

#26306

Know all Men by these Presents, That, whereas, the following described real property, viz.: Lots Fifteen to Twenty-two inclusive, Block Twenty, Sloccomb's Addition to Grand Junction

~~Because of inability of County Treasurer to prepare his delinquent tax list in time to commence the sale of property delinquent for taxes on or before the second Monday in November, the same was advertised for sale on the date before mentioned, that being the earliest date upon which he was able to prepare said list, advertise and make said sale.~~

situated in the County of Mesa and State of Colorado, was subject to taxation for the year 1924, A. D. 1924

AND, WHEREAS, the taxes assessed upon said property for the year 1924 aforesaid remained due and unpaid at the date of the sale hereinafter named;

AND, WHEREAS, The Treasurer of the said County did, on the 11th day of December, A. D. 1925, by virtue of the authority vested in him by law, at *an adjourned sale, *the sale begun and publicly held on the 8th day of December, A. D. 1925, 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 of the County of and of bid on all of the above described property the sum of Dollars and cents, being the whole amount of taxes, interest and costs then due and remaining unpaid upon said property for said year, and the said having offered in his said bid to accept interest upon the said sum at the rate of per cent. per annum for the first six months, and at the rate of per cent. per annum for the next six months, and thereafter at the rate of 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 did, on the day of, A. D. 19, duly assign the certificate of the sale of the property as aforesaid, and all his rights, title and interest in said property, to of the County of and of~~

*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 year 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 on the 25th day of May, A. D. 1926, 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 John G. McKinney, who on May 25th, 1926 did duly assign to Helen C. Niles 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 Helen C. Niles has paid, subsequent taxes and taxes and on said property to the amount of Twenty-nine Dollars and sixty-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 year 1924 at a sum of *less *more than one hundred dollars;

AND, WHEREAS, all the provisions of the statutes prescribing prerequisites to obtaining tax deeds 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, W. S. Meek, 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 Helen C. Niles, his heirs and assigns, forever, subject to all the rights of redemption by minors, insane persons or idiots, provided by law.

IN WITNESS WHEREOF, I, W. S. Meek, Treasurer as aforesaid, by virtue of the authority aforesaid, have hereunto set my hand and seal this 23rd day of June, A. D. 1929

(OFFICIAL SEAL.)

W. S. Meek
Treasurer.

*Strike out in accordance with fact.

STATE OF COLORADO, }
COUNTY OF M E S A } ss.

I hereby certify that before me, Virginia Wallace McKinney, a notary public
in and for said County, personally appeared the above named W. S. Meek
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 23rd day of June, A. D. 1929
My commission expires August 27th, 1929

Virginia Wallace McKinney
Notary Public

By *[Signature]* 245791 *[Initials]* *[Initials]*

No. _____

TREASURER'S DEED.

FROM

W. S. Meek
County Treasurer.

TO

Helen C. Niles

STATE OF COLORADO, }
COUNTY OF MESA } ss.

I hereby certify that this Deed was filed for
record in my office at 2:30
o'clock P. M., JUL 6 - 1929, 19
and is duly recorded in book 288
page 208

Angela L. Yamell
Recorder.

By *Chas. Keene*
Deputy.

Fees: \$1.40

Helen C. Niles,
City Hall, Grand Jct.

Let 15-22 - Bld 20, Colorado