

Know all Men by these Presents, That, whereas, the following described real property, viz: Lots One and Two, Block Thirteen, Slocomb's Addition to the City of Grand Junction

AND WHEREAS, the majority of the tax payers of Mesa County being engaged in agricultural, horticultural, and stock-raising pursuits, and not receiving returns for their products until a date subsequent to the second Monday of November, the then County Treasurer, in order to permit such tax payers to pay their taxes before sale, held said tax sale at a date subsequent to the second Monday of November of said year;

situated in the County of Mesa and State of Colorado, was subject to taxation for the year A. D. 19 13

And, Whereas, The taxes assessed upon said property for the year 1913 aforesaid remained due and unpaid at the date of the sale hereinafter named;

And, Whereas, The Treasurer of the said County did, on the 6th day of March, A. D. 19 15, by virtue of the authority vested in him by law, at *an adjourned sale, *the sale begun and publicly held on the 19th day of December, A. D. 19 14, 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

*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 1913, 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 6th day of October, A. D. 19 26, 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 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 John G. McKinney has paid subsequent taxes and interest on said property to the amount of \$17.29, being the amount of face of certificate, without interest, pursuant to the order of the Board of County Commissioners above referred to;

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 1913 at a sum of *less 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, A. Scott 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 John G. McKinney

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, A. Scott McKinney Treasurer as aforesaid, have hereunto set my hand and seal this 8th day of October, A. D. 19 26

(OFFICIAL SEAL)

A. Scott McKinney 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 A. Scott 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 8th day of October, A. D. 1926.

My commission expires August 27th, 1929

Virginia Wallace McKinney
Notary Public

322889 ✓

R ✓

COMPARED

B. B. D.
No. _____

TREASURER'S DEED

FROM
A. Scott McKinney
COUNTY TREASURER,
TO
John G. McKinney

STATE OF COLORADO,
County of MESA } ss.

I hereby certify that this Deed was filed for record
in my office at 8²⁵ o'clock A. M.,
OCT 11 1926 19____

and is duly recorded in Book 288
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Benzel L. Yamell
RECORDER.
By *Alida E. Moody*
DEPUTY.

FEE, \$ 1.40

WHEN RECORDED RETURN TO
John G. McKinney,
City Hall, Grand Jct., Colo.

Out West Printing and Stationery Co., Colorado Springs, Colo.

Lots 1 & 2. Bk 12