

This chain of title tracks the ownership of the commercial property currently owned by the Victor Improvement Association which currently houses the Victor-Lowell Thomas Museum. It is located on lots 31 and 32 in block 22 in the town of Victor in Teller County.

1894: Quit Claim Deed dated June 16, 1894 in book 174, page 23 for lot 31 and 32 in block 22 of Victor.

Spicer Mining and Mill Co.

to

Douglas Bernard

1895: Warranty Deed dated January 12, 1895 in book 89, page 350 putting into the public trust lots 31 and 32 in block 22 of Victor.

Douglas Bernard

to

Thomas A McMorris, Public Trustee

1895: Release Deed dated February 19, 1895 in book 183, page 118 releasing lots 31 and 32 in block 22 from public trust.

Thomas A McMorris, public trustee

to

William Bainbridge and Douglas Bernard

1896: Spc Deed date dated February 17, 1896 in book 206, page 366 transferring ownership of lots 31 and 32 on block 22.

Douglas Bernard

to

A. Reynolds

1896: Warranty Deed dated February 15, 1896 in book 193, page 582 transferring ownership of lots 31 and 32 on block 22 in Victor.

William M. Bainbridge et al.

to

A. Reynolds

1899: An agreement dated September 15, 1899 in book 43, page 125 giving six and one-half inches of the west 75 feet of lot 31 in block 22 for \$200.00.

A. Reynolds

to

John Horgan.

1900: An agreement dated May 16, 1900 in book 66, page 26 giving the north one and one-fourth inches of the south six and one-half inches of the west 75 feet of lot 31 in block 22 in Victor.

John Horgan  
to  
A. Reynolds

1900: Quit Claim Deed dated July 10, 1900 in book 70, page 79 concerning the half interest of the west 75 feet of lots 31 and 32 in block 22.

A. Reynolds  
to  
Maggie Reynolds

1900: Deed of Trust dated November 17, 1900 in book 27, page 369 concerning the East 50 feet of lots 31 and 32 in block 22. No reference as to how this property came into the hands of E. A. Meredith was found.

E. A. Meredith  
to  
Public Trust

1900: A promissory note being paid the land was released from trust. Recorded in book 138, page 219 on December 13, 1900.

George E. Kyner, Public Trustee  
to  
E. A. Meredith

1903: Quit Claim Deed dated March 30, 1903 in book 95, page 520 concerning the east 50 feet of lots 31 and 32 in block 22 along with the building on said premises.

E. A. Meredith  
to  
H. A. Summer

1905: Agreement for a loan dated July 14, 1905 in book 124, page 433 concerning the east 50 feet of lots 31 and 32 in block 22 with the building.

H. A. Summer  
to  
Bank of Grand County

1908: Warranty Deed dated December 2, 1908 in book 137, page 330 concerning the east 50 feet of lots 31 and 32 in block 22 Street number 210 and 212 Victor Avenue.

Bank of Grand County  
to  
C. D. Hall

1911: Quit Claim Deed dated August 28, 1911 in book 148, page 259 concerning one-fourth of the west 75 feet of lots 31 and 322 in block 22.

A. Reynolds

to  
Bertha Schultz

1911: Quit Claim Deed dated August 28, 1911 in book 148, page 260 transferring ownership of one-fourth interest of the west 75 feet of lots 31 and 32 in block 22 of the Spicer Addition in Victor.

A. Reynolds  
to  
Grace Niles

1912: Quit Claim Deed dated October 5, 1912 in book 162, page 293 transferring ownership of one-half of one-half of the west 75 feet of lots 31 and 32 block 22 in Victor.

Maggie Reynolds-Reed  
to  
Bertha Schultz

1912: Quit Claim Deed dated October 5, 1912 in book 162, page 294 transferring half interest of the half interest of the west 75 feet in lots 31 and 32 in block 22 of the Spicer Addition in Victor.

Maggie Reynolds-Reed  
to  
Grace Niles

1917: An agreement dated June 18, 1917 in book, 195 page 21 transferring ownership of the west 75 feet of lots 31 and 32 in block 22 in Victor.

Bertha M. Schultz and Grace Niles  
to  
A. Reynolds

1917: Quit Claim Deed dated June 19, 1917 in book 195, page 138 transferring ownership of the west 75 feet of lots 31 and 32 in block 22 in Victor.

A. Reynolds  
to  
Grace Niles

1920: Quit Claim Deed dated December 15, 1920 in book 206, page 548 concerning the west 75 feet of lots 31 and 32, block 22 in the Spicer Addition of Victor.

Grace Niles  
to

Sumner A Hackley

1920: Quit Claim Deed dated December 15, 1920 in book 211, page 330 concerning the east 50 feet of lots numbered 31 and 32 in block 22.

Clarence D. Hall

to  
Sumner Hackley

1949: Warranty Deed dated July 6, 1949 in book 250, page 149 transferring ownership of lots 31 and 32 of block 22 in the Spicer Addition of Victor.  
Sumner A. Hackley

to  
Walter Wagner

1957: Deceased estate giving power to the joint tenant dated April 12, 1957 in book 275, page 26 of lots 31 and 32 in block 22.

Deceased Estate of Walter Wagner

to  
Ruth Wagner, joint tenant

1958: An agreement dated June 13, 1958 in book 279, pages 41 and 42 transferring ownership of lots 31 and 32 of block 22 of the Spicer Addition of Victor.

Ruth A. Wagner

to  
Harry and Mary House

1959: An agreement for the sale and purchase of property dated November 16, 1959 in book 282, pages 425 and 426.

Harry and Margaret House

to  
Victor Improvement Association

1959: Deed of Trust dated December 3, 1959 in book 282, page 469.

Harry and Margaret House

to  
Rudolph Balke, Public Trustee

<sup>64</sup>  
1960: Warranty Deed dated June 24, 1960 in book 283, page 584.

Rudolph Balke

to  
Victor Museum Association

1981: Quit Claim Deed dated March 30, 1981 in book 267, page 391 fixing the mistake in name of the grantee. *(Not In the File)*

Rudy Balke Trust Inc.

to  
Victor Improvement Association