



**Department of Public Works**  
Permit Operations and Right of Way Enforcement  
201 W. Colfax Avenue, Dept. 507  
Denver, CO 80202  
P: 720-865-2782  
F: 720-865-3280  
www.denvergov.org/pwprs

## REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

**TO:** Karen Walton, City Attorney's Office

**FROM:** Robert J. Duncanson P.E., Engineering Manager II  
Right-of-Way Services

**DATE:** September 22, 2014

**ROW #:** 2014-0051-31                      **SCHEDULE #:** N/A

**TITLE:** This request is to dedicate a City owned land as Public Alley.  
Located near the intersection of 43<sup>rd</sup> and Eliot.

**SUMMARY:** Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as Public Alley.

It is requested that the above subject item be placed on the Mayor-Council Agenda for the next available date.

Therefore, you are requested to initiate Council action to dedicate a parcel of existing City owned land for Public Right-of-Way purposes as Public Alley. The land is described as follows.

### INSERT PARCEL DESCRIPTION ROW (2014-0051-31-0001) HERE.

A map of the area to be dedicated is attached.

RD/AG/BLV

cc: Asset Management, Steve Wirth  
City Councilperson & Aides, Susan Shepard District # 1  
City Council Staff, Gretchen Williams  
Environmental Services, David Erickson  
Public Works, Manager's Office, Alba Castro  
Public Works, Manager's Office, Nancy Kuhn  
Public Works, Right-of-Way Engineering Services, Rob Duncanson  
Department of Law, Karen Aviles  
Department of Law, Brent Eisen  
Department of Law, Karen Walton  
Public Works Survey, Ali Gulaid  
Public Works Survey, Paul Rogalla  
Owner: City and County of Denver  
Project file folder 2014-0051-31

# ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at [Nancy.Kuhn@Denvergov.org](mailto:Nancy.Kuhn@Denvergov.org) by **NOON on Monday**.

*\*All fields must be completed.\*  
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: September 22, 2014

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

If yes, please explain:

2. **Title:** *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

This request is to dedicate a City owned land as Public Alley.  
Located near the intersection of 43rd and Eliot.

3. **Requesting Agency:** PW Right of Way Engineering Services

4. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** [Barbara.valdez@denvergov.org](mailto:Barbara.valdez@denvergov.org)

5. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** [Nancy.Kuhn@denvergov.org](mailto:Nancy.Kuhn@denvergov.org)

6. **General description of proposed ordinance including contract scope of work if applicable:**

*\*\*Please complete the following fields: (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** N/A
- b. **Duration:** Permanent
- c. **Location:** Bounded by 43<sup>rd</sup> 44<sup>th</sup> Decatur and Eliot
- d. **Affected Council District:** Susan Shepard Dist. #1
- e. **Benefits:** N/A
- f. **Costs:** N/A

7. **Is there any controversy surrounding this ordinance?** *(Groups or individuals who may have concerns about it?)* **Please explain.**

None

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_



## EXECUTIVE SUMMARY

**DENVER**  
THE MILE HIGH CITY

**Project Title: 2014-0051-31 Dedication 43<sup>rd</sup> and Eliot**

**Description of Proposed Project: This request is to dedicate a City owned land as Public Alley. Located near the intersection of 43rd and Eliot.**

**Explanation of why the public right-of-way must be utilized to accomplish the proposed project: Dedicating City owned land to Public Right of Way, from the vacant parcel program approved through City Council.**

**Has a Temp MEP been issued, and if so, what work is underway: N/A**

**What is the known duration of an MEP: N/A**

**Will land be dedicated to the City if the vacation goes through: N/A**

**Will an easement be placed over a vacated area, and if so explain: N/A**

**Will an easement relinquishment be submitted at a later date: N/A**

**Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way.**

# Public Alley Parcel 1



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.tri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

Map generated 8/15/2014. This City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is" without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

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# Public Alley Parcel 1

W 44th Ave N Eliot St



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

0 100ft

Map generated 8/15/2014 - The City and County of Denver shall not be liable for damages of any kind arising out of the use of this information. The information is provided "as is," without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.

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# Public Alley Parcel 2



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.irf
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County



# Public Alley Parcel 2

W 44th Ave N Eliot St

W 44th Ave

N Eliot St

- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County



0 100ft

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# Public Alley Parcel 3



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County

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# Public Alley Parcel 3



# Public Alley Parcel 4



- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- mask
- 2012\_Denver.jp2.iri
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County



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# Public Alley Parcel 4

W 44th Ave N Eliot St

W 44th Ave

N Eliot St

- Denver County (Boundary)
- Street Centerline
- Interstate
- US Highway
- Other
- Parcels
- Denver County (Shaded)
- Denver County
- Adams County
- Arapahoe County
- Jefferson County



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**PW Legal Description No. 2014-0051-31-001**

Four parcels of land located in the Southeast 1/4 of Section 20, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

**Parcel 1**

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 19th of January 1914 in Book 2308 Page 064 at the City and County of Denver Clerk & Records Office being more particularly described as follows:

That part of lots One (1) and Two (2), Block Five (5), Perrin's Subdivision and the unnumbered strip of land lying North of and adjoining said Block Five (5) described as follows to wit: Commencing at the Southeast corner of said Lot Two (2); thence West on the South line of said Lot Two (2) 60 feet; thence North and parallel to East line of Eliot Street, 211.89 feet more or less to the South line of West 44<sup>th</sup> Avenue; thence East on the South line of West 44<sup>th</sup> Avenue 12 feet; thence South and parallel to the East line of Eliot Street 201.91 feet, more or less to a point which is 10 feet North of the South line of aforesaid Lot Two (2); thence East and Parallel to the South of said Lot Two (2) and said Lot One (1), 96 feet; thence North and parallel to the West line of Decatur Street 202.10 feet more or less to the South line of West 44<sup>th</sup> Avenue; thence East on the South of West 44<sup>th</sup> Avenue 12 feet; thence South and parallel to the West line of Decatur Street 212.12 feet more or less to the South line of said Lot One (1); thence West on said South line 60 feet to the place of beginning.

**Parcel 2**

A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on the 16th of May 1914 in Book 2308 Page 384 at the City and County of Denver Clerk & Records Office being more particularly described as follows:

That part of lots Three (3) and Four (4), Block Five (5), Perrin's Subdivision, described as follows to wit: Commencing at the Northeast corner of said Lot Three (3); thence West on the North line of said Lot Three (3) 60 feet; thence South and parallel to the East line of Eliot Street, one hundred eighty-seven feet to the North line of West 43<sup>rd</sup> Avenue; thence East on last mentioned North line twelve feet; thence North and parallel to the East line of Eliot Street, one hundred seventy seven feet; thence East and parallel to the North line of said Lot 3 and Lot 4, ninety six feet; thence South and parallel to the West line of Decatur Street, one hundred seventy seven feet to the North line of West 43<sup>rd</sup> Avenue; thence East on North line of West 43<sup>rd</sup> Avenue twelve feet; thence North and parallel to the West line of Decatur Street one hundred eighty seven feet to the North line of said Lot 4; thence West on the last mentioned North line sixty feet to the place of beginning.

**Parcel 3**

A parcel of land conveyed by Treasurer's Deed to the City & County of Denver, recorded on the 10th of October 1975 in Book 1135 Page 474 at the City and County of Denver Clerk & Records Office being more particularly described as follows:

S 2 ft of N 12ft of E 48ft of Plot 3 Blk 5 Perrins Sub

**Parcel 4**

**A parcel of land conveyed by Treasurer's Deed to the City & County of Denver, recorded on the 1st of July 1957 in Book 8057 Page 215 at the City and County of Denver Clerk & Records Office being more particularly described as follows:**

**South Two (2) Feet of North Twelve (12) feet of West Forty-eight (48) feet of Plot Four (4), in Block Five (5), Perrin's Subdivision**

This Deed, Made this thirtieth day of October in the year of our Lord one thousand nine hundred and twelve between \_\_\_\_\_

Reception No. 67002  
**WARRANTY DEED.**  
John Carrin  
 TO  
City of Denver  
 Filed for Record at \_\_\_\_\_ o'clock \_\_\_\_\_ V.  
James C. Driscoll  
 Notary Public, Denver, Colorado

\_\_\_\_\_ of the City and County of Denver, and State of Colorado, of the first part, and  
City of Denver  
Municipal Corporation  
 of the City and County of Denver, and State of Colorado, of the second part;  
 Witnesseth, That the said part 1 of the first part, for and in consideration of the sum of \_\_\_\_\_ Dollars,

to the said part \_\_\_\_\_ of the first part, in hand paid by the said part \_\_\_\_\_ of the second part, the receipt whereof is hereby confessed and acknowledged, has \_\_\_\_\_ granted, bargained, sold and conveyed, and by these presents does \_\_\_\_\_ grant, bargain, sell, convey and confirm unto the said part \_\_\_\_\_ of the second part, \_\_\_\_\_ heirs and assigns forever, all the following described lot \_\_\_\_\_ or parcels of land situate, lying and being in the City and County of Denver, and State of Colorado, to wit: \_\_\_\_\_

\_\_\_\_\_ and the unincorporated strip of land lying north of \_\_\_\_\_ adjoining said block \_\_\_\_\_  
 (1) The parcel on the south line of said lot \_\_\_\_\_ 60 feet; thence north \_\_\_\_\_ parallel to east line of \_\_\_\_\_ street, 21.84 feet more or less to the south line of West 44<sup>th</sup> Avenue; thence east on the south line of West 44<sup>th</sup> Avenue, 12 feet; thence north and parallel to the east line of \_\_\_\_\_ street, 20.91 feet, more or less, to a point which is 10 feet north of the south line of said lot \_\_\_\_\_ (2) thence north and parallel to the north line of said lot \_\_\_\_\_ 60 feet; thence north and parallel to the west line of \_\_\_\_\_ street 20.91 feet; thence north and parallel to the west line of \_\_\_\_\_ street 12 feet; thence south and parallel to the west line of \_\_\_\_\_ street 12.12 feet more or less to the south line of said lot \_\_\_\_\_; thence west on said south line, 60 feet to the place of beginning.

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 part \_\_\_\_\_ 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 \_\_\_\_\_ a Municipal Corporation the said part \_\_\_\_\_ of the second part, \_\_\_\_\_ heirs and assigns for ever. And the said \_\_\_\_\_

part \_\_\_\_\_ of the first part, for \_\_\_\_\_ heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said part \_\_\_\_\_ of the second part \_\_\_\_\_ heirs and assigns, that at the time of the sealing and delivery of these presents \_\_\_\_\_ 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 \_\_\_\_\_ said, 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 part \_\_\_\_\_ of the second part \_\_\_\_\_ heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof. \_\_\_\_\_ the said part \_\_\_\_\_ of the first part shall and will WARRANT AND FOREVER DEFEND \_\_\_\_\_

In Witness Whereof, The said part \_\_\_\_\_ of the first part has \_\_\_\_\_ herunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ the day and year \_\_\_\_\_ above written.

Signed, Sealed and Delivered in the Presence of \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STATE OF COLORADO, }  
 CITY AND COUNTY OF DENVER, } ss.  
 I, James C. Driscoll,  
 a Notary Public in and for \_\_\_\_\_ said City and County, in the State aforesaid, do hereby certify that John Carrin  
 personally known to me to be the person whose name is \_\_\_\_\_ subscribed to the foregoing deed, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument of writing as \_\_\_\_\_ free and voluntary act \_\_\_\_\_ for the uses and purposes therein set forth.



Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 1912.  
 My commission expires March 6<sup>th</sup> 1916.  
James C. Driscoll  
 Notary Public

PARCEL 2

This Deed, Made this Thirtieth day of October in the year of our Lord one thousand

hundred and thirteen between

Maria L. Perrin

of the City and County of Denver, and State of Colorado, of the first

City and County of Denver  
a Municipal Corporation

of the City and County of Denver, and State of Colorado, of the second

Witnesseth, That the said party of the first part, for and in consideration of One (\$1.00)

to the said party of the first part, in hand paid by the said party of the second part, whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and presents do grant, bargain, sell, convey and confirm unto the said party of the second part, heirs and assigns forever, all the following described lot or parcel of land situate, lying and being in the City and County of Denver, and State of Colorado, to wit: That part of Lots 3, 4, 5 and 6 of Block 5 (Perrin's Subdivision)

Reception No. 73689-  
**WARRANTY DEED.**  
Maria L. Perrin  
 TO  
City and County of Denver  
 Filed for Record at 10 o'clock A.M.  
Mar. 16 - 1914  
Otto J. Thum Commissioner of  
Property Tax Office Clerk and Recorder.

described as follows, to-wit:

Commencing at the northeast corner of said lot 3 thence west on the north line of said lot 3 sixty feet; thence south by parallel to the east line of Eliot Street one hundred eighty seven feet to the north of West 43rd Avenue, thence east on last mentioned north line twelve feet; thence east by parallel to the east line of Eliot Street, one hundred seventy seven feet; thence east by parallel to the north line of said lot 3 and lot 4, ninety six feet; thence south by parallel to the west line of Decatur Street, one hundred seventy seven feet to the north line of West 43rd Avenue; thence east on north line of West 43rd Avenue twelve feet; thence north by parallel to the west line of Decatur Street one hundred eighty seven feet to the north line of said lot 4; thence west on last mentioned north line sixty feet to the place of beginning.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and 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 above bargained and described, with the appurtenances, unto City and County of Denver, a Municipal Corporation the said party of the second part, its successors heirs and assigns for ever. And the said Maria L. Perrin

party of the first part, for herself heirs, executors and administrators, do covenant, grant, bargain and agree to the said party of the second part, its successors heirs and assigns, that at the time of the ensembling and delivery of these presents she 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 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 other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever:

and the above bargained premises, in the quiet and peaceable possession of the said party of the second part, its successors heirs and assigns 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.

PARCEL 3

(SINGLE PARCEL)

KNOW ALL MEN BY THESE PRESENTS, That, whereas, the following described real property, viz:

S 2ft of N 12ft of E 48ft of Plot 3 Blk 5 Perrins Sub

situated in the City and County of Denver, and State of Colorado, was subject to taxation for the year A.D. 1965, and whereas, the taxes assessed upon said real property for the year aforesaid, remained due and unpaid at the date of the sale hereinafter named; and whereas, the Manager of Revenue ex-officio Treasurer of the said City and County of Denver, did on the 23rd day of November, A.D. 1966, by virtue of the authority vested in him by law, at the sale begun and publicly held on the 23rd day of November, A.D. 1966, expose to public sale, at the office of the Manager of Revenue, ex-officio Treasurer, in the City and County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the said real property above described, for the payment of the taxes, interest and costs then due and remaining unpaid on the said real property; and whereas, at the time and place aforesaid City and County of Denver of the City and County of Denver and State of Colorado, having bid on the above described property, the sum of (\$4.37) Four Dollars, and Thirty-Seven Cents, being the whole amount of taxes, interest and costs then due and remaining unpaid upon said real property, for that year, and the said City and County of Denver having offered in their said bid to pay the sum of Dollars and Cents in excess of said taxes, penalty interest, and costs, and the said bid being the largest amount which any person offered to pay in excess of the said taxes, penalty interest, and costs so due upon said property for that year, and payment of the said sum having been made by him to the said Manager of Revenue, ex-officio Treasurer of the said City and County of Denver, the said property was stricken off to him at that price;

AND, WHEREAS, The said day of A.D. 19, duly assign the certificate of the sale of property as aforesaid, and all rights, title and interest in said property to of the City and County of and State of;

AND, WHEREAS, The said day of A.D. 19, duly assign the certificate of the sale of property as aforesaid, and all rights, title and interest in and to said property to of the City and County of and State of;

AND, WHEREAS, At the sale so held as aforesaid by the Manager of Revenue ex-officio Treasurer, no bids were offered or made by any person or persons for the said property, and no person or persons having offered to pay the said taxes, interest and costs upon the said property for that year, and the Manager of Revenue ex-officio Treasurer having become satisfied that no sale of said property could be had, therefore the said property was by the then Manager of Revenue ex-officio Treasurer of the said City and County of Denver, stricken off to the said City and County of Denver, and the certificate of sale was duly issued therefor to the said City and County of Denver in accordance with the statute in such case made and provided;

AND, WHEREAS, The said City and County of Denver, acting by and through its Manager of Revenue ex-officio Treasurer, and in conformity with an order of the Board of Equalization, sitting and acting as a Board of County Commissioners of the City and County of Denver, duly entered of record on the day of A.D. 19, did duly assign the certificate of sale of the said property, so issued as aforesaid to said City and County, and all its rights, title and interest in said property held by virtue of said sale to of the City and County of and State of for the sum of Dollars and Cents;

AND, WHEREAS, The said day of A.D. 19, duly assign the certificate of the sale of the said property as aforesaid, and all rights, title and interest in and to said property to of the City and County of

TD 126 (Rev. 6/57)

INDEXED FILED 10-17-75



AND, WHEREAS, The said \_\_\_\_\_ did on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, duly assign the certificate of the sale of the said property as aforesaid, and all \_\_\_\_\_ rights, title and interest in and to said property to \_\_\_\_\_ of the City and County of \_\_\_\_\_ and State of \_\_\_\_\_;

AND, WHEREAS, The said City and County of Denver \_\_\_\_\_ has paid subsequent taxes on said property in the amount of (\$15.99) \_\_\_\_\_ Dollars and \_\_\_\_\_ Cents; and whereas, more than three years have elapsed since the date of the said sale, and the said property has not been redeemed therefrom as provided by law.

AND, WHEREAS, The said property was valued for assessment for that year at the amount of \_\_\_\_\_ (\$20.00) Twenty Dollars \_\_\_\_\_;

AND, WHEREAS, All of the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the Manager of Revenue, ex-officio Treasurer of said City and County of Denver.

NOW, THEREFORE, I, \_\_\_\_\_ Elmer A. Johnson \_\_\_\_\_, Manager of Revenue, ex-officio Treasurer of the City and County of Denver, for and in consideration of the sum paid to the Manager of Revenue, ex-officio Treasurer of the City and County of Denver, as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained and sold and by these presents do grant, bargain and sell the above and foregoing described real estate unto the said \_\_\_\_\_

\_\_\_\_\_ City and County of Denver \_\_\_\_\_ heirs and assigns, forever; subject, however, to all the rights of redemption by minors, or incompetent persons, as provided by law.

IN WITNESS WHEREOF, I, \_\_\_\_\_ Elmer A. Johnson \_\_\_\_\_, Manager of Revenue, ex-officio Treasurer of the City and County of Denver, as aforesaid, by virtue of the authority aforesaid, have hereunto set my hand and seal this \_\_\_\_\_ 25th \_\_\_\_\_ day of \_\_\_\_\_ JANUARY \_\_\_\_\_, A.D. 19\_\_\_\_ 74.

79611  
ID-9  
1965-179

*[Signature]*  
Manager of Revenue, ex-officio Treasurer of the City and County of Denver.  
Elmer A. Johnson (SEAL)

STATE OF COLORADO, } ss.  
City and County of Denver, }

I hereby certify that before me, \_\_\_\_\_ Theodora T. Nead \_\_\_\_\_, a Notary Public in and for said City and County, personally appeared the above named \_\_\_\_\_ Elmer A. Johnson \_\_\_\_\_, Manager of Revenue, ex-officio Treasurer of said City and County, personally known to me to be the Manager of Revenue, ex-officio Treasurer of said City and County at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to the foregoing deed, and who executed the above conveyance as Manager of Revenue, ex-officio Treasurer of the said City and County, and who acknowledged the execution of the same to be his voluntary act and deed as Manager of Revenue, ex-officio Treasurer of said City and County, for the purposes therein expressed.

My hand and official seal, this \_\_\_\_\_ 25th \_\_\_\_\_ day of \_\_\_\_\_ JANUARY \_\_\_\_\_, A.D. 1974 \_\_\_\_\_ expires \_\_\_\_\_ March 24, 1974 \_\_\_\_\_.



*[Signature]*  
Notary Public, City and County of Denver, Colorado.  
Theodora T. Nead

10 7 0000

No. 075665  
TREASURER OF COLORADO  
CITY AND COUNTY OF DENVER  
FILED IN MY OFFICE ON  
FROM  
OCT 10 1 51 PM '75 473  
Manager of Revenue, ex-officio Treasurer of the City and County of Denver  
TO  
STATE OF COLORADO, } ss.  
City and County of Denver, }  
I hereby certify that this Deed was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_, 19\_\_\_\_ and is duly recorded in Book \_\_\_\_\_ Page No. \_\_\_\_\_ By \_\_\_\_\_ Deputy  
Rec. 8  
Return Rm 310  
Redemption Section

RD-17

(SINGLE PARCEL)

PARCEL 4

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Know all Men by these Presents, That, whereas, the following described real property, viz.: South Two (2) Feet of North Twelve (12) Feet of West Forty-Eight (48) Feet of Plot Four (4), in Block Five (5), Ferring Subdivision

situate in the City and County of Denver, and State of Colorado, was subject to taxation for the year A. D. 1952, and whereas, the taxes assessed upon said real property for the year aforesaid, remained due and unpaid at the date of the sale hereinafter named; and whereas, the Manager of Revenue ex-officio Treasurer of the said City and County of Denver, did on the 13th day of November, A. D. 1953, by virtue of the authority vested in him by law, at (an adjourned sale) the sale begun and publicly held on the 12th day of November, A. D. 1953, expose to public sale, at the office of the Manager of Revenue, ex-officio Treasurer, in the City and County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the said real property above described, for the payment of the taxes, interest and costs then due and remaining unpaid on the said real property; and whereas, at the time and place aforesaid, of the City and County of and State of Colorado, having bid on the above described property, the sum of Dollars, and Cents, being the whole amount of taxes, interest and costs then due and remaining unpaid upon said real property, for that year, and the said having offered in said bid to accept interest upon the said sum at the rate of per cent. per annum for the first six months and at the rate of per cent. per annum for the next six months, and at the rate of per cent. per annum for the second year, and at the rate of per cent. per annum for the third year, and the said rate of interest being the lowest rate of interest at which any person offered to pay the said taxes, interest and costs so due upon the said property for that year, and payment of the said sum having been made by to the said Manager of Revenue ex-officio Treasurer, the said property was stricken off to at that price.

AND, WHEREAS, The said did on the day of A. D. 19, duly assign the certificate of the sale of property as aforesaid, and all rights, title and interest in said property to of the City and County of and State of

AND, WHEREAS, The said did on the day of A. D. 19, duly assign the certificate of sale of property as aforesaid, and all rights, title and interest in and to said property to of the City and County of and State of

AND, WHEREAS, At the sale so held as aforesaid by the Manager of Revenue ex-officio Treasurer, no bids were offered or made by any person or persons for the said property, and no person or persons having offered to pay the said taxes, interest and costs upon the said property for that year, and the Manager of Revenue ex-officio Treasurer having become satisfied that no sale of said property could be had, therefore the said property was by the then Manager of Revenue ex-officio Treasurer of the said City and County of Denver, stricken off to the said City and County of Denver, and the certificate of sale was duly issued therefor to the said City and County of Denver in accordance with the statute in such case made and provided.

AND, WHEREAS, The said City and County of Denver, acting by and through its Manager of Revenue ex-officio Treasurer, and in conformity with an order of the Board of Equalization, sitting and acting as a Board of County Commissioners of the City and County of Denver, duly entered of record on the day of A. D. 19, did duly assign the certificate of sale of the said property, so issued as aforesaid to said City and County, and all its rights, title and interest in said property held by virtue of said sale to

of the City and County of and State of for the sum of Dollars and Cents.

AND, WHEREAS, The said did on the day of A. D. 19, duly assign the certificate of the sale of the said property as aforesaid, and all rights, title and interest in and to said property to of the City and County of and State of

AND, WHEREAS, The said did on the day of A. D. 19, duly assign the certificate of the sale of the said property as aforesaid, and all rights, title and interest in and to said property to of the City and County of and State of

AND, WHEREAS, The said City and County of Denver has paid subsequent taxes on said property in the amount of Dollars and Seventy-Nine Cents; (\$2.79) Two and whereas, more than three years have elapsed since the date of the said sale, and the said property, or any part thereof, have not been redeemed therefrom as provided by law.

AND, WHEREAS, The said property was assessed for that year at a sum of less than one hundred dollars.

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AND, WHEREAS, All of the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the Manager of Revenue, ex-officio Treasurer of said City and County of Denver,

NOW, THEREFORE, I, C. M. Hill Manager of Revenue, ex-officio Treasurer of the City and County of Denver, for and in consideration of the sum paid to the Manager of Revenue, ex-officio Treasurer of the City and County of Denver, as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained and sold, and by these presents do grant, bargain and sell the above and foregoing described real estate unto the said City and County of Denver

its successors and assigns, forever, subject, however, to all the rights of redemption by minors, insane persons, or idiots, provided by law.

IN WITNESS WHEREOF, I, C. M. Hill Manager of Revenue, ex-officio Treasurer of the City and County of Denver, as aforesaid, by virtue of the authority aforesaid, have hereunto set my hand and seal this 28th day of June, A. D. 1957.

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C. M. Hill  
Manager of Revenue, ex-officio Treasurer of the City and County of Denver.



STATE OF COLORADO, }  
City and County of Denver, } ss.

I hereby certify that before me, Alpha E. White a Notary Public in and for said City and County, personally appeared the above named C. M. Hill Manager of Revenue, ex-officio Treasurer of said City and County, personally known to me to be the Manager of Revenue, ex-officio Treasurer of said City and County at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to the foregoing deed, and who executed the above conveyance as Manager of Revenue, ex-officio Treasurer of the said City and County, and who acknowledged the execution of the same to be his voluntary act and deed as Manager of Revenue, ex-officio Treasurer of said City and County, for the purposes therein expressed.

Given under my hand and official seal, this 28th day of June, A. D. 1957.  
My commission expires March 12th, 1958.

Alpha E. White  
Notary Public, City and County of Denver, Colorado.

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RECORDED IN BOOK PAGE  
ROBERT F. LEE  
CLERK AND RECORDER

000  
No. \_\_\_\_\_  
Treasurer's Deed  
FROM \_\_\_\_\_  
C. M. Hill  
Manager of Revenue ex-officio Treasurer  
of the City and County of Denver  
TO \_\_\_\_\_  
City and County of Denver  
STATE OF COLORADO, } ss.  
City and County of Denver, }  
I hereby certify that this Deed was filed  
for record in my office at \_\_\_\_\_ o'clock  
M., \_\_\_\_\_, 19\_\_\_\_  
and is duly recorded in Book \_\_\_\_\_  
Page No. \_\_\_\_\_  
By \_\_\_\_\_ Deputy.  
Fee \$ \_\_\_\_\_  
R. L. Campbell - Dept  
Room 310