

Chronicle of Property Devolution Red Feather Lakes Compiled by Bert Morissette

At least some of the sections located in the vicinity of Red Feather Lakes were granted to the Union Pacific Railroad under acts of Congress of July 1, 1862 and July 2, 1864. Among those sections were Sections 9, 17, 19, 21, 23 and the north half of Section 27, all in Township 10 North, Range 73 West. These lands were subject to a mortgage indenture dated April 16, 1867. Cyrus H. McCormick, of reaper and other farm implement fame, was a trustee under the original land grant mortgage. These lands were also security for subsequent mortgages undertaken by the railroad.

On July 12, 1906, the Union Pacific conveyed to George W. Bond, Sections 9, 17, 21 and the north half of Section 19, reserving rights to oil, minerals and coal.

On June 27, 1907, Bond had conveyed to Laramie-Poudre Reservoirs and Irrigation Company the reservoirs known as Dowdy Lake, Twin Lake (now know as West Lake), Snake Lake, Deer Lake (Letitia) and Erie. These were known as Mitchell Lake #1 ((Erie), Reservoir #2 (Snake), #3 (Red Feather), #4 (Hiawatha), #5 (Letitia), #6 (Shagwa). On September 24, 1909, Laramie-Poudre Reservoirs and Irrigation Company conveyed Hiawatha, Ramona and Red Feather Lake to The Horseshoe Reservoir Company.

On October 22, 1913, Bond conveyed to Elizabeth M. Akin 4,320 acres (Sections 9, 17, 21, 23, 25 and the north half of Section 27, and the lands surrounding Nokomis, Shagwa, much of Hiawatha, Ramona, Red Feather Lakes, except the sites of reservoirs previously conveyed by Bond to Laramie-Poudre Reservoirs and Irrigation Company.

On December 14, 1911, Horseshoe granted to Myron H. Akin perpetual right to fish and stock Hiawatha, Ramona and Red Feather Lakes and to license others to do so. This right was quit-claimed to Elizabeth M. Akin on January 10, 1914.

September 11, 1923, Myron H. Akin conveyed to The Board of Directors "The Redfeather Mountain Lakes Association" all of the lands previously conveyed by Bond and others and the rights under the Horseshoe agreement, excepting 10 acres in Section 28 known as Akins' mountain home (near Ramona). Elizabeth Akin executed a similar deed on September 15, 1923. The consideration for the transfer was 299,995 shares of the grantee and a trust deed in the amount of \$100,000.

The Redfeather Mountain Lakes Association was incorporated on September 11, 1923 as a real estate, investment, and mountain resort company. Its office address was that of Myron H. Akin, The Avery Building, Fort Collins, Colorado. The incorporators were D.O. Norton, Myron H. Akin, George H. Shaw, B. H. Purcell and S. Marvin James.

On January 12, 1924, James and Purcell, two of the incorporators of The Redfeather Mountain Lakes Association granted to The Italian-American Realty & Investment Company exclusive right to sell 3,000 one-quarter acre lots around Deer (Letitia) Lake to finance a hotel to be known as the Venetian Gardens Hotel. On January 7, 1924, The Redfeather Mountain Lakes Association granted to Gaylor W. Akins an agency to sell lots.

On August 3, 1926, The Red Feather Lakes Resort Company was incorporated with authority to buy and sell real estate. Frank T., Sidney H., and Paul A. Johnson were the incorporators. On November 4, 1926, The Redfeather Mountain Lakes Association conveyed to The Red Feather Lakes Resort Company certain tracts of land (with fishing privileges) to buyers of lots from grantee and perpetual right of way over all roadways. A trust deed for \$100,000 was listed as part of the consideration.

On January 30, 1928, Laramie-Poudre Reservoirs and Irrigation Company conveyed to Red Feather Lakes Resort Company several parcels of ground and Red Feather, Apache, Nokomis, Papoose, Shagwa, Letitia and Snake Lakes.

January 7, 1928, The Red Feather Lakes Resort Company platted the Letitia Lake Subdivision and granted perpetual right-of-way for roads and easements to lot owners. The plat restricted sale of lots to residence purposes only and restricted sales only to “persons of the Caucasian race.”

An agreement was entered into on August 2, 1928, between Redfeather Lot Owners Committee and M. Smedlow, Denver, President of Red Feather Lakes Resort Company, granting fishing privileges to the former.

Book 518, page 21, of the Larimer County Clerk’s Office, sets forth a deed to Norman Hutchinson, Post #26, American Legion.

On December 3, 1928, there was a tax sale by the County Treasurer to R. C. McConnell of the north half of Section 27. The property was redeemed on November 20, 1928.

On November 12, 1928, the case of David M. Strong v Red Feather Lakes Resort Company was tried in the District Court for the City and County of Denver. The court entered its order on December 22, 1930, placing the company in receivership and appointing Floyd A. Smith, Receiver.

Red Feather Lakes Resort Inc. was incorporated on May 17, 1929. Earl Black, Carle Whitehead and William P. Kavanagh were listed as incorporators. A. C. Quaintance, President of Red Feather Lakes Resort, Inc. executed a trust deed to A. D. Quaintance, Trustee, conveying NW., W of SW, and SW. of SW., Section 27, and fishing and water rights. Three-hundred sixty acres were involved. The trust deed was security for a note to John Ross for \$22,500 at 8% , payable July 25, 1929. Trust deed was dated June 14, 1929.

On April 3, 1931, John Ross conveyed by warranty deed the property described in the previous paragraph to his daughter, Mary Ross Quaintance.

December 4, 1928, shows a tax sale of lots in the Letitia subdivision. On May 11, 1937, a Treasurers deed to, among other lands, Lots 1-28 Letitia Subdivision was executed in favor of R. L. Smith and J. B. Wellborn. On October 4, 1937, R. L. Smith and J. B. Wellborn conveyed the property to Mary Ross Quaintance. Book 674, pp 292-293.

On January 27, 1938, Mary Ross Quaintance conveyed to the Board of County Commissioners the land described in the previous paragraph. The deed provided a perpetual right to repurchase the land. On October 11, 1949, the Commissioners reconveyed the land to Mary Ross Quaintance, rescinding the previous agreement because of invalidity. Back taxes were to be assessed, offset by option payments received. Mary Ross Quaintance had been selling lots in the interim.