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Applicants

Denver Bar Association Record

Applicants

"Applicants"

The following applicants for admission to membership in the Denver Bar Association will be voted on at the meeting of October 5, 1926.

S. W. JOHNSON:
Born at Abingdon, Iowa; a resident of Colorado since 1881; admitted to practice in Colorado in 1894; present Judge of the District Court of the First Judicial District; recommended by Albert J. Gould, Jr., and J. G. Scott.

JOHN F. MAIL:
Born at Palentine, Illinois; obtained the degrees of Bachelor of Arts, Master of Arts and Bachelor of Laws at De Pauw University in 1888; was admitted to practice in Colorado in 1897; has been practicing in Denver since that time; recommended by D. Edgar Wilson and Henry A. Dubbs.

MARGARET B. CHRISTENSON:
Born in Fond du Lac, Wisconsin; came to Colorado in 1915; received degree of Bachelor of Laws from Westminster Law School in 1922; admitted to practice in Colorado in 1922; now practicing independently; recommended by Bertha V. Perry and Hamlet J. Berry.

CHAUNCEY GROMAN WILSON:
Born in Blue Island, Illinois; came to Colorado in 1919; received degree of Bachelor of Laws from Denver University in 1926; admitted to practice in Colorado in 1926; recommended by Francis J. Knauss and Richard B. Goudy.

CHARLES L. BEARD:
Born in Somerset, Kentucky; came to Colorado in 1910; admitted to practice in 1921; now engaged in the practice with M. B. Waldron; recommended by Albert J. Gould, Jr., and Earle F. Wingren.

A Burlesque Requirement Sheet

Sometime ago a real estate agent who had suffered long from attorney's requirements, expressed his ideas on the subject in the following burlesque opinion, supposed to have been written on the letterhead of his counsel:

JONES, JONES, JONES & JONES
Attorneys at Law and Elsewhere

We have examined two abstracts, four affidavits, one telegram and six scraps of paper showing the title to the following property in Hooppole County, Illinois:

Beginning at a ripple in the Sangamon River, thence running rapidly up and down said river 10 chains; thence to a tin can in the prairie; thence meandering across the prairie to a point, and thence returning gradually to the beginning, containing 20 acres according to survey for purchaser and/or 30 acres according to sellers survey, including and excluding all fish, tadpoles and clam shells in said river.

According to said abstracts, we hope, trust and pray that the title to said property is vested in Thomas S. Offenderfer, (unless he has died) subject to the following requirements:

1. An affidavit should be obtained from the King of Siam stating whether Columbus discovered America coram nobis, and if not why not.

2. Provided that Jedusha Williams who died in 1806 left no heirs other than his thirteen children who signed the deed scire facias.

3. At page 3½AA there appears a pencil notation on the margin as fol-

lows "Get toilet set and compact for Edith."

A suit to quiet title should be brought in the Supreme Court of the United States to remove this cloud.

4. We advise that you buy some other land.

Yours cheerfully,
Jones, Jones, Jones & Jones,
By Company.

P.S.—There is a mortgage on the property which should be released if, as, and or when paid.

—*Title News*

In Memoriam

Mr. Arthur C. Bartels, long a practicing lawyer of this city and a member of this Association, passed away during the early part of this month.

President Marsh appointed Messrs. Frank N. Bancroft, Herbert M. Munroe, and Charles R. Bosworth, a committee, to attend his funeral as representatives of this Asscciation.

Farm Titles

By Hon. Benjamin Griffith, of the Denver Bar
(formerly Attorney General, State of Colorado)

In the space accorded to the writer, a few observations only may be offered that may prove of some interest to the Profession.

Fortunately for the peace of mind of the average lawyer, the very great acreage of farm lands in the West comes from the original patent of the United States, based upon survey by legal subdivision, and not by metes and bounds as is so often the case in the East.

As is well known, as soon as final proof is made by the entryman, and a Receiver's or Final Receipt is issued to him by the local land office, he has a title which he may sell, mortgage or devise, even though his final muniment of title, the patent has not been and may never be issued.

A somewhat startling complication arises when, e. g. the entryman mortgages his homestead after final receipt. He may still before patent relinquish his homestead to the Government and thus defeat this mortgage, leaving the latter without any title to support it. The only method of avoiding this result is for the mortgagee to file with the Land Office written notice of his mortgage, whereupon a relinquishment is not accepted but the title inures to the mortgagee. The homesteader also by virtue of the Federal Statute may hold his land free from any execution and levy based on a debt incurred prior to the issuance of the patent, without reference to the date of Receiver's Receipt, which often antedates the patent months and even years.

Another very trying and serious problem arises under our State law, over the conveyance or mortgage of a homestead which may have been claimed by husband or wife in the home. The statute not only requires that the officer taking the acknowledgment must certify therein to examining the wife separate and apart from the husband, but that separate examination must be made or the deed is not binding. The average Notary Public will certify to a homestead acknowledgment and pay no attention to the requirements thereof.