

CONFIRMED

KNOW ALL MEN BY THESE PRESENTS, That, whereas, the following described real property, viz: Lots twelve to twenty-one, inclusive, in block ten in Richard D. Mobley's First Subdivision to the city of Grand Junction.....situated in the County of Mesa and State of Colorado, was subject to taxation for the year 1912

AND, WHEREAS, The taxes assessed upon said property for the said year aforesaid remained due and unpaid at the date of the sale hereinafter named;

AND, WHEREAS, The Treasurer of the said County did, on the 15th day of December A.D. 1913, by virtue of the authority vested in him by law, at the sale begun and publicly held on the 16th day of December A.D. 1913, expose to public sale at the office of the Treasurer, in the County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the real property above described for the payment of the taxes, interest and costs then due and remaining unpaid on said property;

AND, WHEREAS, At the time and place aforesaid the then County Treasurer of the County of Mesa and State of Colorado bid on all of the above described property the sum of Twenty-four Dollars and ninety-one cents, being the whole amount of taxes, interest and costs then due and remaining unpaid upon said property for said year and the said then County Treasurer of Mesa County, having offered in his said bid to accept interest upon the said sum at the rate of 24 per cent. per annum for the first six months, and at the rate of 13 per cent. per annum for the next six months, and thereafter at the rate of 12 per cent. per annum, and the said rate of interest being the lowest rate of interest at which any person offered to pay the said taxes, interest and costs so due upon said property for said year, and payment of the said sum having been made by him to the said Treasurer, the said property was stricken off to him at that price;

AND, WHEREAS, The said County Treasurer of Mesa County, by order of the Board of County Commissioners, did, on the 11th day of June A.D. 1917, duly assign the certificate of the sale of the property as aforesaid, and all his rights, title and interest in said property, to THE CITY OF GRAND JUNCTION of the County of Mesa and State of Colorado;

AND, WHEREAS, At the sale so held as aforesaid by the Treasurer, no bids were offered or made by any person or persons for the said property, and no person or persons having offered to pay the said taxes, interest and costs upon the said property for said years, and the Treasurer having become satisfied that no sale of said property could be had, therefore the said property was, by the then Treasurer of the said County, stricken off to the said County, and a certificate of sale was duly issued therefor to the said County in accordance with the statute in such case made and provided;

AND, WHEREAS, The said County of Mesa, acting by and through its County Treasurer, and in conformity with the order of the Board of County Commissioners of the said County, duly entered of record in the 3rd day of April A.D. 1917, the said day being one of the days of a regular session of the Board of County Commissioners of the said County, did duly assign unto THE CITY OF GRAND JUNCTION...THE CERTIFICATE OF SALE OF SAID PROPERTY, SO ISSUED AS AFORESAID TO SAID County and all its rights, title and interest in said property held by virtue of said sale;

AND, WHEREAS, The said THE CITY OF GRAND JUNCTION has paid subsequent taxes on said property to the amount of seventy three Dollars and ninety-six cents;

AND, WHEREAS, More than three years have elapsed since the date of the said sale and the said property has not been redeemed therefrom as provided by law;

AND, WHEREAS, The said property was assessed for said years at a sum of more than one hundred dollars;

AND, WHEREAS, All the provisions of the statutes prescribing prerequisites to obtaining tax deed have been fully complied with, and are now of record, and filed in the office of the County Treasurer of said County;

NOW, THEREFORE, I, John G. McKinney, Treasurer of the County aforesaid, for and in consideration of the sum to the Treasurer paid as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained and sold, and by these presents do grant, bargain and sell the above and foregoing described real estate unto the said THE CITY OF GRAND JUNCTION, its successors and assigns, forever, subject to all the rights of redemption by minors, insane persons or idiots, provided by law.

IN WITNESS WHEREOF, I, John G. McKinney Treasurer as aforesaid, by virtue of the authority aforesaid, have hereunto set my hand and seal this 21st day of September A.D. 1917.

JOHN G. McKinney, Treasurer.

(County Treasurer)
(Seal)
(Mesa County, Colo)

STATE OF COLORADO, County of Mesa)SS.

I hereby certify that before me Virginia O. Wallace, a notary public in and for said County, personally appeared the above named John G. McKinney Treasurer of said County, personally known to me to be the Treasurer of said County, at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to the foregoing deed, and who executed the above conveyance as Treasurer of the said County and who acknowledged the execution of the same to be his voluntary act and deed as Treasurer of said County, for the purposes therein expressed.

Given under my hand and notarial seal this 27th day of September A.D. 1917.

My commission expires February 5, 1921.

(Notarial Seal)

VIRGINIA O. WALLACE, Notary Public

#140014

QUIT CLAIM DEED

Strawn to Strawn

COMPARED

Filed for record Oct 11 1917 at 11. o'clock a.m.

Chas. S. Jones, Recorder

THIS INSTRUMENT, Made this 24th day of Jan. A.D. 1916, between Milton W. Strawn a single man, Frank C. Strawn and his wife Lorena Strawn- Daisy H. Monfort and her husband John W. Monfort. Being all the Children of Joel H. Strawn, Deceased, of Montgomery...County in the State of Kansas. of the first part, and Mary E. Strawn of Montgomery County, in the State of Kansas. of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of One and

1300
 STATE OF COLORADO
 COUNTY OF Miss
 I hereby certify that this instrument was
 filed for record in my office at 10:00
 o'clock A. M. Mar. 5, 1919
Chas. T. Wolburg
 By _____
 Deputy.

This Deed was made this 5th day of March
 in the year of our Lord one thousand nine hundred and nineteen
 of the County of Miss and State of Colorado
 the first part, and The City of Grand Junction, a municipal
corporation
 of the said County of Miss and State of Colorado
 of the second part:
 WITNESSETH, that the said party of the first part, for and in consideration of the sum
 of Twenty two 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, has 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 lot, all
 or parcel of land, situate, lying and being in the City of Grand Junction County of Miss, and State of Colorado, to-wit:

Beginning at a point 80.7 feet west of the northwest corner of Lot 16, in
 Block 12, of Richard D. Moberg's first subdivision to the City of Grand
 Junction, thence south 162.1 feet, thence west 25.0 feet to the east bank
 of the Grand river, thence north 27 deg. 27 min. West 183.5 feet along the
 east bank of the Grand river, thence east 111.0 feet to the point of
 beginning.

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 her heirs, executors and administrators, do 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 encasing and delivery of these presents, she 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 has
 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 encumbrances of whatever kind or nature soever:

and the above bargained premises, in the quiet and peaceable possession of 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 has hereunto set her hand and seal the day and
 year first above written.
 Signed, Sealed and Delivered in the Presence of
W. G. Deering
W. J. Yates (SEAL)
 (SEAL)
 (SEAL)
 (SEAL)

STATE OF COLORADO,
 COUNTY OF Miss
 in and for the said _____
 personally known to me the _____ person whose name is subscribed to the _____ Deed, appeared before me
 this day in person and acknowledged that she signed, sealed and delivered the said instrument of writing
 as her free and voluntary act _____, for the uses and purposes therein set forth.



Given under my hand and official seal, this 5th day
 of March, A. D. 1919
 My commission expires March 8th, A. D. 1919
Charles T. Wolburg
 Notary Public