



Erie, Colorado

4684 N. 119th St.

Historic Landmark Properties Nomination

HISTORIC  
LANDMARK



SHELDON-ALLAN FARM

CONST. 1884

# HISTORIC LANDMARK



## HISTORIC LANDMARK PROPERTIES NOMINATION FORM

**Owner(s) of (Site) Property:** [Town of Erie, Colorado](#)

(Only the owner(s) of properties can nominate the property. If there are multiple owners, list the principal owner first for contact purposes. List all owners of interest in the property and use the exact name(s) as it appears on the recorded Title.)

[On April 26, 2016 the Town entered into an agreement to lease the farmable portion of the Allan Farms Open Space Property to Rob and Cindy Lindow for a period of five years commencing April 2016 and terminating December 31, 2021](#)

**Address of contact person:** [Nancy Parker, \(Erie Town Clerk\) 645 Holbrook, Erie CO, 80516](#)

**Phone:** [303-926-2731](#) **Email:** [nparker@erieco.gov](mailto:nparker@erieco.gov)

**Historic Name of Property** (if applicable) [Sheldon-Allan Farms](#)

**Address of Property:** [4684 North 119<sup>th</sup> St., Erie, CO 80516](#)

**Use of Property:**

Historic: [Residence](#)

Current: [Unoccupied](#)

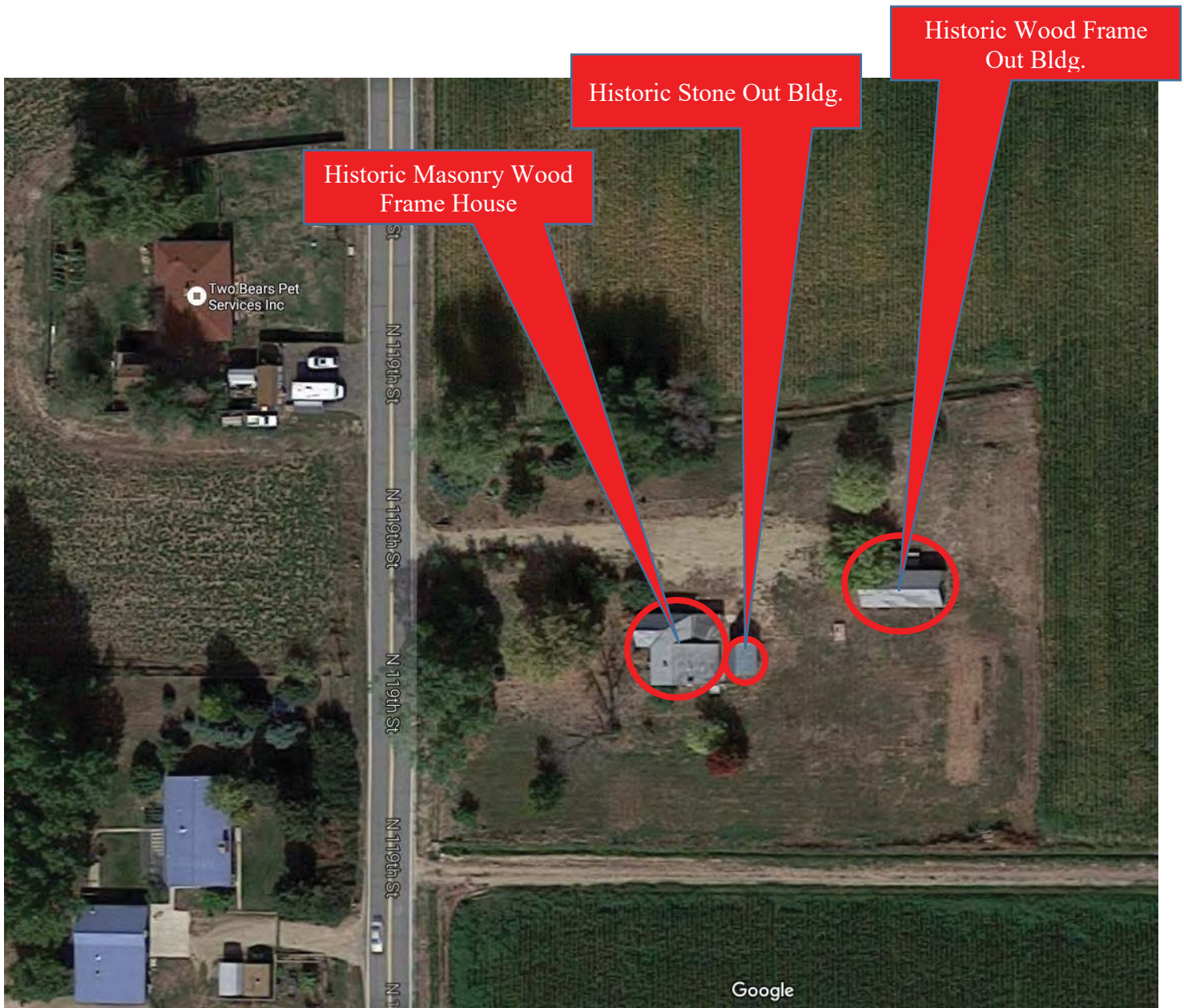
Source(s) of information: [EHPAB Survey](#)

**Year of Construction:** [circa 1884](#)

**Year(s) of Exterior Remodeling (if known):** [Unknown](#)

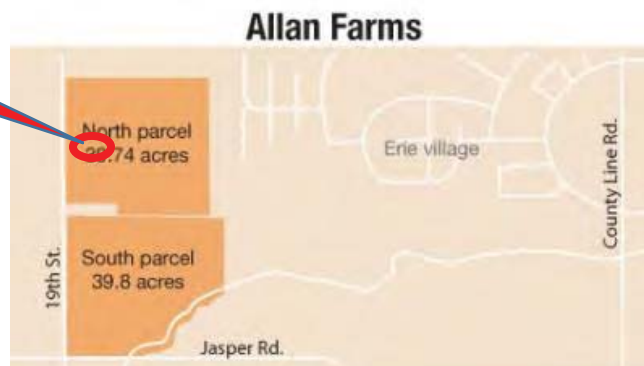


Maps:



*Google Map Indicating Historic Location and Configuration of 4684 North 119<sup>th</sup> Street.*

Allan Farms Structures



*Internet Screen Grab Indicating Historic Location at Mid-Point of North Parcel*

## **Historical Narrative:**

This property is associated with agriculture, coal mining, and the railroad. Its owners were prominent members of Canfield and Erie society.

In 1878 a 200-foot strip on the land that later became Allan Farm was reserved for a right-of-way for the “Denver and Boulder Valley Railway Company”. In 1880, a 50-foot long right of way was deeded to the “Longmont-Erie Railway Company.”

In 1889 Adam Garrison deeded the property, now known as Allan Farm to Clinton Edgar Sheldon. The price was \$3000. C. E. Sheldon and his wife Mahala lived there for the remainder of their lives, with daughters Cecel and Frances Sheldon. The Sheldons were prominent members of the farming community. Their comings and goings were recorded regularly in the Erie-Canfield Newspaper. The couple was sometimes referred to as “Ed and Lala Sheldon.” C.E. Sheldon died in 1920 and Mahala Sheldon died in 1929. Clinton E., Mahala, and daughter Cecel are all buried in Mt. Pleasant Cemetery.

C.E. Sheldon’s obituary in the Lafayette Leader in 1929 said this about him:

He was one of the most prominent farmers of this section of Colorado and had by industry and right dealing reaped the reward of a hard-working life. His home was an ideal place, wherein were to be found those things which made it attractive to his family and friends.

Daughter Frances Sheldon married a coal miner from Lafayette, Daniel Allan. Allan worked in the Simpson Mine and then later the Columbine Mine. Frances and Daniel had two sons, Sheldon Allan and Eston Allan. The boys were born in California. Frances and Daniel Allen divorced. Frances remarried, and her name changed to Frances Snyder. She moved to Boulder with her sons. Documents related to the farm after 1930 list Frances Snyder, Sheldon Allan, and Eston Allan as owners.

In 1930, Frances Snyder signed two checks for lumber and labor to build a barn and a milk house. It’s possible that these are the standing buildings on the Allan Farm today, although this is unconfirmed.

In 1937, a quitclaim deed for an adjacent parcel of land was signed by Clara M. Gooding to Frances Snyder, Sheldon E. Allan and Eston R. Allan. Clara was the daughter of Emma Gooding, from a prominent Longmont farming family. In 1944, an additional parcel of land was deeded to the Snyder and Allan family from the owner of the Star Mine, Thomas A. Brennan. This parcel came with rights to pump water from the Star Mine, and shares in the Leyner-Cottonwood Consolidated Ditch Company.

According to an oral history interview with Sheldon Allan, Sheldon also worked at the Columbine Mine, and then the Imperial Mine. He mentions living at the farm at some point, but he also lived in Boulder and then on Carbon Street in Erie.

Eston Allan spent most of his life traveling the world and working in different countries, although he did spend time in Erie. Sheldon, Eston, and their father Daniel Allan started the Cracker Jack Mine in Marshall, Colorado; which produced coal for 5-7 years.



Sheldon Allan was mayor of Erie. In his interview, he says he was mayor from 1950-1957. The Erie High School report "Erie: Yesterday and Today" lists him as mayor from 1960-1966.

The Forman (also spelled Foreman) family bought 40 acres east of the Allan Farm, but they couldn't access it. They made a lane and built a house on what is now 119th. Anne Groot lived there for a short time. When she died, The Tanaka family leased it and farmed the land for 35 years. It became part of the Tanaka vegetable empire, along with family owned land in Boulder County. Sheldon Allan tells the story that he and his mother Frances talked with Dick one day by the river and suggested he move in to the house and farm the land. Dick didn't have the money to buy seeds, so Frances Snyder lent it to him. According to Sheldon, this was how Dick Tanaka vegetable farms got its start.

Sheldon's daughter Carolyn Allan McCarthy owned the Allan Farm until she sold it to the Town of Erie in 2015.

### **Sources:**

Original documents, Town of Erie (provided by Nancy Parker, Town Clerk):

[http://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=60525&h=92207116&tid=&pid=&usePUB=true&\\_phsrc=PcU73&\\_phstart=successSource](http://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=60525&h=92207116&tid=&pid=&usePUB=true&_phsrc=PcU73&_phstart=successSource)

Obituary:

<https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=26986994>

Cecil and Mahala's 20th wedding anniversary party (attended by the Schofields and many more):

<https://www.coloradohistoricnewspapers.org/cgi-bin/colorado?a=d&d=ERN19050407-01.2.9&srpos=1&e=---en-20-ERN-1--txt-txIN-sheldon-----0-Oral>

Oral history Interview with Sheldon Allan:

<http://oralhistory.boulderlibrary.org/interview/oh0891/>

Grave marker for Clinton and Mahala Sheldon:

<http://centennialstate.coloradodar.org/erie/erieimagesp2t/sheldonclintonedgarmahala.jpg>

### **Architectural Description:**

*Written by Dave Snow, retired National Park Service Historical Architect*

There are three historic structures on the site that appear to be greater than 50 years old: a masonry house, a stone out building, and a wood frame out building. This is an exterior survey.

Masonry Wood Frame House (See Images 1-7)

The primary footprint is a rectangular north and south el with intersecting gable roofs (with wood frame gable ends) on the main portion of the one story house. There are two extensions to the east elevation, one with an added shed roof (south shed wall appears to be masonry), the other with a low pitched hip roof (sheathed with horizontal wood clapboard siding). A small wood frame porch pediment is located over the main entry on the west elevation of the south wing. The roof is covered by contemporary white composition shingles.

The primary house walls appear to have white stucco plastered masonry walls over a masonry substrate as there are ghosts of arched masonry lintels at all window and door openings. The tall and narrow historic windows are visibly modified by the installation of smaller rectangular windows likely when the stucco was applied (existing windows and doors are covered with plywood). It is very possible that the historic substrate is constructed similar to the stone out building and thus may be a combination of cut stone and red brick beneath the stucco. There is a historic red brick chimney at the midpoint of the south wing's ridge.

#### Stone Out Building (See Images 8-10)

The primary footprint is rectangular one story massing with a gable roof (the ridge runs north to south). The roof is sheathed with contemporary corrugated metal and there are contemporary gutters and downspouts. The walls appear to be an unusual combination of random cut granite, red sandstone and full dimension red brick (the combination all surprisingly plumb). The brick is laid up in vertical and horizontal widths of approximately 12 inches on the east elevation and only horizontal on the west. The north wall consists of random size cut red sandstone. Unlike the house, the window and door headers and sills are constructed with cut or hewn wood timbers. The doors are unusually low which may indicate a subterranean floor (perhaps to function as root cellar type food storage). All openings are covered with plywood.

#### Wood Frame Out Building (See Images 11-15)

The primary footprint is rectangular one story massing with a gable roof and exposed rafters (the ridge runs east to west). The roof is sheathed with contemporary composition shingles. Walls are extremely weathered wood frame sheathed with horizontal drop siding with evidence of white paint. There are numerous windows and doors on the south elevation. It appears to have functioned as a barn or garage with a large double door opening on the west elevation.

#### **General Significance of the Property:**

\_\_\_\_\_ **A. Architectural:** The property or structure has distinctive characteristics of a type, period, and method of construction or artisan.

- ☒ Exemplifies specific elements of an architectural style or period.
- ☐ Example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally.
- ☒ Demonstrates superior craftsmanship or high artistic value.
- ☐ Represents an innovation in construction materials or design.
- ☒ Style particularly is associated with Erie area.



- ☐ Represents a built environment of a group of people in an era of history that is culturally significant to Erie.
- ☐ Pattern or grouping of elements representing at least one of the above criteria.
- ☐ Significant historic model.

**B. Social/Historic:** The property or structure is associated with events or persons that have made a significant contribution to history.

- ☐ Site of a historic event that had an effect on society, community or event in the area's development.
- ☒ Exemplifies cultural, political, economic or social heritage of the community or a particular ethnic group.
- ☐ Associated with a notable person(s) or the work of a notable person(s).
- ☐ A unique example of an event in Erie's history
- ☒ Demonstrates potential to make an important contribution to the knowledge of the area's history or prehistory.
- ☐ An association with an important event in the area's development.

**C. Geographic/Environmental:**

- ☒ Enhances the sense of identity of the community, or is geographically or regionally important.
- ☒ Exhibits an established and familiar natural setting or visual fixture of the community.

### **Statement of Significance:**

This property is associated with agriculture, coal mining, and the railroad. Its owners were prominent members of Canfield and Erie society. The farm has was owned by the Sheldon-Allan family from 1889 until it was sold to the Town of Erie in 2016.

In the 1870s, both the Denver and Boulder Valley Railway Company and Longmont-Erie Railway Company had right-of-ways through this property. The land was considered part of the town of Canfield.

Clinton Edgar Sheldon purchased the property from Adam Garrison in 1889 for \$3000.00. He and his wife Mahala were prominent members of the area's agricultural community and Canfield society. Mr. and Mrs. Sheldon and daughter Cecel are buried in Mt Pleasant Cemetery. Sheldon leased water rights to the owners of the Star Mine starting in 1890.

The Sheldon's daughter Frances married Lafayette miner, Daniel Allan. Allan worked at the Simpson Mine and later at the Columbine Mine. In 1929 the property passed to Frances and her sons Sheldon and Eston Allen. In 1930 they had a barn and a milk house built on the property. Sheldon also worked in the Columbine Mine and the Imperial Mine. Sheldon was Mayor of the town of Erie in the mid-1900s. Well-known farmer Dick Tanaka leased the property and farmed it for 35 years.

**Description of Property:**

1. Legal description of property: Lot: [XX](#) Block: [XX](#) Subdivision:
2. Description of manmade site features that contribute to the historic significance of structure being nominated: [N/A.](#)



**Photos of Current Structure:**



*10/8/16, Image 1: Masonry House West Elevation.*



*10/8/16, Image 2: Masonry House South Elevation.*





*10/8/16, Image 3: Masonry House Southeast Corner.*



*10/8/16, Image 4: Masonry House and Stone Outbuilding Northeast Corners.*





*10/8/16, Image 5: Masonry House East End of North Elevation.*



*10/8/16, Image 6: Masonry House West End of North Elevation.*



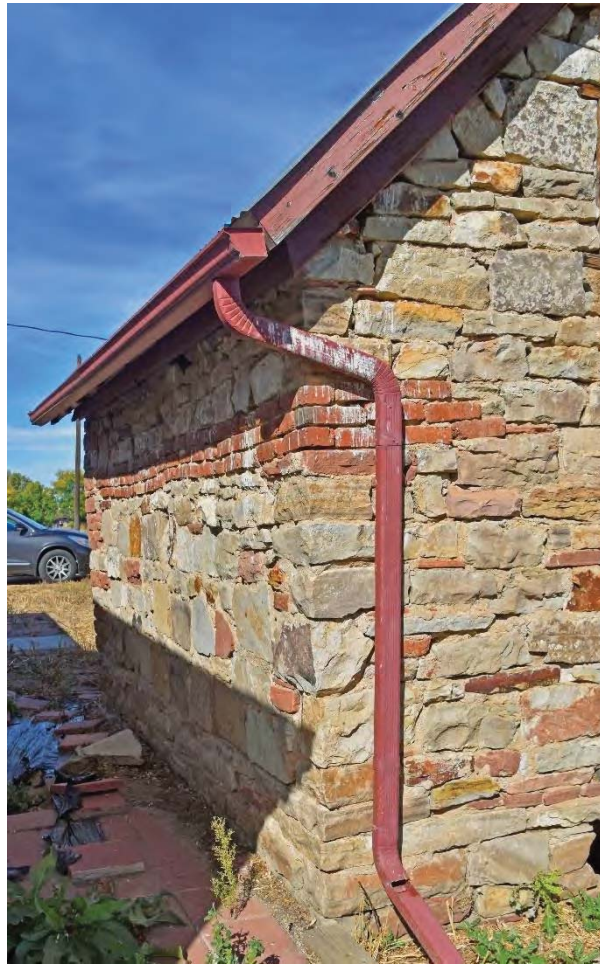


*10/8/16, Image 7: Masonry House Chimney Detail.*



*10/8/16, Image 8: Stone Out Building South Elevation*





*10/8/16, Image 9: Stone Out Building Southwest Corner Detail*



*10/8/16, Image 10: Stone Out Building Northeast Corner.*





*10/8/16, Image 11: Wood Frame Out Building West Elevation.*



*10/8/16, Image 12: Wood Frame Out Building South Elevation.*





*10/8/16, Image 13: Wood Frame Out Building Southeast Corner.*



*10/8/16, Image 14: Wood Frame Out Building Northeast Corner.*





*10/8/16, Image 15: Wood Frame Out Building North Elevation, Door Detail.*



This Deed, Made this Twentieth day of May  
 in the year of our Lord, one thousand eight hundred and Eighty nine between  
Adam W. Garrison  
 of the County of San Juan and State of Colorado, of the first part, and  
Clinton E. Sheldon of Boulder County and State  
of Colorado  
 of the County of Boulder 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 Three  
Thousand 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 doth grant, bargain, sell, convey and confirm unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to-wit:

The South half (1/2) of the South west quarter (1/4) of  
Section Twelve (12) in Township one (1) North of Range  
Eighty nine (89) West of the Sixth (6) Principal Meridian  
Containing according to the (U.S.) Survey  
Eighty (80) acres more or less

Subject to right of way of the Denver Western and Pacific  
Railroad consisting of a strip of land one hundred feet  
(100) wide along the grade thereof also a strip fifty  
feet (50) wide along the line of the Denver and Pacific  
Rail Road

Subject to a certain Deed of Trust for Fifteen Hundred  
Dollars with interest at 10 per cent per annum

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, his heirs and assigns forever. And the said Adam W. Garrison party of the first part, for his heirs, executors and administrators, doth covenant, grant, bargain and agree, to and with the said party of the second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he 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 incumbrances of whatever kind or nature soever:

and the above bargained premises, in quiet and peaceable possession of the said party of the second part, his heirs 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 his hand and seal the day and year above written.

Signed, Sealed and Delivered in Presence of

Adam W. Garrison  
 SEAL  
 SEAL  
 SEAL  
 SEAL



6857<sup>ON</sup>

Franklin E. Sheldon -

Alum. W. Garrison

STATE OF COLORADO, }  
County of } ss. *Deputy*

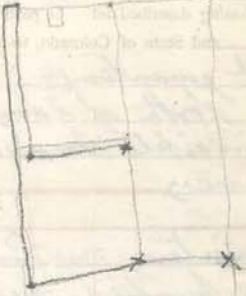
I hereby certify that this Deed was filed

for record in my office at 12 o'clock

107, and is duly recorded in Book 123 Page No 276

James Smith

Recorder.



STATE OF COLORADO, }  
County of }  
}

I, Richard J. Van Doren, Mayor of the Town of Northway

person, and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument of writing as \_\_\_\_\_ free and voluntary

I further certify that my commission expires May 22  
 Given under my hand and seal this 18 day

Given under my hand and seal, this 10th day of March, 1884

Richard Owen Anderson  
Wong-Pu-ai



\$ 1588 00

Three

hundred and eighty eight

and no/100ths

of the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

Three

hundred and eighty eight

and no/100ths

of the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

Received of

the order of

the order of

the order of

the order of

Due

Three

hundred and eighty eight

and no/100ths

of the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

Account by direct deposit

Three

hundred and eighty eight

and no/100ths

of the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

Account by direct deposit

Three

hundred and eighty eight

and no/100ths

of the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

Account by direct deposit

Three

hundred and eighty eight

and no/100ths

of the order of

the order of

the order of

the order of

the order of

the order of

the order of

the order of

April 4<sup>th</sup> 1889  
Rec'd \$1.50 interest  
for one year on the  
within

April 4<sup>th</sup> 1890  
Rec'd \$1.50 interest  
for one year on the  
within

April 4<sup>th</sup> 1891  
Rec'd \$1.50 interest  
for one year on  
the within

Emily O Brown

J. Le Dresser

Trustee

May 30<sup>th</sup> 1893  
Rec'd on the within note three  
hundred dollars

Oct 5<sup>th</sup> 1895  
Rec'd on the within note one hundred  
and fifty dollars



Canfield Colo May 26<sup>th</sup> 1891

I do hereby agree to let  
Frank Key use my interest  
in the lower boulder ditch  
to the amount of seventy  
inches (70) every alternate  
five (5) days to irrigate  
the land known as  
the Star Coal Co. land  
water to be drawn  
at three different headgates  
(one at a time) as the  
water now stands one about  
thirty rods more or less from  
the south line of said field  
on the abandoned Railroad

in year 1890  
Contribution fifty dollars

J. B. Sheldon

to the  
of the

Paid \$40.00



Canfield Colo May 14<sup>th</sup> 1891

I do hereby agree to let  
M Brennan use my interest in  
the Lower Boulder ditch to the  
amount of seventy inches (70)  
every alternate five (5) days from  
commencement of irrigating to  
to irrigate the lands known as  
the Star Coal Co. land water  
to be drawn from three different  
headgates (one at a time) as  
the gates now stand one  
about thirty rods more or less  
from the south line of said  
field one on the abandon  
Railroad grade one East of the  
field in Joseph Mitchels field  
Consideration fifty dollars

C. E. Sheldon  
M Brennan



WFE 651 PAGE 8

Recorded JAN 28 1938 2:25 P.M.

345723 QUIT CLAIM DEED BY 12881. Record

STATUTORY FORM

Know All Men By These Presents: That I,

CLARA M. GOODING,

of the

County of

Boulder,

and State of Colorado,

for the consideration of ONE

Dollars,

in hand paid, hereby sell and quit claim to

SHELDON E. ALLAN and ESTON R. ALLAN,

of the

County of

Boulder,

and State of Colorado,

the following real property, situate in the

County of

Boulder,

and State of Colorado, to-wit:

The south half (S. 1/2) of the southwest quarter (S.W. 1/4), of section twelve (12), in township one (1) north, of range sixty-nine (69) west of the 6th P.M., except any parcels thereof not conveyed by deed of Clinton E. Sheldon or C. E. Sheldon to Mahalah R. Sheldon, as shown by deed of record, saving and reserving to Frances L. Snyder, the possession, use and enjoyment of said premises for and during her natural life, and such possession, use and enjoyment is hereby conveyed to the said Frances L. Snyder; with all its appurtenances.

The said premises are hereby expressly declared to pass not in tenancy in common, but in joint tenancy, unless and provided, however, that if either of the said grantees, Sheldon E. Allan or Eston R. Allan, should die leaving issue him surviving, then, in such event, the said premises shall pass in tenancy in common.

It is expressly understood and hereby provided, anything to the contrary notwithstanding, that the whole or any part of said premises may be encumbered, alienated, conveyed in fee-simple, sold and disposed of at any time hereafter by the said Frances L. Snyder, Sheldon E. Allan and Eston R. Allan, or the survivor or survivors of them, in such manner as they or the survivor or survivors of them shall desire, and any deed or other instruments of writing executed by the said parties therefor shall be effectual to convey in fee-simple, the said premises, or such other interest therein as shall be determined upon by the parties executing the said instrument of writing.

(Said Deed to Mahalah R. Sheldon is recorded in book 447 at Page 125 of Boulder County Records)

Signed and delivered this 19th day of November, 1937.

Clara M. Gooding (SEAL)

(SEAL)

(SEAL)

STATE OF COLORADO }  
COUNTY OF BOULDER } ss.

The foregoing instrument was acknowledged before me this 13th day of November, 1937, by CLARA M. GOODING.

My commission expires November 21st, A. D. 1937.

WITNESS My Hand and Official Seal.



Gray Secor  
Notary Public



Recorded at 12:31 P.M. MAR 13 1944 ED ADAMS 411161

KNOW ALL MEN BY THESE PRESENTS, That we,

THOMAS A. BRENNAN and ELLEN N. BRENNAN,

County of Weld, State of Colorado,  
for the consideration of ONE HUNDRED DOLLARS and other consideration,  
in hand paid, hereby sell and convey to FRANCES L. SNYDER, SHELDON E. ALAN and ESTON  
County of Boulder, State of Colorado,  
the following real property, situate in the  
County of Boulder, State of Colorado, to-wit:

All that part of  
The north half (N. 1/2) of the northwest quarter (N.W. 1/4), of  
section thirteen (13), in township one (1) north, of range  
sixty-nine (69) west of the 6th P.M., described as follows:  
Beginning at a point on the north line of said section  
187 feet east of the northwest corner of the northeast quarter  
(N.E. 1/4) of said northwest quarter (N.W. 1/4), of said section,  
thence south 700 feet, more or less, to the lower Boulder  
ditch, thence along the line of said ditch southwesterly to  
the south line of said north half (N. 1/2) of said northwest  
quarter (N.W. 1/4) of said section, thence west along said line  
to the west line of said section, thence north along the west  
line of said section to the northwest corner thereof, thence  
east along the north line of said section to the point of be-  
ginning, containing forty (40) acres, more or less.  
Together with all ditch and water rights appertaining to  
said premises, including twenty-six (26) shares of the capital  
stock of The Leyner-Cottonwood Consolidated Pitch Company, and  
together with the right to irrigate said premises with water  
from the "Star Mine", which mine is on the south side of said  
eighty acre tract, with the right to install pumping plant at  
said mine for said purposes, and the right is granted to irri-  
gate the portion of the S 1/2 of the SW 1/4 of section 12, T. 1 N.  
R. 69 West, which the grantees now own with water from said  
mine; the grantees herein reserving one-half of the water of  
said mine; all such water to be economically applied, without  
waste, and in such manner as to afford all parties hereto a  
due and proper use of such water, the expense of maintenance  
of such pumping plant to be shared half and half by the  
parties.

with all its appurtenances, and warrant the title to the same, subject to existing rights of way  
for roads and ditches.  
The interest conveyed to the said FRANCES L. SNYDER is a  
life estate in the said premises with the encumbrance thereon  
for and during her natural life, and to the other grantees the  
reversion and remainder of said premises from and after the de-  
cease of the said life tenant.

Signed and delivered this 25th day of February, A.D. 1944,  
In the presence of  
*Ellen N. Brennan*  
*Thomas A. Brennan*  
Witnesses for said and official seal  
The foregoing instrument was acknowledged before me this 25th day of February, 1944,  
by THOMAS A. BRENNAN and ELLEN N. BRENNAN.  
My commission expires November 24th, 1945.  
Notary Public.

No. 897. WARRANT DEED—Statutory Form.—The Standard-Bookman Ptg. Co., Mfrs. Robinson's Legal Blank, 1824 Stout St., Denver, Colo.  
It is by these presents that the person or persons here named have inserted their names or names of their attorneys-in-fact, their names or names of their attorneys-in-fact, as executor, attorney-in-fact or other capacity or description, naming the  
Notary Public.



**SNYDER**  
**SHILDOA**  
No. 24837

# Abstract Title

OF

Part of S<sup>2</sup>SW<sup>4</sup> Sec. 12,

T. 1 N. R. 69 W. 6<sup>th</sup> P. M.

IN

Boulder County, Colorado

MADE BY

**The Boulder County Abstract of Title Co.**

No. 1334 Pearl St., Boulder, Colo.

Telephone Boulder 70

FRED WHITE, President      GUY A. ADAMS, Manager

FOR

**Complete Abstracts of Boulder County**

Comprising all Lodes, Lands and Town Lots

Miner Printing Co., Blank Book Makers

Abstract of Title to

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF  
SECTION TWELVE IN TOWNSHIP ONE NORTH OF  
RANGE SIXTY NINE, except parcels of land  
as set forth at Entries Nos. 15 & 16 of  
the within abstract.

*2 shares prob at  
Boulder Abstracts & Title Co*



## INSTRUMENT - Warranty Deed.

ENTRY No. 2

Recorded				Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book	Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal		
27	85	Jan.	5,	1874	Jan.	17,	1874	at 4:00 A.	Jan.	5,	1874			George K. Young, J.P.					
Boulder County, Colo. Justice Seal																			
CONSIDERATION \$ 1500																			
<p>Samuel H. Southard Mary Jane Southard</p> <p>TO William R. Howell</p> <p>Situate in Boulder County, State of Colorado.</p> <p>Conveys: S<math>\frac{1}{2}</math>SW<math>\frac{1}{4}</math> Sec. 12 T 1 N.R. 69 W. containing 80 acres</p>																			

## INSTRUMENT Patent.

ENTRY No. 1

Recorded				Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book	Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal		
V	485	Feb.	15,	1873	Jan.	17,	1874	at 3 $\frac{1}{2}$ P.M.											
CONSIDERATION \$																			
<p>United States of America</p> <p>By the President U.S. Grant,</p> <p>By S.D. Williamson, Secretary</p> <p>C.B. Boynton, Recorder General</p> <p>Land Office</p> <p>(Seal of General Land Office)</p> <p>Rec. Vol. 2 page 45</p> <p>TO</p> <p>Samuel H. Southard.</p> <p>Situate in Boulder County, State of Colorado.</p> <p>Grants: S<math>\frac{1}{2}</math>SW<math>\frac{1}{4}</math> Sec. 12 T 1 N.R. 69 W. 6th. P.M. Containing 80 acres.</p>																			

## INSTRUMENT-- Warranty Deed.

ENTRY No. 4

Recorded		Date of Ins.			Date Filed			Acknowledged			Commission Expires					
Book	Page	Mo.	Day	Year	Mo.	Day	Year	M	Mo.	Day	Year	Day	Year	Seal		
70	265	Dec.	29,	1881	Mar.	11,	1882	at 4:40 P	Feb.	4,	1882	Richard J. VanValkenburg	Mo.	Day	Year	Seal
N.P. Boulder County, Colo																
CONSIDERATION \$ 400																

William R. Howell

TO

The Denver Western and Pacific Railway Company.

Situate in Boulder County, State of Colorado.

Conveys: A strip of land 100 ft. wide extending over and across the SW $\frac{1}{4}$  Sec. 12 T 1 N.R. 69 W. being 50 ft. on each side of the following described line to-wit: Com. at a point on the  $\frac{1}{2}$  Sec. line of said Sec. 12, 1390 ft. W. from center of said Sec. being Station No. 1401 plus 66 of the Survey of said Railway th. N. 54° W. true bearing 511 ft. to Station No. 1406 plus 77 th. N.W. on a curve to the right of 40' 1073 ft. to station No. 1417 plus 50 to the W. line of said Sec. 12, and it is stipulated and agrees that said land is to be used for railroad purposes only and shall revert etc. to 1st. party in case of abandonments

## INSTRUMENT-- Quit Claim Deed.

ENTRY No. 3

Recorded		Date of Ins.			Date Filed			Acknowledged			Commission Expires					
Book	Page	Mo.	Day	Year	Mo.	Day	Year	Hour	M	Mo.	Day	Year	Mo.	Day	Year	Seal
61	211	Mar.	28,	1881	Apr.	23,	1881	at 11:00 A								
CONSIDERATION \$75																
NOT ACKNOWLEDGED																

W.R. Howell

TO

Denver Longmont and Northwestern Railroad Company.

Situate in Boulder County, State of Colorado.

Quit-claims: Right of way 50 ft. wide off W. side of S $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 12 T 1 N.R. 69 W.

"William R. Howell" in premises, and ack



## INSTRUMENT—Warranty Deed.

ENTRY No. 6

Recorded				Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book	Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal		
92	123	Sept.	21,	1885	Sept.	28,	1885	Sept.	20,	1885	Sept.	22,	1885				Seal		
CONSIDERATION \$2500																			
Margaret D. Wise				TO				The Colorado Milling and Mercantile Company, a corporation.											
<p>Situate in Boulder County, State of Colorado.</p> <p>Conveys: <math>S\frac{1}{2}</math>SW<math>\frac{1}{4}</math> Sec. 12 T 1 N.R. 69 W. containing 80 acres more or less.</p> <p>Subject to right of way of Denver, Western and Pacific Railway consisting of strip of land 100 ft. wide along grade thereof. Also strip 50 ft. wide along line of Denver Utah and Pacific Railway.</p>																			

## INSTRUMENT—Warranty Deed.

ENTRY No. 5

Recorded				Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book	Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal		
82	506	Mar.	20,	1885	Mar.	24,	1885	Mar.	20,	1885							Seal		
CONSIDERATION \$2200																			
William R. Howell				TO				Margaret D. Wise.											
<p>Situate in Boulder County, State of Colorado.</p> <p>Conveys: <math>S\frac{1}{2}</math>SW<math>\frac{1}{4}</math> Sec. 12 T 1 N.R. 69 W. containing 80 acres more or less. Subject to right of way of Denver Western and Pacific Railway consisting of strip 100 ft. wide along grade thereof, also a strip 50 ft. wide along line of Denver Utah and Pacific Railway.</p>																			

## INSTRUMENT- Warranty Deed.

ENTRY No. 8

Recorded				Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book	Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal		
109137		Mar.	10,	1887	Mar.	11,	1887	11:35 A.			Mar.	10,	1887				Seal		
CONSIDERATION \$2500																			

Joseph C. Dresser

TO

William H. Wise.

Situate in Boulder County, State of Colorado.

Conveys:

S $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 12 T 1 N.R. 69 W. containing 80 acres

more or less.

Subject to right of way of Denver Western and Pacific Railroad and also right of way of Denver Utah and Pacific Railroad.

## INSTRUMENT- Warranty Deed.

ENTRY No. 7

Recorded				Date of Ins.				Date Filed				Acknowledged				Corp. Acknowledgement				Commission Expires			
Book	Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal			
92	518	Aug.	23,	1886	Sept.	16,	1886	11:20 A.			Aug.	23,	1886				E.A. Thompson, N.P.			Seal			
Weld County, Colo.																							
CONSIDERATION \$																							

J.C. Dresser, President  
W.H. Wise, Secretary  
The Colorado Milling  
and Mercantile Company  
(Corporate Seal)

TO

Joseph C. Dresser

Situate in Boulder County, State of Colorado.

Conveys:

S $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 12 T 1 N.R. 69 W. containing 80 acres

more or less.

Subject to right of way of Denver Western and Pacific Railroad and also right of way of Denver Utah and Pacific Railroad.



## INSTRUMENT - Warranty Deed.

ENTRY No. 10

Recorded	Date of Ins.			Date Filed			Acknowledged			Commission Expires		
	Book	Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal
	122336	Apr. 5, 1889	Apr. 6, 1889	at 7:10 A.	Apr. 5, 1889							Seal
CONSIDERATION \$3500												

William H. Wise

TO Adam W. Garrison

Situate in Boulder County, State of Colorado.

Conveys:

S $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 12 T 1 N.R. 69 W. containing 80 acres more or less. Subject to right of way of Denver Western and Pacific Railroad and also right of way of Denver Utah and Pacific Railroad.

Subject to certain D.T. for \$1500 with int. 10% per annum

## INSTRUMENT - Deed of Trust.

ENTRY No. 9

Recorded	Date of Ins.			Date Filed			Acknowledged			Commission Expires		
	Book	Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal
	110335	Apr. 4, 1888	Apr. 10, 1888	at 7:15 A.	Apr. 4, 1888							Justice Seal
CONSIDERATION \$1.00&c.												

Wm. H. Wise

TO Joseph C. Dresser, Trustee

Situate in Boulder County, State of Colorado.

Deeds in Trust: S $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 12 T 1 N.R. 69 W. containing 80 acres more or less. Subject to right of way of Denver Western and Pacific Railroad and also right of way of Denver Utah and Pacific Railroad.

To secure \$1500 to Emily O. Brown, in 3 yrs. int. 10% per annum.

"William C. Wise" in premises and acknowledgement.

## INSTRUMENT - Tax Sale.

ENTRY No. 12

Recorded	Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal
5 6	Oct.	1,	1897													
Tax																
CONSIDERATION \$43.17																
County Treasurer																
TO W.H. Whitehead.																
S <sup>1</sup> / <sub>2</sub> SW <sup>1</sup> / <sub>4</sub> Sec. 12 T 1 N.R. 69 W.																
Sold for tax of 1896.																

## INSTRUMENT Warranty Deed.

ENTRY No. 11

Recorded	Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal
1122376	Apr.	5,	1889	May	6,	1889	May	5,	1889							
CONSIDERATION \$ 3000																
TO																
Adam W. Garrison																
Clinton E. Sheldon.																
Situate in Boulder County, State of Colorado.																
Conveys:																
S <sup>1</sup> / <sub>2</sub> SW <sup>1</sup> / <sub>4</sub> Sec. 12 T 1 N.R. 69 W. containing 80 acres more or less																
Subject to right of way of Denver Western and Pacific Railroad																
and also right of way of Denver Utah and Pacific Railroad.																
Subject to certain D.T. for \$1500 with int. at 10% per annum																



## INSTRUMENT-- Release of Deed of Trust.

ENTRY No. 14

Recorded				Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book	Page	Mo.	Day	Year	Mo.	Day	Year	M	Mo.	Day	Year	M	Mo.	Day	Year	Mo.	Day	Year	Seal
210581	Mar.	10,1897	Nov.	8,1899,	10:40	A.	Mar.	10,1897											
CONSIDERATION \$ 1.00&c.																			

Joseph C. Dresser

TO William H. Wise.

Situate in Boulder County, State of Colorado.

Releases: S $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 12 T 1 N.R. 69 W.

Subject to Right of Way of Denver Western and Pacific Railroad and also right of way of Denver Utah and Pacific Railroad.

Releases Deed of Trust dated Apr. 4, 1888, recorded April 10, 1888, in Book 110 page 335 at request of William H. Wise, by Clinton E. Sheldon.

## INSTRUMENT-- Redemption Certificate.

ENTRY No. 13

Recorded				Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book	Page	Mo.	Day	Year	Mo.	Day	Year	M	Mo.	Day	Year	M	Mo.	Day	Year	Mo.	Day	Year	Seal
5	6	Nov.	1,1897																
CONSIDERATION \$ 44.77																			

County Treasurer

TO Clinton E. Sheldon.

Redeems sale of Oct. 1, 1897 on  
S $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 12 T 1 N.R. 69 W. 6th. P.M.

## INSTRUMENT-- Warranty Deed.

ENTRY No. 16

Recorded		Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book	Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal
183516	Jan. 22, 1897	May 15, 1897	at 12:05 P.	Jan. 27, 1897													

CONSIDERATION \$

Clinton E. Sheldon

TO

Lydia A. Hackett.

Situate in Boulder County, State of Colorado.

Conveys: Com. at S.E. Cor. of SW $\frac{1}{4}$  Sec. 12 T 1 N.R. 69 W. th. N. along said quarter section line to the N.E. Cor. of SE $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 12, th. W. along the center line of said quarter section to within 3 $\frac{1}{2}$  rods of the N.W. Cor. of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  th. S. parallel with said center line of said quarter section to within 20 ft. of S. line of said section th. W. 58 $\frac{1}{2}$  rods to a point 20 ft. N. of the S. line of said Sec. th. N. to a point 112 ft. th. W. 25 rods to center of wagon road th. S. along the center of said wagon road to the S.W. corner of said Sec. 12, th. along said Sec. line to place of beg. containing 40 acres. Reserving to said 1st. party, his heirs and assigns the right to use the ditches through said above described land to convey water to SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Sec. 12.

## INSTRUMENT--Warranty Deed.

ENTRY No. 15

Recorded		Date of Ins.				Date Filed				Acknowledged				Commission Expires			
Book	Page	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Seal
222153	Mar. 26, 1899	Nov. 8, 1899	10:45 A.	Apr. 18, 1899													

CONSIDERATION \$1500

Clinton E. Sheldon

TO

Frank E. Foreman.

Situate in Boulder County, State of Colorado.

Conveys: Com. at a point 20 ft. N. of S. line of Sec. 12 T 1 N.R. 69 W. and 25 rods E. of the W. line of said Sec. 12 th. N. 112 ft. th. E. 97 $\frac{1}{2}$  ft. th. S. 112 ft. th. W. 97 $\frac{1}{2}$  ft. to place of beg. containing  $\frac{1}{4}$  acre more or less.



STATE OF COLORADO, )  
COUNTY OF BOULDER, ) ss.

The BOULDER COUNTY ABSTRACT OF TITLE COMPANY, a corporation, hereby certifies the within and foregoing, consisting of 16 sheets, and 16 entries numbered from 1 to 16 inclusive, to be a true and correct abstract of title to The S<sup>1</sup>SW<sup>1</sup>4 Sec. 12 T 1 N.R. 69 W. excepting Parcel described in Book 222 page 153, and in Book 183 page 516, set forth at entries Nos. 15 & 16 of this abstract

as shown by the records in the office of the County Clerk and Recorder of Boulder County, Colorado, and by the record of tax sales in the office of the County Treasurer of said Boulder County; excepting rights of way for public highways, maps and sworn statements, if any, pertaining to reservoir sites and irrigating ditches.

IN WITNESS WHEREOF, The Boulder County Abstract of Title Company has caused this certificate to be signed by its proper officer and its corporate seal to be attached, at Boulder, Colorado, this 24th.

day of September 1919 at 8:00 o'clock A. M.

THE BOULDER COUNTY ABSTRACT OF TITLE COMPANY

No. 24837.

By *Guy A. Adams* Manager

STATE OF COLORADO, )  
COUNTY OF BOULDER ) ss.

THE BOULDER COUNTY ABSTRACT OF TITLE COMPANY, a corporation, hereby certifies that the general taxes for the year 1918 on S<sup>1</sup>SW<sup>1</sup>4 Sec. 12 T 1 N.R. 69 W. excepting Parcels described in Book 222 page 153 and in Book 183 page 516, set forth at entries Nos. 15 & 16 of this abstract situate in Boulder County, Colorado, are all paid.

~~that the special taxes assessed against said property for improvement District No. 1 are~~

~~THE BOULDER COUNTY ABSTRACT OF TITLE COMPANY~~

IN WITNESS WHEREOF, The Boulder County Abstract of Title Company has caused this certificate to be signed by its proper officer and its corporate seal affixed this 24th. day of September 1919

Attached to and forming a part

THE BOULDER COUNTY ABSTRACT OF TITLE COMPANY,

of Abstract No. 24837.

By *Guy A. Adams* Manager

THE BOULDER COUNTY ABSTRACT OF TITLE CO.  
2015 13TH ST. BOULDER, COLORADO PHONE 822

DATE OF INSTRUMENT	DATE OF FILING	BOOK	PAGE	DATE OF ACKNOWLEDGMENT	ENTRY NO.
Nov. 24, 1931		10	137		18
<p>Treasurer of Boulder County</p> <p>Con. \$138.33 <b>TAX SALE</b></p> <p><b>TO</b></p> <p>The S<math>\frac{1}{2}</math> of the SW<math>\frac{1}{4}</math>, of Sec. 12 T. 1 N. R. 69 West of the 6th P. M., except two parcels of land.</p> <p>Gray Secor</p> <p>Sold for the taxes of 1930.</p>					

10-37-5M

THE BOULDER COUNTY ABSTRACT OF TITLE CO.  
2015 13TH ST. BOULDER, COLORADO PHONE 822

DATE OF INSTRUMENT	DATE OF FILING	BOOK	PAGE	DATE OF ACKNOWLEDGMENT	ENTRY NO.
May 3, 1920	May 4, 1920 at 12:01 P. M.	447	135	May 3, 1920	17
<p>150441</p> <p>Clinton E. Sheldon</p> <p><b>TO</b></p> <p>Mahalah R. Sheldon</p> <p>North 112 feet, thence East 97<math>\frac{1}{4}</math> feet, thence South 112 feet, thence West 97<math>\frac{1}{4}</math> feet being heretofore conveyed by grantor and recorded in Book 222, Page 153. And other land.</p> <p>Con. \$1&amp;c <b>WARRANTY DEED</b></p> <p><b>CONVEYS:</b> All that part of S<math>\frac{1}{2}</math> of SW<math>\frac{1}{4}</math> of Sec. 12 T. 1 N. R. 69 West, save and except a piece of land commencing at a point 20 feet North of South line of Sec. 12 T. 1 N. R. 69 West and 25 rods East of West line of said Sec. 12, thence North 112 feet, thence East 97<math>\frac{1}{4}</math> feet, thence South 112 feet, thence West 97<math>\frac{1}{4}</math> feet being heretofore conveyed by grantor and recorded in Book 222, Page 153. And other land.</p> <p>Ack! before J. Taylor Smith, N. P. Boulder County, Colo. Seal. Com. Ex. March 19, 1924.</p>					

10-37-5M



THE BOULDER COUNTY ABSTRACT OF TITLE CO.  
2015 13TH ST. BOULDER, COLORADO PHONE 822

DATE OF INSTRUMENT	DATE OF FILING	BOOK	PAGE	DATE OF ACKNOWLEDGMENT	ENTRY NO.
Sept. 26, 1933	Sept. 26, 1933 at 3:48 P. M.	419	260		20

301278

**CERTIFICATE OF LEVY**

George A. Richart, Sheriff, does hereby certify that by virtue of a certain Writ of Execution to him directed from By: R. A. McTaggart, Deputy District Court, Boulder County, in favor of Fred Brown, Plaintiff, against Ralph Snyder and Frances Snyder, Defendants, dated Sept. 26, 1933, did on Sept. 26, 1933 levy upon the following:  
The West 1 acre of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  less 1 and 1/4 acres. All in Sec. 12 T. 1 N. R. 69 West of the 6th P. M.

10-37-5M

THE BOULDER COUNTY ABSTRACT OF TITLE CO.  
2015 13TH ST. BOULDER, COLORADO PHONE 822

DATE OF INSTRUMENT	DATE OF FILING	BOOK	PAGE	DATE OF ACKNOWLEDGMENT	ENTRY NO.
Dec. 2, 1931		10	137		19

Treasurer of Boulder County

**TO**

Mahala Sheldon

Con. \$139.70

**TAX REDEMPTION CERTIFICATE**

**REDEMMS:** The S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 12 T. 1 N. R. 69 West of the 6th P. M., except two tracts.

**REDEMMS:** Tax Sale made Nov. 24, 1931.

10-37-5M

DATE OF INSTRUMENT	DATE OF FILING	BOOK	PAGE	DATE OF ACKNOWLEDGMENT	ENTRY NO.
Sept. 29, 1930	Jan. 28, 1938 at 2:51 P. M.	648	593		22
<p>345721</p> <p>W. D. MacGinnis, Treasurer of State of Colo. By: W. C. Daken, Deputy, (Seal)</p> <p>TO</p> <p>Estate of Mahala R. Sheldon, deceased.</p> <p>of land described in Book 447</p>					
<p>RECEIPT FOR INHERITANCE TAX</p> <p>Received of Frances L. Allan, Administratrix of said Estate, \$15.00 for Inheritance Tax etc., Date of death: Aug. 3, 1929. Description of property: The S<math>\frac{1}{2}</math> of the SW<math>\frac{1}{4}</math> of Sec. 12 T. 1 N. R. 69 West of the 6th P. M. Together with all ditch and water rights appertaining to said premises. Two shares preferred stock of The Consolidated Lower Boulder Reservoir &amp; Ditch Co., save and except parcels Page 135 to which reference is hereby made.</p>					

10-37-5M

DATE OF INSTRUMENT	DATE OF FILING	BOOK	PAGE	DATE OF ACKNOWLEDGMENT	ENTRY NO.
Jan. 28, 1938	Jan. 28, 1938 at 2:50 P. M.	560	145		21
<p>345720</p> <p>IN THE MATTER OF FRED BROWN VS RALPH SNYDER AND FRANCES SNYDER</p>					
<p>CERTIFICATE OF SATISFACTION OF JUDGMENT</p> <p>IN THE DISTRICT COURT, BOULDER COUNTY, COLORADO. I, Amos A. Mahan, Clerk of the District Court of Boulder County, Colorado, do hereby certify that a certain judgment had in said Court, in above entitled cause, on Sept. 26, 1933, has been fully satisfied, and that the levy recorded in Book 419 Page 260, Boulder County records is thereby released.</p> <p>Amos A. Mahan, Clerk, District Court, Boulder County, Colo. (Court Seal).</p>					

10-37-5M



THE BOULDER COUNTY ABSTRACT OF TITLE CO.  
2015 13TH ST. BOULDER, COLORADO PHONE 822

DATE OF INSTRUMENT	DATE OF FILING	BOOK	PAGE	DATE OF ACKNOWLEDGMENT	ENTRY NO.
Nov. 19, 1937	Jan. 28, 1938 at 2:53 P. M.	651	8	Nov. 19, 1937	24
<p>345723</p> <p>Clara M. Gooding TO Sheldon E. Allan Eston R. Allan</p> <p>Con. \$1.</p> <p><b>QUIT CLAIM DEED</b></p> <p><b>QUIT CLAIMS:</b> The S<math>\frac{1}{2}</math> of the SW<math>\frac{1}{4}</math> of Sec. 12 T. 1 N. R. 69 West of the 6th P. M., except any parcels thereof not conveyed to deed of Clinton E. Sheldon or C. E. Sheldon to Mahalah R. Sheldon, as shown by deed of record, saving and reserving to Frances L. Snyder, the possession, use and enjoyment is hereby natural life, and such possession, use and enjoyment is hereby premises for and during her natural life, but in conveyed to the said Frances L. Snyder; The said premises are hereby expressly declared to pass not in tenancy in common, Sheldon The said premises are hereby provided, however, that if either of the said grantees, Sheldon, then, in such event, the joint tenancy, unless and provided, issue him surviving, then, in such event, anything to the contrary notwithstanding, E. Allan or Eston R. Allan, should die leaving issue in common. said premises shall pass in tenancy in common. It is expressly understood and hereby provided, alienated, conveyed in fee- that the whole or any part of said premises may be encumbered, alienated, conveyed in fee-</p>					

10-37-5M

THE BOULDER COUNTY ABSTRACT OF TITLE CO.  
2015 13TH ST. BOULDER, COLORADO PHONE 822

DATE OF INSTRUMENT	DATE OF FILING	BOOK	PAGE	DATE OF ACKNOWLEDGMENT	ENTRY NO.
Nov. 19, 1937	Jan. 28, 1938 at 2:52 P. M.	651	7	Nov. 19, 1937	23
<p>345722</p> <p>Frances L. Snyder, formerly Frances L. Allan, Sheldon E. Allan, Eston R. Allan TO Clara M. Gooding</p> <p>Con. \$1.00</p> <p><b>QUIT CLAIM DEED</b></p> <p><b>QUIT CLAIMS:</b> The S<math>\frac{1}{2}</math> of the SW<math>\frac{1}{4}</math> of Sec. 12 in T. 1 N. R. 69 West of the 6th P. M., except any parcels thereof not conveyed by Deed of Clinton E. Sheldon, or C. E. Sheldon, to Mahalah R. Sheldon, as shown by deed of record; saving and reserving to Frances L. Snyder, the possession, use and enjoyment of said premises for and during her natural life. (Said Deed to Mahalah R. Sheldon is recorded in Book 447 at Page 135 of Boulder County records).</p>					

10-37-5M

Ack. before Gray Secor, N. P. Boulder County, Colo. Seal. Com. Ex. Nov. 21, 1937.



DATE OF INSTRUMENT	DATE OF FILING	BOOK	PAGE	DATE OF ACKNOWLEDGMENT	ENTRY NO.
Jan. 21, 1938	Jan. 23, 1938 at 2:54 P. M.	648	594	See Below	25
<p>345724 Frances L. Snyder formerly Frances L. Allan (1) Sheldon E. Allan (1) Eston R. Allan (2) <b>TO</b> Public Trustee <b>use of</b> Gray Secor, Longmont, Colorado</p> <p>Con. \$2,000. <b>DEED OF TRUST, RECEIVER'S CLAUSE</b></p> <p><b>DEEDS IN TRUST:</b> The S<math>\frac{1}{2}</math> of the SW<math>\frac{1}{4}</math> of Sec. 12 T. 1 N. R. 69 West of the 6th P. M., except two parcels, one containing 1/4 acres, more or less, described in deed recorded in Book 222, Page 153 and the other containing 40 acres, more or less, described in deed recorded in Book 183, Page 516, except all existing rights of way for highways and ditches, but conveying hereby all ditch and water rights appertaining to said premises including 2 shares of the preferred capital stock of The Consolidated Lower Boulder Reservoir and Ditch Company.</p> <p><b>TO SECURE:</b> One promissory note bearing even date herewith for principal sum of \$2000 payable in 3 years, interest at 6% semi-annually, according to tenor and effect of 6 interest coupon notes for \$60. each, principal and interest payable at The First National Bank, Longmont, Colorado. (1) Ack. Jan. 21, 1938 before H. C. Hickman, N. P. Boulder County, Colo. Seal. Com. Ex. Nov. 15, 1938. (2) Ack. Jan. 25, 1938 before H. M. Davidson, N. P. Los Angeles County, California. Seal. Com. Ex. Oct. 14, 1940.</p>					

No. 24 continued

345723 continued.

simple, sold and disposed of at any time hereafter by the said Frances L. Snyder, Sheldon E. Allan and Eston R. Allan, to the survivor or survivors of them, in such manner as they or the survivor or survivors of them shall desire, and any deed or other instruments of writing executed by the said parties therefor shall be effectual to convey in fee-simple, the said premises, or such other interest therein as shall be determined upon by the parties executing the said instrument of writing. (Said deed to Mahalah R. Sheldon is recorded in Book 447 Page 135 of Boulder County records).

Ack. before Gray Secor, N. P. Boulder County, Colo. Seal. Com. Ex. Nov. 21, 1937.



346777 continued.

Sheldon E. Allen and Eston R. Allen, or the survivor of them, and provided her death occurs prior to the distribution mentioned to be made to her said sons in paragraphs Sixth and Seventh hereof, then any and all property, real, personal and mixed received by her under the provisions of paragraph Second hereof and remaining in her hands at her death, shall go to the Trustee hereinafter appointed for her said sons, in trust to administer and distribute, in equal shares, as hereinafter provided, and to the survivor of them if either should be dead at her death.

Fourth: Money bequest. Fifth and Sixth: Directs Trustee as to investment of money, etc.

Seventh: Affects trust funds. Eighth: All of the rest, residue and remainder of my estate I give, devise and bequeath unto my daughter Frances L. Allen.

Ninth: I hereby make, constitute and appoint my said Nephew Eston Buster as executor of this my Last Will and Testament. Witness my hand this 31 day of July, 1924.

Mahala R. Sheldon.

Witnessed in due form by two witnesses.

*(See record for full details in Vol. 1, page 10)*

*Codified at #4*

THE BOULDER COUNTY ABSTRACT OF TITLE CO.  
2015 13TH ST. BOULDER, COLORADO PHONE 822

DATE OF INSTRUMENT	DATE OF FILING	BOOK	PAGE	DATE OF ACKNOWLEDGMENT	ENTRY NO.
346777	March 8, 1938 at 3:57 P. M.				25
<p><b>LAST WILL AND TESTAMENT, DECREE OF FINAL SETTLEMENT.</b></p> <p>WILL</p> <p>I, Mahala R. Sheldon, being of sound and disposing mind and memory, do hereby make, publish and declare this to be my last will and testament, hereby revoking any and all former wills, codicils and testamentary dispositions by me at any time heretofore made.</p> <p><u>First:</u> I direct my executor hereinafter named, to pay all of my just debts out of my estate.</p> <p><u>Second:</u> Subject to the provisions of paragraphs Third, Fourth and Fifth hereof, I give, devise and bequeath unto my beloved daughter Frances L. Allen of Boulder, Colorado, all of my property, real, personal and mixed, and wheresoever situated, of which I may die seized or possessed.</p> <p><u>Third:</u> In the event of the death of my said daughter prior to the death of her sons</p>					

10-87-5-M



*That Frances L. Allen was appointed executrix of said Estate.*

Frances L. Allen, the executrix of the Estate of Mahala R. Sheldon, deceased, and presents to Court a final report, asks that same be approved and that she be discharged. And Court finds that Mahala R. Sheldon, departed this life on or about Aug. 3, 1929, and thereafter Frances L. Allen, now Frances L. Snyder, was appointed Executrix of said Estate. That notice to claimants to file claims was published, and that all claims against said Estate and all costs of administration and inheritance taxes have been paid. That more than 1 year has elapsed since letters were issued herein, and that there has been published, in accordance with an order of this Court, a notice that said Final Report would be presented for approval on Monday March 7, 1938, Etc. Etc. Final Report is approved and Executrix discharged.

Done in open Court: March 7, 1938. By the Court: E. J. Ingram, Judge.

Certified as true copies of Will and Decree of Final Settlement March 7, 1938, Fred W. Burger, Clerk of the County Court, Boulder County, Colo. (Court Seal).

## CODICIL

I, Mahala R. Sheldon, having made my Last Will and Testament bearing date the 31st day of July 1924, do now hereby make this codicil, to be taken as a part of the same, to-wit: First: I hereby ratify and confirm said Will in every respect, save and except so far as it is inconsistent with this codicil. Second: I hereby revoke the appointment, as made in my said Will and Testament, of Eston Buster as executor of said Will and as trustee for my grandsons Sheldon E. Allen and Aston R. Allen, and hereby substitute in his place as such executor and trustee my nephew C. H. Capron, etc. etc. Third: Affects money bequests.

Dated: Sept. 29, 1928. Mahala R. Sheldon. Witnessed in due form by 2 witnesses.

## DECREE OF FINAL SETTLEMENT

IN THE MATTER OF THE ESTATE      IN COUNTY COURT, BOULDER COUNTY, COLORADO  
OF MAHALA R. SHELDON, DECEASED      And now on this day comes Frances L. Snyder, formerly

*Go back to sheet preceding*



STATE OF COLORADO {  
COUNTY OF BOULDER

# CERTIFICATE

The undersigned hereby certifies that the foregoing, consisting of 10 entries, numbered 17 to 26 inclusive, constitutes a true and correct Abstract of Title to the land in Boulder County, Colorado, described as follows:

Land described at Entry No. 25 of this Continuation

subsequent to Sept. 24, 1919 at 8:00 AM, as shown by the records in the office of the Recorder of said Boulder County, and as to tax sales and redemptions as shown by the record books of tax sales in the office of the County Treasurer of said Boulder County, except as to rights of way for ditches and public highways, maps and sworn statements, if any, pertaining to reservoir sites and irrigating ditches.

We further certify that the Tax Rolls in the office of the County Treasurer of said Boulder County show that the taxes for the year 1937 are fully paid, and that ~~that~~ special assessments

Dated at Boulder, Colorado, this 11th day of March, 1938, at 7:00 o'clock A. M.

THE BOULDER COUNTY ABSTRACT OF TITLE COMPANY

No. 65971-----

By

Margaret Atina

COUNTERSIGNED BY

ESTATE OF

*Nicholas H. Shelton*

DECEASED

No. *7*

PAY TO THE

ORDER OF

*B. L. Dunning*

LONGMONT, COLO.

*Feb 15*

19*30*

\$ *93.52*

DOLLARS

TO THE FARMERS NATIONAL BANK

LONGMONT, COLO.

82-63

*Francesa R. Dunning*

EXECUT

ADMINISTRAT

RECEIVED THE ABOVE AMOUNT FROM SAID (EXECUT

ADMINISTRAT

) IN PAYMENT OF

*Sum due for 13 mos.*

*B. L. Dunning*

[NOT VALID UNLESS THIS RECEIPT IS SIGNED BY PAYEE]

*Nancy*



PAID TO THE ACCOUNT OF  
*D. L. Downing*  
at Boulder National Bank,  
Boulder, Colorado  
C. G. Walton, Cashier

PAY CHILLIAC NATIONAL BANK  
DENVER, COLO. OR ORDER  
FEB 14 1930  
THE BOULDER NATIONAL BANK  
82-27

PAY TO THE ORDER OF  
ANY BANK OR BANKER  
FEB 17 1930  
BOULDER NATIONAL BANK  
DENVER, COLO. 23-2

Nancy f

DECEASED NO

DOLLARS

COUNTERSIGNED BY

ESTATE OF Marjorie H. Walker, DECEASED No. 8

PAY TO THE ORDER OF A. W. Anderson LONGMONT, COLO. Feb 24 1930

Twenty six dollars 50 \$ 26.50 DOLLARS

TO THE FARMERS NATIONAL BANK LONGMONT, COLO. Francis S. Snyder EXECUT ADMINISTRAT

RECEIVED THE ABOVE AMOUNT FROM SAID (EXECUT ADMINISTRAT) IN PAYMENT OF Robert M. Davis

A. W. Anderson [NOT VALID UNLESS THIS RECEIPT IS SIGNED BY PAYEE]

COUNTERSIGNED BY

ESTATE OF Marjorie H. Walker, DECEASED No. 6

PAY TO THE ORDER OF Chapman Davis LONGMONT, COLO. Dec 8 1928

Twenty six dollars \$ 26.00 DOLLARS

TO THE FARMERS NATIONAL BANK LONGMONT, COLO. Francis S. Snyder EXECUT ADMINISTRAT

RECEIVED THE ABOVE AMOUNT FROM SAID (EXECUT ADMINISTRAT) IN PAYMENT OF Paul Davis

Chapman Davis [NOT VALID UNLESS THIS RECEIPT IS SIGNED BY PAYEE]



Schofield Bros  
By Glen Schofield

ESTATE OF

ANY BANK OR BANKER  
DECEASED  
FEB 25 1930  
DENVER NATIONAL BANK  
DENVER, COLO.

ANY BANK OR BANKER  
DECEASED  
FEB 25 1930  
DENVER NATIONAL BANK  
DENVER, COLO.

U. V. Indrus

ESTATE OF

DECEASED NO

ANY BANK OR BANKER  
DECEASED  
FEB 25 1930  
DENVER NATIONAL BANK  
DENVER, COLO.

82-20

SUBORDINATION AGREEMENT

For Value Received, GRAY SECOR hereby subordinates and subjects the items of his Deeds of Trust as follows:

1. Deed of Trust dated February 25, 1944, recorded in Book 741, at page 437, Boulder County Records.
2. Deed of Trust dated December 7, 1953, recorded in Book 941, at page 354, Boulder County Records.
3. Deed of Trust dated October 26, 1946, recorded in Book 795, at page 237, Boulder County Records, and
4. Deed of Trust dated March 19, 1947, recorded in Book 803, at page 183, Boulder County Records.

and on the following described land:

All that part of the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Thirteen (13), Township One (1) North, Range Sixty-nine (69) West of the 6th P.M., described as follows:

Beginning at a point on the North line of said Section 187 feet East of the Northwest Corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Northwest Quarter (NW $\frac{1}{4}$ ) of said Section, thence South 700 feet, more or less, to the "Lower Boulder Ditch", thence along the line of said ditch Southwesterly to the South line of said North Half (N $\frac{1}{2}$ ) of said Northwest Quarter (NW $\frac{1}{4}$ ) of said Section, thence West along said line to the West line of said Section, thence North along the West line of said Section to the Northwest Corner thereof, thence East along the North line of said Section to the point of beginning, containing 40 acres, more or less.

executed by THOMAS A. BRENNAN, and ELLEN N. BRENNAN, and FRANCES L. SNYDER, SHELDON E. ALAN and ESTON R. ALAN to the conditions and provisions of that certain Contract and Grant of Easement dated August 5, 1954, executed by FRANCES L. SNYDER, SHELDON E. ALAN and ESTON R. ALAN in favor of the Northern Colorado Water Conservancy District, covering a strip or parcel of land across the North Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Thirteen (13), Township One (1) North, Range Sixty-nine (69) West of the 6th P.M., in Boulder County, Colorado, to the same extent as if said Grant of Easement had been executed and recorded prior to said Deeds of Trust.

Dated this \_\_\_\_\_ day of March, 1955.

Gray Secor.

STATE OF COLORADO  
COUNTY OF BOULDER

ss. }

The foregoing Subordination Agreement was acknowledged before me this \_\_\_\_\_ day of March, 1955, by Gray Secor.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public.



KELLY AND CLAYTON  
First National Bank Bldg.,  
Greeley, Colorado

March 17, 1955.

PRELIMINARY OPINION OF TITLE

SOUTH PLATTE SUPPLY CANAL - ERIE SECTION - FRANCES L. SNYDER, et al.

NAME:

FRANCES L. SNYDER, et al.

TO-WIT DESCRIPTION:

N $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section 13, Township 1 North,  
Range 69 West of the 6th P.M., Boulder  
County, Colorado. For exact description  
see Contract and Grant of Easement dated  
August 5, 1954.

ABSTRACTS EXAMINED:

1. Photostatic Abstract, 183 entries to  
8/1/42 at 7:00 o'clock A.M., under  
Certificate No. 73626 by the Boulder  
County Abstract of Title Company.  
2. Supplemental Abstract consisting of  
18 entries to January 6, 1955, at 7:00  
o'clock A.M., under Certificate No. 1548,  
by the Boulder County Abstract of Title  
Company.

RECORD OWNERS:

FRANCES L. SNYDER, Life Estate; remainder  
to SHELDON E. ALLAN and ESTON R. ALLAN.

COVENANTS AND  
RESTRICTIONS:

1. Any state of facts an accurate survey  
would show, and any adverse possessory  
rights or state of facts an inspection of  
the premises might reveal.

OIL AND GAS LEASE:

1. Five (5) year lease dated July 31, 1953,  
to the Carter Oil Company as recorded in  
Book 939, at page 170, Boulder County Records.

SPECIAL IMPROVEMENT  
DISTRICTS:

1. Boulder Valley Soil Conservation District.

RESERVATIONS:

1. A strip of land 200 feet wide reserved for  
right-of-way by the Denver and Boulder Valley  
Railway Company in 1878 by Deed recorded in  
Book 49, page 189, Boulder County Records.  
2. Right-of-way 50 feet wide as then located,  
to the Longmont and Erie Railway Company by  
Quit Claim Deed in 1880, recorded in Book 60,  
page 455, Boulder County Records.  
3. Location for Erie Irrigation Ditch as  
located in 1883 and recorded in Book 65, page  
257.

4. The Boulder and Weld Seepage Ditch No. 1,  
as platted January 13, 1908, in Book "D", at  
page 26, Boulder County Records.

5. Agreement covering Wise Extension of the  
Cottonwood Ditch dated April 4, 1896, recorded  
in Book 331, at page 130, Boulder County Records.

LIENS:

1. Deed of Trust dated February 25, 1944, recorded in Book 741, at page 437, Boulder County Records, from former owners to the Public Trustee of Boulder County for GRAY SECOR in the principal sum of \$2,150.00 due on or before three (3) years.

2. Deed of Trust from former owners, dated December 7, 1953, recorded in Book 941, at page 354, Boulder County Records to the Public Trustee of Boulder County for GRAY SECOR for the principal sum of \$650.00, due on or before three (3) years from date.

3. Deed of Trust dated October 26, 1946, recorded in Book 795, at page 237, Boulder County Records, from said named owners to the Public Trustee of Boulder County, for GRAY SECOR, for the principal sum of \$4,000.00 due five (5) years from date.

4. Deed of Trust dated March 19, 1947, recorded in Book 803, at page 183, Boulder County Records, from said named owners to the Public Trustee of Boulder County for GRAY SECOR, in the principal sum of \$3,500.00 with installments of \$1,000.00 payable semi-annually.

1. Subordination Agreement on said Deeds of Trust is needed from Gray Secor. We have this date prepared same and forwarded it to him for his signature.

Very truly yours,

KELLY AND CLAYTON

John R. Clayton.

JRC:vc

REQUIREMENTS: