filed for Record June 8 1901

at 11<sup>50</sup> o'clock A M

Recorded Book 66, Page 257

**Charles H Wallis, Sheriff  
of Mesa Co.**

**To**

**Boyd C Packer**

.....  
**The same lot as described in  
the caption of this abstract**  
.....

*Under*

*Judgment recovered at Sept term  
1899 of County Court Mesa Co. Ariz  
against Michael Mc Govern husband  
of the Mc Govern, Edward Mc Govern  
Ewen Mc Govern, James H. Mc Govern  
and Joseph V. Mc Govern children and  
heirs at law of Maggie Mc Govern  
Decreed for \$466.00 upon which  
Judgment execution was issued on  
Nov. 23-1899. This deed was  
issued under foreclosure by a  
mortgage recorded at Book 79 at  
page 159 of the records of Mesa County  
(over)*

---

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of Twenty entries) is a full and complete abstract of each and every instrument of record or on file in the office of the Clerk and Recorder of the County of Mesa, in the State of Colorado, in any manner affecting or relating to the premises described in the caption, or any part thereof, or the title thereto.

Dated at Grand Junction, Colorado,  
18<sup>th</sup> day of August  
190/, at 2:40 o'clock P.M.

The Mesa County Abstract Co.,

By

[Signature]  
Manager.

No. 21

**WARRANTY DEED**

Instrument \_\_\_\_\_

Date May 17 1901

Consideration, \$ 375.00

Acknowledged May 17 1901

Filed for Record July 11 1901

at 4.20 o'clock P M

Recorded Book 77, Page 355

Boyd C Packer

TO

Artie Pitzer

\*\*\*\*\*

The same lot as described in  
the caption of this abstract

\*\*\*\*\*

(over)

The Mesa County Abstract Company hereby certifies that the foregoing (consisting of.....

..... *one* ..... entries,

Numbered ..... *21* .....)

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

caption, or any part thereof, or the title thereto subsequent to the. *18<sup>th</sup>*..... day of

..... *June* ..... 1901, at *2<sup>40</sup>*.....

o'clock..... *P*..... M.

Dated at Grand Junction, Colorado, this....

..... *13<sup>th</sup>*..... day of..... *July*.....

1901, at *11<sup>30</sup>* o'clock..... *9*..... M.

The Mesa County Abstract Company,

By..... *[Signature]*.....  
Manager.

520

37

2-25

3485-5-

47661

54630,

Mrs. Mary. Caldwell





TITLE OPINION

THIS IS TO CERTIFY that I have examined an abstract of title to a tract of land in Mesa County, Colorado, the abstract title being as follows:

Lots 3 through 8 Block 100,  
Lots 17 through 19 and East  
one-half Lot 20 Block 99,  
All in the City of Grand Junction, Colorado

The abstract is last certified to April 19, 1974 at 8:00 o'clock A. M. by the Transamerica Title Insurance Company.

From an examination of said abstract, I find that on the last mentioned date the fee simple title to said property stood in the name of C. J. Patterson Company, subject to the following liens, reservations and inaccuracies, to-wit:

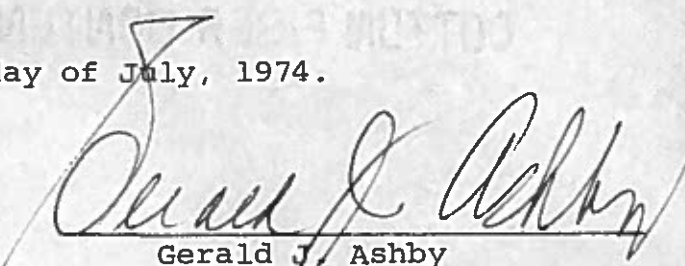
Subject to the usual reservations contained in the United States Patent.

A check made with the Treasurer's Office indicates that the taxes for the year 1973 payable in 1974 were in the amount of \$4,536.83 and they are paid.

This certificate does not purport to cover questions of survey, unfiled mechanic's liens not shown of record, or rights of parties in possession, if any, or road rights-of-way and ditch rights-of-way not shown of record or any easements or charges upon the land above-described not shown of record.

This certificate is prepared for the City of Grand Junction, Colorado.

Dated this 25th day of July, 1974.

  
Gerald J. Ashby  
City Attorney  
City of Grand Junction, Colo.

TITLE OPINION

THIS IS TO CERTIFY that I have examined an abstract of title to a tract of land in Mesa County, Colorado, the abstract title being as follows:

Lots 3 through 8 Block 100,  
Lots 17 through 19 and East  
one-half Lot 20 Block 99,  
All in the City of Grand Junction, Colorado

The abstract is last certified to April 19, 1974 at 8:00 o'clock A. M. by the Transamerica Title Insurance Company.

From an examination of said abstract, I find that on the last mentioned date the fee simple title to said property stood in the name of C. J. Patterson Company, subject to the following liens, reservations and inaccuracies, to-wit:

Subject to the usual reservations contained in the United States Patent.

A check made with the Treasurer's Office indicates that the taxes for the year 1973 payable in 1974 were in the amount of \$4,536.83 and they are paid.

This certificate does not purport to cover questions of survey, unfiled mechanic's liens not shown of record, or rights of parties in possession, if any, or road rights-of-way and ditch rights-of-way not shown of record or any easements or charges upon the land above-described not shown of record.

This certificate is prepared for the City of Grand Junction, Colorado.

Dated this 25th day of July, 1974.

---

Gerald J. Ashby  
City Attorney  
City of Grand Junction, Colo.

11.

Sally Ann Bread Company, a Delaware corporation, of the County of Mesa and State of Colorado, party to a merger effective this date, whereby it is merged into C. J. Patterson Company, (formerly Ark Bakers, Inc. of Kansas City), a Missouri corporation.

To

C. J. Patterson Company, (formerly Ark Bakers, Inc. of Kansas City).

WARRANTY DEED  
( Consideration less than \$100.00)  
Dated January 31, 1951  
Filed April 12, 1951  
At 10:35 o'clock A.M.

#539102  
Book 545  
Page 449

Conveys: Lots 3, 4 and 5 in Block 100 in the City of Grand Junction, Mesa County, Colorado; Lots 6 and 7 in Block 100 City of Grand Junction, Mesa County, Colorado; Lot 8 in Block 100, in the City of Grand Junction, in Mesa County, Colorado.

/s/ Sally Ann Bread Company by /s/ Tim S. Campbell, President, Attest: J. C. Parham, Secretary. ( Corporate Seal).

Ack. January 31, 1951 by Tim S. Campbell, as the President of the Sally Ann Bread Company, before Cecil S. Haynie, Notary Public, Mesa County, Colorado.  
( N. P. Seal) Commission expires July 14, 1953.

Ack. January 31, 1951 by J. C. Parham, as the Secretary of the Sally Ann Bread Company, before Jean Baker, Notary Public, Jackson County, Mo.  
( N. P. Seal) Commission expires April 19, 1952.

-0-----00-----0-

12.

C. J. PATTERSON COMPANY

ARTICLES OF MERGER  
AGREEMENT AND PLAN OF MERGER  
Dated Nov. 28, 1950  
Filed Oct. 3, 1951  
At 9:17 o'clock A. M.

#547741  
Book 554  
Page 430

--In consideration of the mutual agreements and covenants--it is agreed: the names of the corporations proposing to merge are as follows: Ark Bakers, Inc. of Kansas City, a Missouri Corporation; Ark Bakers, Inc. of Wichita, a Missouri Corporation; C. J. Patterson Company, a Missouri Corporation; Delta Bread Company, a Missouri Corporation; Holsum Bread Company, a Missouri Corporation; Ark Bakers, Inc. a Hot Springs, An Arkansas Corporation; Sally Ann Bread Company, a Delaware Corporation. The name of the corporation into which they propose to merge is Ark Bakers, Inc. of Kansas City, a Missouri Corporation, The surviving corporation. The Articles of Incorporation of said surviving corporation are amended by Article IV to change the name of said surviving corporation to C. J. Patterson Company. The proposed merger shall be effective at 12:00 o'clock Midnight, Jan. 31, 1951. From and after said date, the separate existence of all parties hereto except said surviving corporation shall cease. This agreement and plan of Merger shall be submitted to a vote of the shareholders of the respective corporations parties hereto--and upon being approved and adopted shall be effective as provided by law. The surviving corporation shall be governed by the laws of the State of Missouri. From and after Jan. 31, 1951 the holders of all shares of stock in said corporation parties hereto shall have no ownership or interest in said surviving corporation except only the right to exchange said shares as herein provided. Said shareholders shall on or before May 1, 1951 present the certificates representing the shares of stock--to the Secretary of the surviving corporation--to receive in exchange the shares of stock to which they are entitled under the provisions hereof.--Amendments to Articles of Incorporation of surviving corporation to be affected are: Name: Shall be changed from Ark Bakers, Inc. of Kansas City, to C. J. Patterson Co. Stock: Shall be changed from 3,000 shares of Prior Preferred stock of the par value of \$100.00 per share, 6,750 shares of no par preferred stock of no par value and 18,000 shares of common stock of no par value,--to aggregate sum of shares corporation shall have authority to issue shall be 100,000 shares of Preferred stock of the par value of \$10.00 per share, and 500,000 shares of common stock of the par value of \$1.00 per share. The holders of Preferred stock shall be entitled to dividends in each year at the rate of 5% per annum out of surplus profits of the corporatinn--Directors: The number of the Board shall be increased from 5 to 11. Objects:-- to buy, own, sell, lease, mortgage and pledge, real and personal property incidental to the foregoing purposes--(and other objects) With the amendments hereinabove provided the Articles of Incorporation shall continue in full force and effect. The provisions of Article of Incorporation of the surviving corporation not amended hereby and which shall continue in effect are: Location of register Office shall remain at 3947 Broadway, Kansas City, Missouri--term shall continue to be perpetual--holder of any of the

(Continued on next sheet)  
**THE TITLE GUARANTY COMPANY**

MESA COUNTY BRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

No. 12, Continued

Preferred stock or Common stock--shall waive the right to which holding of the shares thereby represented would give him to subscribe to any stock of the corporation of any type--which may be issued at any time thereafter. Board of Directors shall have power to make, alter, amend or repeal the By-laws of the corporation. Amount of stock with which the surviving corporation shall continue business after the merger herein provided for is \$1,353,400.00.

/s/ Ark Bakers, Inc. of Kansas City, C. C. Baumeyer, Bryon Welch, C. J. Patterson, Jr., J. C. Lasham, M. H. Blackwell, Directors (Corporate Seal)

/s/ C. J. Patterson Co. C. J. Patterson, Jr. C. J. Patterson, R. B. Caldwell, Paul M. Fogel, C. Marshall Rawer, C. Y. Cpack, Sr. C. A. Parimiger, Arvin Vos, Jr. J. C. Lasham, Wade L. Glassburn, Directors (Corporate Seal)

Ark Bakers of Hot Springs, D. S. Johnston, C. J. Patterson, Jr. J. C. Lasham, Directors (Corporate Seal)

/s/ Malta Bread Co. C. A. Parimiger, C. J. Patterson, Jr. M. D. Blackwell (Corporate Seal)

/s/ Holsum Bread Co. C. J. Patterson, Jr., J. C. Lasham, M. D. Blackwell, Directors (Corporate Seal)

/s/ Sally Ann Bread Co. by Tim S. Campbell, C. J. Patterson, Jr. J. C. Lasham, Directors (Corporate Seal)

Certificate of J. C. Parham, that after a vote of 2/3 of majority of capital stock were for the approval of said plan, dated Jan. 18, 1951. Here follows statement of vote: Certificate of Walter H. Toberman, Secretary of State of the State of Missouri that Ark Bakers, Inc. of Wichita, C. J. Patterson Company, Delta Bread Co. Holsum Bread Co. all missouri corporations and Ark Bakers, Inc. of Hot Springs, An Arkansas corporation and Sally Ann Bread Company, a Delaware corporation have filed in the office of the Secretary of State their Certificate of Merger into Ark Bakers, Inc. of Kansas City, a Missouri Corporation survivor and amending as follows: (1) changing name of Ark Bakers, Inc. of Kansas City to C. J. Patterson Company (2) changing number of Directors from 5 to 11 (3) changing business purposes (4) changing and increasing authorized capital stock from 3,000 shares Prior Preferred stock, @ \$100.00 per value; 6,750 shares of preferred stock no par value; 18,000 shares of common stock no par value to: 100,000 shares preferred stock, @ \$10.00 par value; 500,000 shares of common stock @ \$1.00 per value as provided by law--attached January 29, 1951 by Walter H. Toberman, Secretary of State; J. Paul Markway, Chief Clerk.

Certificate of true copy of the Certificate of Merger and Amendment attached January 29, 1951 by Walter H. Toberman, Secretary of State, J. Paul Markway, Chief Clerk Department of State, State of Missouri. (State of Missouri Seal)

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## THE TITLE GUARANTY COMPANY

MESA COUNTY BRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

Sally Ann Bread Company

CERTIFICATE OF INCORPORATION #547742

Dated April 20, 1949

Book 554

Filed October 3, 1951

Page 445

At 9:18 o'clock A.M.

First: Name: Sally Ann Bread Company

Second: Principal office:-- in city of

Wilmington in New Castle County, Delaware

Name of resident agent is The Corporation Trust Company---. Third: Nature of business and objects:-- to sell-transfer, lease, mortgage-- or otherwise dispose of--- or deal with all or any part of the proposed of the corporation-- to purchase or otherwise acquire, and to hold, own, --- improve, sell, lease-- convey, mortgage or otherwise dispose of and deal in, lands and leaseholds, and any interest, estate and rights in real property, and any personal or mixed property----- ( and other objects) Fourth: Shares of stock: Corporation is authorized to issue 2,000 shares of Preferred Stock and 4,000 shares of Common Stock. -- Preferred stock to have par value of \$100.00 each share and Common stock to have no par value.---Holders of preferred Stock shall be entitled to dividends each year at the rate of 5% per annum out of surplus profits of the corporation---- Fifth: Minimum amount of capital with which corporation shall commence business is \$1,000.00. Sixth: ( Gives names of incorporators and their residence ). Seventh: Existence: Perpetual. Eighth: Private property of stockholders shall not be subject to the payment of corporation debts to any extent whatever. Ninth: Number of directors not to be less than 3.----who shall have power to make or amend by-laws---/ Tenth: Corporation reserve the right to amend, alter, change or repeal any provision contained in this certificate of incorporation----- /s/ C. J. Patterson, C. J. Patterson, Jr., Wade L. Glassburn. Ack. April 20, 1949 by C. J. Patterson, C. J. Patterson, Jr., and Wade L. Glassburn, parties to the foregoing certificate of incorporation before Anne C. Harnett, Notary Public, Jackson County, Missouri. ( N.P. Seal) Commission expires June 4, 1949. Certificate of true copy of Certificate of Incorporation of the " Sally Ann Bread Company", as received and filed in this office April 23, 1949 at 9: o'clock A.M. attached April 23, 1949 by Harris B. McDowell, Jr. Secretary of State, State of Delaware. ( State of Delaware Seal).

City Council of the City  
of Grand Junction, Colorado  
to

ORDINANCE NO. 1151  
Filed May 3, 1962  
At 3:55 o'clock P.M.

#815246  
Filed

The State

14.

AN ORDINANCE CREATING AND ORGANIZING " SPECIAL STORM SEWER DISTRICT NO. 1, GRAND JUNCTION ,COLORADO , A GENERAL IMPROVEMENT DISTRICT" WITHIN A PART OF THE CITY OF GRAND JUNCTION, COLORADO, AND DECLARING AN EMERGENCY.

WHEREAS ,petitions for the organization of " Special Storm Sewer District No. 1 , Grand Junction,Colorado ,presented to the City Council of the City of Grand Junction ,Colorado ; and,----- ,

WHEREAS ,said petitions comply fully with the requirements of Chapter 89, Article IV , Colorado Revised Statutes 1953,----- ,

WHEREAS ,the Clerk of said City has caused notice by publication to be made of the pendency of the petitions,of the purposes and boundaries of the proposed District , ----- ,

WHEREAS , on the 4th day of April,1962,the City Council of said City, at its regular meeting, met for the purpose of holding a hearing on the petitions for the organization of said District; and,--no one appeared to be heard against the creation of the said District ; and,----- ,

1. That said District has been duly organized and created.----- .

3. The District of lands within such District shall be as follows:

All Block 80; All Block 81; All Block 82; All Block 83; All Block 94;  
All Block 95; All Block 96; All Block 97; South Half of Block 98; South  
Half of Block 99; All Block 100; All Block 101; All Block 102; All Block  
103; All Block 104; All Block 105; All Block 116; All Block 117; All Block  
118; All Block 119; All Block 120; All Block 121; North Half of Block  
122; North Half of Block 123; North Half of Block 124; North Half of Block  
125; North Half of Block 126; North Half of Block 127

All of said blocks being in the City of Grand Junction, Mesa County ,Colorado,  
and East 125 feet of Block 6; East 125 feet of Block 7

Said blocks being in Richard D. Mobley's First Subdivision,in the City of Grand  
Junction ,Mesa County,Colorado.----- .

5. As the improvements in said District are imperatively needed ,it is hereby declared that an emergency exists,that this Ordinance is necessary for the immediate preservation of the public peace,health and safety,and shall be in full force and effect immediately upon its passage .

PASSED AND ADOPTED April 4,1962 .

/s/ Charles E. McCormick ,President of the City Council, Attest: /s/ Helen C. Tomlinson , City Clerk . ( City of Grand Junction,Colorado Seal)

Certificate of Helen C. Tomlinson dated April 5,1962 that the above Ordinance No. 1151 was introduced ,read, passed and adopted and ordered published by unanimous vote of Council . ( City of Grand Junction,Colorado Seal)

ORDINANCE NO. 1153

AN ORDINANCE AMENDING ORDINANCE NO. 1151 OF THE CITY OF GRAND JUNCTION,COLORADO, WHICH ORDINANCE CREATED AND ORGANIZED " SPECIAL STORM SEWER DISTRICT NO. 1, GRAND JUNCTION, COLORADO, A GENERAL IMPROVEMENT DISTRICT " BY CHANGING THE NAME OF SUCH DISTRICT TO " GRAND JUNCTION GENERAL IMPROVEMENT DISTRICT NO. 1 FOR STORM SEWERS , GRAND JUNCTION ,COLORADO , " AND DECLARING AN EMERGENCY .

2.That this action shall in no manner affect the proceedings heretofore taken in regard to such District being a ministerial act to eliminate any confusion which may have arisen through the naming of the District .

PASSED AND ADOPTED May 2, 1962

/s/ Charles E. McCormick,President of the City Council , Attest: Helen C. Tomlinson , City Clerk . ( City of Grand Junction ,Colorado Seal)

Certificate of Helen C. Tomlinson dated May 3, 1962 that the above Ordinance No. 1153 was introduced, read, passed and adopted and ordered published by unanimous vote of Council . ( City of Grand Junction, Colorado, Seal).

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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 -4- entries numbered 11 to 14 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:

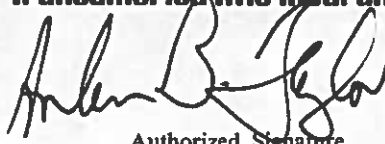
From May 4, 1949, at 10:21 o'clock A.M.

Lots Three (3), Four (4) and Five (5) in Block One Hundred (100) in  
the City of Grand Junction.

Dated this 19th day of April, A.D., 1974, at 8 o'clock A.M.

Transamerica Title Insurance Co

By

  
Authorized Signature



**Transamerica Title Insurance Co**

MESA COUNTY BRANCH  
531 ROOD AVENUE  
GRAND JUNCTION, COLORADO

Abstract No. 86279