

DEED OF EASEMENT FOR SIDEWALK PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

That Four States Realty Co., Inc. a corporation duly organized and existing under and by virtue of the laws of Delaware, for and in consideration of One (\$1.00) Dollar and other good and valuable considerations, in hand paid, does hereby grant and convey to the CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the Constitution of the State of Colorado, an easement and right-of-way for sidewalk purposes over, upon, across and in the following described real property situate in the City and County of Denver, State of Colorado, to-wit:

Those parts of Block 94, East Denver, described as follows:

Beginning at the most easterly corner of Block 94, East Denver; thence southwesterly along the southeasterly line of said Block 94, a distance of 150.25 feet; thence northwesterly on an angle to the right of 90°, a distance of 5.75 feet; thence southwesterly and parallel with the southeasterly line of said Block 94, a distance of 109.75 feet; thence southeasterly on an angle to the left of 90°, a distance of 5.75 feet to the southeasterly line of said Block 94; thence southwesterly along said southeasterly line a distance of 10 feet; thence northwesterly on an angle to the right of 90°, a distance of 17.75 feet; thence northeasterly and parallel with the southeasterly line of said Block 94 a distance of 155 feet; thence southeasterly on an angle to the right of 90° to a point that is 5.583 feet northwesterly, by perpendicular measurement, from the southeasterly line of said Block 94; thence northeasterly and parallel with the said southeasterly line to the northeasterly line of said Block 94; thence southeasterly on the said northeasterly line to the point of beginning.

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STATE OF COLORADO
CITY & COUNTY
OF DENVER
FILED IN MY OFFICE ON

F. J. SERAFINI
CLERK AND RECORDER

ALSO

Beginning at the most northerly corner of Block 94, East Denver; thence southwesterly along the northwesterly line of said Block 94 a distance of 150.25 feet; thence southeasterly on an angle to the left of 90°, a distance of 5.75 feet; thence southwesterly and parallel with the northwesterly line of said Block 94 a distance of 109.75 feet;

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APPROVED FOR RECORDING
LAND OFFICE

As to Form
[Signature]
Clerk and Recorder

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thence northwesterly on an angle to the right of 90°, a distance of 5.75 feet to the northwesterly line of said Block 94;
thence southwesterly on the said northwesterly line a distance of 10 feet;
thence southeasterly on an angle to the left of 90°, a distance of 17.75 feet;
thence northeasterly and parallel with the northwesterly line of said Block 94 a distance of 155 feet;
thence northwesterly on an angle to the left of 90° to a point that is 5.583 feet southeasterly, by perpendicular measurement, from the northwesterly line of said Block 94;
thence northeasterly and parallel with the said northwesterly line to the northeasterly line of said Block 94;
thence northwesterly on the said northeasterly line to the point of beginning.

ALSO

Commencing at the most southerly corner of Block 94, East Denver;
thence northwesterly along the southwesterly line of said Block 94 a distance of 30 feet to the true point of beginning;
thence continuing northwesterly on the said southwesterly line a distance of 175 feet;
thence northeasterly on an angle to the right of 90°, a distance of 10 feet;
thence southeasterly and parallel with the southwesterly line of said Block 94 a distance of 175 feet;
thence southwesterly to the point of beginning.

RESERVING, However, to the undersigned, its successors and assigns, the right to utilize and enjoy the above described premises providing the same shall not interfere with the inspection, use and operation of said sidewalks, and providing further that the Grantor shall not erect or place any building or tree on the above described right-of-way and the City shall not be liable for their removal if they are so placed.

Signed and delivered this 13th day of March

A.D., 1975.

ATTEST:

Handwritten signature: R. W. Mayfield
Secretary

FOUR STATES REALTY CO., INC.

By *Handwritten signature: B. A. Robinson*
Vice President

STATE OF Texas)
COUNTY OF Dallas) ss.
CITY OF Dallas)

The foregoing instrument was acknowledged before me this 13th day of March A.D., 1975, by B. A. Robinson as Vice President, and by R. W. Mayfield as Secretary of Four States Realty Co., Inc., a Delaware corporation.

Witness my hand and official seal.

My commission expires June 1, 1975



Handwritten signature: Jean Hainebach
Notary Public

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