



REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner, Director Engineer-Architect
Right-of-Way Services

DATE: January 8, 2019

ROW #: 2019-Dedication-0000004

SCHEDULE #: 0517300100000, 0517300083000, 0517300084000, 0517300112000, 0517323043000,
0517323046000, 0517323045000 & 0517323012000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located at the alley bounded by S. Federal Blvd., W. Mississippi Ave., S. Grove St. and W. Tennessee Ave.

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. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**Federal and Mississippi Retail Center Alley Project**)

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 land for Public Right-of-Way purposes as Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2019-Dedication-0000004-001) HERE.

A map of the area to be dedicated is attached.

MB/WR/bv

cc: Dept. of Real Estate, Katherine Rinehart
City Councilperson, Paul Lopez District # 3
Council Aide Adriana Lara
Council Aide Jesus Orrantia
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Jason Gallardo
Public Works, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Brad Beck
Department of Law, Maureen McGuire
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Public Works Survey, Warren Ruby
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2019-Dedication-0000004

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at jason.gallardo@DenverGov.org by **12:00 pm 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: January 8, 2019

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, contract amendment, municipal code change, supplemental request, etc.**)

This request is to dedicate a parcel of land as Public Right of Way as Public Alley.
Located at the alley bounded by S. Federal Blvd., W. Mississippi Ave., S. Grove St. and W. Tennessee Ave.

3. **Requesting Agency:** Public Works-Right-of-Way Services
Agency Division: Survey

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

- **Name:** Barbara Valdez
- **Phone:** 720-865-3153
- **Email:** 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:** Jason Gallardo
- **Phone:** 720-865-8713
- **Email:** Jason.gallardo@denvergov.org

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

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. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project (**Federal and Mississippi Retail Center Alley Project**)

****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 – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** Alley bounded by S. Federal Blvd., W. Mississippi Ave., S. Grove St. and W. Tennessee Ave.
- d. **Affected Council District:** Paul Lopez Dist. #3
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):**

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: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2019-Dedication-0000004

Description of Proposed Project: Dedicate a parcel of land as public right of way as Public Alley.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to dedicate as Public Right of Way

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

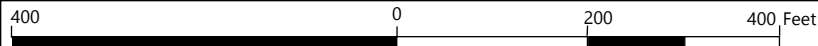
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Right-of-Way, as a part of a development project called Federal and Mississippi Retail Center Alley Project.



Legend

-  Streams
-  Streets
-  Alleys
- Railroads
 -  Main
 -  Yard
 -  Spur
 -  Siding
 -  Interchange track
 -  Other
-  Bridges
- Rail Transit Stations
 -  Existing
 -  Planned
-  Park-N-Ride Locations
-  Lakes
-  County Boundary
-  Parcels
- Parks
 -  All Other Parks; Linear
 -  Mountain Parks



ROW-1

That parcel of land conveyed to the City and County of Denver by Warranty Deed recorded August 16, 2017 at Reception No. 2017108007 in the records of the Clerk and Recorder of the City and County of Denver, described therein as follows:

A part of that tract of land described in Warranty deed recorded September 23, 2014 at Reception No. 2014115393, situated in the Southeast $\frac{1}{4}$ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the southeast corner of Lot 31, Bobo, McIntosh & Barton Subdivision, thence N89°54'58"W, along the south line of said Subdivision a distance of 148.00 feet to the southeast corner of said tract of land described at Reception No. 2014115393 and the Point of Beginning;

Thence N89°54'58"W along the south line of said tract, a distance of 37.00 feet;

Thence N49°49'22"E, a distance of 8.51 feet;

Thence N00°01'29"E, a distance of 132.03 feet;

Thence S89°54'45"E, a distance of 22.50 feet to the north line of said tract of land described at Reception No. 2014115393;

Thence running east and south along the boundary of said tract the next three (3) courses:

1. S00°01'29"W, a distance of 65.65 feet;
2. S89°54'45"E, a distance of 8.00 feet;
3. S00°01'29"W, a distance of 71.88 feet to the Point of Beginning.

Containing 3687 sq. ft., more or less.

Bearing are based on the east line of the Southeast $\frac{1}{4}$ of Section 17 assumed to bear N00°01'29"E.

ROW-2

That parcel of land conveyed to the City and County of Denver by Warranty Deed recorded December 19, 2018 at Reception No. 2018160659 in the records of the Clerk and Recorder of the City and County of Denver, described therein as follows:

The east 22.5 feet of that tract of land described in Warranty deed recorded December 31, 2013 at Reception No. 2013183624, situated in the Southeast $\frac{1}{4}$ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence N00°01'29"E, along said east line a distance of 137.54 feet to the southwest corner of said tract of land described at Reception No. 2013183624; Thence S89°54'45"E, along the south line of said tract a distance of 117.50 feet to the southwest corner of said east 22.50 feet and the Point of Beginning;

Thence running along the boundary of said east 22.50 the next four (4) courses:

1. N00°01'29"E, a distance of 60.02 feet;

2. S89°54'35"E, a distance of 22.50 feet;
3. S00°01'29"W, a distance of 60.02 feet;
4. N89°54'45"W, a distance of 22.50 feet to the Point of Beginning.

Containing 1350 sq. ft., more or less.

Bearing are based on the east line of the Southeast ¼ of Section 17 assumed to bear N00°01'29"E.

ROW-3

That parcel of land conveyed to the City and County of Denver by Warranty Deed recorded October 23, 2017 at Reception No. 2017139038 in the records of the Clerk and Recorder of the City and County of Denver, described therein as follows:

The east 22.50 feet of that tract of land described in Warranty deed recorded May 2, 2005 at Reception No. 2005072268, situated in the Southeast ¼ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence N00°01'29"E, along said east line a distance of 197.57 feet to the southwest corner of said tract of land described at Reception No. 2005072268; Thence S89°54'35"E, along the south line of said tract a distance of 117.50 feet to the southwest corner of said east 22.50 feet and the Point of Beginning; Thence running along the boundary of said east 22.50 the next four (4) courses:

1. N00°01'29"E, a distance of 60.02 feet;
2. S89°54'24"E, a distance of 22.50 feet;
3. S00°01'29"W, a distance of 60.02 feet;
4. N89°54'35"W, a distance of 22.50 feet to the Point of Beginning.

Containing 1350 sq. ft., more or less.

Bearing are based on the east line of the Southeast ¼ of Section 17 assumed to bear N00°01'29"E.

ROW-4

That parcel of land conveyed to the City and County of Denver by Warranty Deed recorded October 18, 2017 at Reception No. 2017137216 in the records of the Clerk and Recorder of the City and County of Denver, described therein as follows:

The east 22.50 feet of that tract of land described in Quit Claim deed recorded December 14, 2011 at Reception No. 2011141570, situated in the Southeast ¼ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence N00°01'29"E, along said east line a distance of 257.60 feet to the southwest corner of said tract of land described at Reception No. 2011141570; Thence S89°54'24"E, along the south line of said tract a distance of 117.50 feet to the southwest corner of said east 22.50 feet and the Point of Beginning; Thence running along the boundary of said east 22.50 feet the next four (4) courses:

PW Legal Description No. 2019-Dedication-0000004-001

1. N00°01'29"E, a distance of 60.02 feet;
2. S89°54'13"E, a distance of 22.50 feet;
3. S00°01'29"W, a distance of 60.02 feet;
4. N89°54'24"W, a distance of 22.50 feet to the Point of Beginning.

Containing 1350 sq. ft., more or less.

Bearings are based on the east line of the Southeast ¼ of Section 17 assumed to bear N00°01'29"E.

ROW-5

That parcel of land conveyed to the City and County of Denver by Warranty Deed recorded August 16, 2017 at Reception No. 2017108010 in the records of the Clerk and Recorder of the City and County of Denver, described therein as follows:

The east 22.50 feet of that tract of land described in Quit Claim deed recorded January 28, 1993 at Reception No. 1993011169, situated in the Southeast ¼ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence N00°01'29"E, along said east line a distance of 317.63 feet to the southwest corner of said tract of land described at Reception No. 1993011169; Thence S89°54'13"E, along the south line of said tract a distance of 117.50 feet to the southwest corner of said east 22.50 and the Point of Beginning; Thence running along the boundary of said east 22.50 the next four (4) courses:

1. N00°01'29"E, a distance of 60.02 feet;
2. S89°54'02"E, a distance of 22.50 feet;
3. S00°01'29"W, a distance of 60.02 feet;
4. N89°54'13"W, a distance of 22.50 feet to the Point of Beginning.

Containing 1350 sq. ft., more or less.

Bearing are based on the east line of the Southeast ¼ of Section 17 assumed to bear N00°01'29"E.

ROW-6

That parcel of land conveyed to the City and County of Denver by Warranty Deed recorded September 6, 2017 at Reception No. 2017117351 in the records of the Clerk and Recorder of the City and County of Denver, described therein as follows:

The east 22.50 feet of that tract of land described in Warranty deed recorded February 14, 2012 at Reception No. 2012017656, situated in the Southeast ¼ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence N00°01'29"E, along said east line a distance of 377.66 feet to the southwest corner of said tract of land described at Reception No. 2012017656; Thence S89°53'11"E, along the south line of said tract a distance of 117.50 feet to the southwest corner of said east 22.50 and the Point of Beginning; Thence running along the boundary of said east 22.50 the next four (4) courses:

1. N00°01'29"E, a distance of 60.03 feet;
2. S89°54'02"E, a distance of 22.50 feet;
3. S00°01'29"W, a distance of 60.00 feet;
4. N89°58'31"W, a distance of 22.50 feet to the Point of Beginning.

Containing 1350 sq. ft., more or less.

Bearing are based on the east line of the Southeast ¼ of Section 17 assumed to bear N00°01'29"E.

ROW-7

That parcel of land conveyed to the City and County of Denver by Warranty Deed recorded May 24, 2018 at Reception No. 2018061437 in the records of the Clerk and Recorder of the City and County of Denver, described therein as follows:

A part of that tract of land described in Quit Claim deed recorded August 12, 2004 at Reception No. 2004167083, situated in the Southeast ¼ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence N00°01'29"E, along said east line a distance of 437.66 feet to the southwest corner of said tract of land described at Reception No. 2004167083; Thence S89°54'02"E, along the south line of said tract a distance of 117.50 feet to the southwest corner of said part of that tract of land and the Point of Beginning;

Thence N00°01'29"E a distance of 94.00 feet;

Thence N89°54'02"W, a distance of 2.50 feet;

Thence N00°01'29"E, a distance of 3.00 feet to the north line of said tract of land described at Reception No. 2004167083;

Thence running east and south along boundary of said tract the next three (3) courses;

1. S89°54'02"E, a distance of 25.00 feet;
2. S00°01'29"W, a distance of 97.00 feet;
3. N89°54'02"W, a distance of 22.50 feet to the Point of Beginning.

Containing 2190 sq. ft., more or less.

Bearing are based on the east line of the Southeast ¼ of Section 17 assumed to bear N00°01'29"E.

ROW-8

That parcel of land conveyed to the City and County of Denver by Warranty Deed recorded December 27, 2017 at Reception No. 2017168320 in the records of the Clerk and Recorder of the City and County of Denver, described therein as follows:

A part of that tract of land described in Quit Claim deed recorded July 10, 2009 at Reception No. 2009087900, situated in the Southeast ¼ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

PW Legal Description No. 2019-Dedication-0000004-001

Commencing at the southeast corner of Lot 31, Bobo, McIntosh & Barton Subdivision, thence $N00^{\circ}01'29''E$, along the east line of said Subdivision and northerly extension of said east line a distance of 534.58 feet to the southeast corner of said tract of land described at Reception No. 2009087900; Thence $N89^{\circ}54'02''W$, along the south line of said tract a distance of 156.00 feet to the southeast corner of said part of that tract of land and the Point of Beginning; Thence running along the boundary of said part of that tract of land the next four (4) courses:

1. $N89^{\circ}54'02''W$, a distance of 25.00 feet;
2. $N00^{\circ}01'29''E$, a distance of 65.60 feet;
3. $S89^{\circ}53'24''E$, a distance of 25.00 feet;
4. $S00^{\circ}01'29''W$, a distance of 65.59 feet to the Point of Beginning.

Containing 1640 sq. ft., more or less.

Bearing are based on the east line of the Southeast $\frac{1}{4}$ of Section 17 assumed to bear $N00^{\circ}01'29''E$.

WARRANTY DEED

THIS DEED, dated August 15, 2017, is between AGW 12 Properties, LLC, a Colorado limited liability company ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, CO 80202 ("Grantee"):

**NO DOCUMENTARY FEE
REQUIRED
CITY AND COUNTY OF
DENVER IS EXEMPT**

WITNESS, that the Grantor, for and in consideration of the sum of TWENTY TWO THOUSAND ONE HUNDRED TWENTY TWO DOLLARS AND NO/100 (\$22,122.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Assessor's schedule or parcel number: 0517323012000 (part of)
Address: 1090 S. Grove St., Denver, CO (part of)


TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 Grantor, 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 the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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 as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for all matters of record.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

AGW 12 Properties, LLC, a Colorado limited liability company

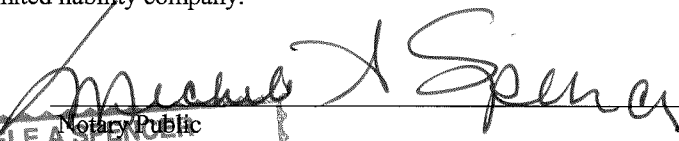
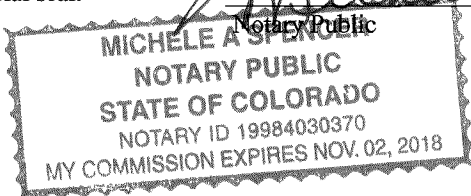

By: Agnieszka Golabek
Its: Member

STATE OF COLORADO

CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 15th day of August, 2017, by Agnieszka Golabek as Member of AGW 12 Properties, LLC, a Colorado limited liability company.

Witness my hand and official seal.
My commission expires:

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Parcel Description

ROW-1

A part of that tract of land described in Warranty deed recorded September 23, 2014 at Reception No. 2014115393, situated in the Southeast ¼ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the southeast corner of Lot 31, Bobo, McIntosh & Barton Subdivision, thence N89°54'58"W, along the south line of said Subdivision a distance of 148.00 feet to the southeast corner of said tract of land described at Reception No. 2014115393 and the Point of Beginning; N89°54'58"E, a distance of 37.00 feet;

Thence N89°54'58"W along the south line of said tract, a distance of 37.00 feet;

Thence N49°49'22"E, a distance of 8.51 feet;

Thence N00°01'29"E, a distance of 132.03 feet;

Thence S89°54'45"E, a distance of 22.50 feet to the north line of said tract of land described at Reception No. 2014115393;

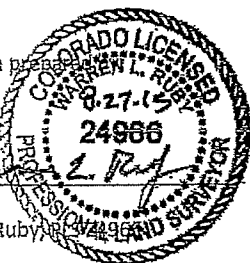
Thence running east and south along the boundary of said tract the next four (4) courses:

1. S00°01'29"W, a distance of 65.65 feet;
2. S89°54'45"E, a distance of 8.00 feet;
3. S00°01'29"W, a distance of 71.88 feet to the Point of Beginning.

Containing 3687 sq. ft., more or less.

Bearing are based on the east line of the Southeast ¼ of Section 17 assumed to bear N00°01'29"E.

Description prepared by


Warren L. Ruby

Warren L. Ruby

For and on behalf of the City and County of Denver

WARRANTY DEED

THIS DEED, dated December 13th, 2018, is between Sung Il Lee and Bo Yeon Lee ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, CO 80202 ("Grantee"):

NO DOCUMENTARY FEE
REQUIRED
CITY AND COUNTY OF
DENVER IS EXEMPT

WITNESS, that the Grantor, for and in consideration of the sum of FIFTEEN THOUSAND FOUR HUNDRED SEVENTEEN DOLLARS AND NO/100 (\$15,417.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Assessor's schedule or parcel number: 05173-23-045-000 (part of)
Address: 1062 S. Grove St., Denver, CO (part of)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 Grantor, 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 the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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 as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for all matters of record.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Sung Il Lee
Sung Il Lee

Bo Yeon Lee
Bo Yeon Lee

STATE OF COLORADO

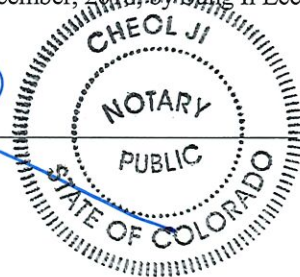
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 13th day of December, 2018, by Sung Il Lee and Bo Yeon Lee.

Witness my hand and official seal.

My commission expires: 1/20/2020

[Signature]
Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Exhibit A

Parcel Description

ROW-2

The east 22.5 feet of that tract of land described in Warranty deed recorded December 31, 2013 at Reception No. 2013183624, situated in the Southeast $\frac{1}{4}$ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

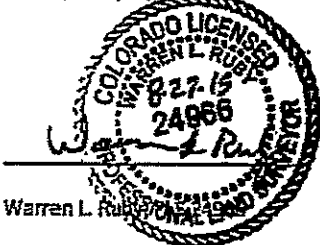
Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence $N00^{\circ}01'29''E$, along said east line a distance of 137.54 feet to the southwest corner of said tract of land described at Reception No. 2013183624; Thence $S89^{\circ}54'45''E$, along the south line of said tract a distance of 117.50 feet to the southwest corner of said east 22.50 feet and the Point of Beginning; Thence running along the boundary of said east 22.50 the next four (4) courses:

1. $N00^{\circ}01'29''E$, a distance of 60.02 feet;
2. $S89^{\circ}54'35''E$, a distance of 22.50 feet;
3. $S00^{\circ}01'29''W$, a distance of 60.02 feet;
4. $N89^{\circ}54'45''W$, a distance of 22.50 feet to the Point of Beginning.

Containing 1350 sq. ft., more or less.

Bearings are based on the east line of the Southeast $\frac{1}{4}$ of Section 17 assumed to bear $N00^{\circ}01'29''E$.

Description prepared by:



Warren L. Ruben

For and on behalf of the City and County of Denver



WARRANTY DEED

THIS DEED, dated October 23, 2017, is between Hoa Nguyen and Ngoc Le (“Grantor”), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, CO 80202 (“Grantee”):

**NO DOCUMENTARY FEE
REQUIRED
CITY AND COUNTY OF
DENVER IS EXEMPT**

WITNESS, that the Grantor, for and in consideration of the sum of ELEVEN THOUSAND TWO HUNDRED THIRTY TWO DOLLARS AND NO/100 (\$11,232.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN

Assessor’s schedule or parcel number: 05173-23-046-000 (part of)
Address: 1052 - 1058 S. Grove St., Denver, CO (part of)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 Grantor, 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 the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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 as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for all matters of record.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Hoa Nguyen

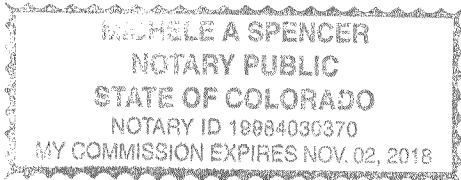
Ngoc Le

STATE OF COLORADO
COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 23rd day of October, 2017, by Hoa Nguyen and Ngoc Le.

Witness my hand and official seal.
My commission expires:

Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Exhibit A

Parcel Description

ROW-3

The east 22.50 feet of that tract of land described in Warranty deed recorded May 2, 2005 at Reception No. 2005072268, situated in the Southeast $\frac{1}{4}$ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

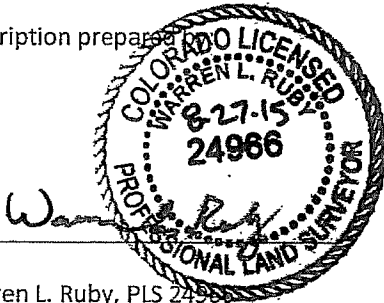
Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence $N00^{\circ}01'29''E$, along said east line a distance of 197.57 feet to the southwest corner of said tract of land described at Reception No. 2005072268; Thence $S89^{\circ}54'35''E$, along the south line of said tract a distance of 117.50 feet to the southwest corner of said east 22.50 feet and the Point of Beginning; Thence running along the boundary of said east 22.50 the next four (4) courses:

1. $N00^{\circ}01'29''E$, a distance of 60.02 feet;
2. $S89^{\circ}54'24''E$, a distance of 22.50 feet;
3. $S00^{\circ}01'29''W$, a distance of 60.02 feet;
4. $N89^{\circ}54'35''W$, a distance of 22.50 feet to the Point of Beginning.

Containing 1350 sq. ft., more or less.

Bearing are based on the east line of the Southeast $\frac{1}{4}$ of Section 17 assumed to bear $N00^{\circ}01'29''E$.

Description prepared by



Warren L. Ruby, PLS 24966

For and on behalf of the City and County of Denver

W. TENNESSEE AVE.

50.00' C CORNER S17 T4S R68W 6TH PM

S. GROVE ST.

S. FEDERAL BLVD.

BASIS OF BEARINGS E LINE OF THE SE 1/4 SEC. 17 T4S R68W 6TH PM

REC. NO. 2009087900

REC. NO. 2004167083

UNPLATTED

REC. NO. 2012017656

REC. NO. 1993011109

LOT 35

REC. NO. 2011141570

S89° 54' 24"E

22.50'

N00° 01' 29"E
60.02'

REC. NO. 2005072268

LOT 34

S00° 01' 29"W

60.02'

117.50'

N89° 54' 35"W

22.50'

LOT 33

REC. NO. 2013183624

P.O.B.

LOT 32

N00° 01' 29"E
197.57'

REC. NO. 2014115393

LOT 31

P.O.C.

30.00'

20' RL

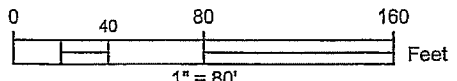
20' RL

SW CORNER S17 T4S R68W 6TH PM

N89° 54' 58"W

S 1/4 S17 T4S R68W 6TH PM

W. MISSISSIPPI AVE.



PARCEL ROW-3

A PORTION OF BOBO, McINTOSH & BARTON SUBDIVISION
SOUTHEAST 1/4 SECTION 17, T. 4 S., R. 68 W., 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

1" = 80'

**C&C DENVER
PUBLIC WORKS
SURVEY DEPT.**

WARRANTY DEED

THIS DEED, dated October 17, 2017, is between Kiet and Nancy Huynh Living Trust,, dated December 8, 2015 ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, CO 80202 ("Grantee"):

**NO DOCUMENTARY FEE
REQUIRED
CITY AND COUNTY OF
DENVER IS EXEMPT**

WITNESS, that the Grantor, for and in consideration of the sum of TEN THOUSAND EIGHTY FIVE DOLLARS AND NO/100 (\$10,085.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Assessor's schedule or parcel number: 0517323043000 (part of)
Address: 1042 S. Grove St., Denver, CO (part of)

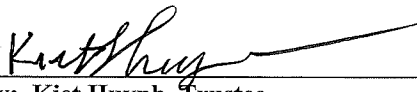
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either 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 the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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 as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for all matters of record.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Kiet and Nancy Huynh Living Trust, dated December 8, 2015


By: Kiet Huynh, Trustee

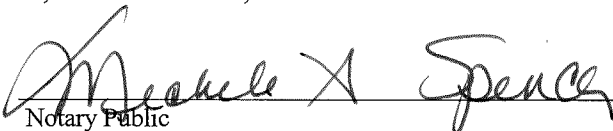

By: Nancy Huynh, Trustee

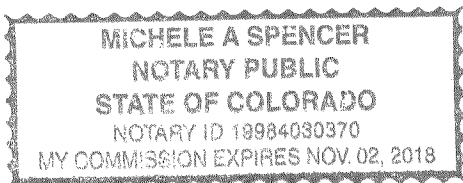
STATE OF COLORADO

CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 17th day of October, 2017, by Kiet Huynh and Nancy Huynh as Trustees of Kiet and Nancy Huynh Living Trust, dated December 8, 2015.

Witness my hand and official seal.
My commission expires:


Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Exhibit A

Parcel Description

ROW-4

The east 22.50 feet of that tract of land described in Quit Claim deed recorded December 14, 2011 at Reception No. 2011141570, situated in the Southeast ¼ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

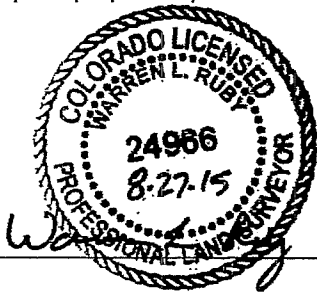
Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence N00°01'29"E, along said east line a distance of 257.60 feet to the southwest corner of said tract of land described at Reception No. 2011141570; Thence S89°54'24"E, along the south line of said tract a distance of 117.50 feet to the southwest corner of said east 22.50 feet and the Point of Beginning; Thence running along the boundary of said east 22.50 feet the next four (4) courses:

1. N00°01'29"E, a distance of 60.02 feet;
2. S89°54'13"E, a distance of 22.50 feet;
3. S00°01'29"W, a distance of 60.02 feet;
4. N89°54'24"W, a distance of 22.50 feet to the Point of Beginning.

Containing 1350 sq. ft., more or less.

Bearings are based on the east line of the Southeast ¼ of Section 17 assumed to bear N00°01'29"E.

Description prepared by:



Warren L. Ruby, PLS 24966

For and on behalf of the City and County of Denver

WARRANTY DEED

THIS DEED, dated August 16, 2017, is between Chao Chi Kin, Chao Chi Kun and Chao Chi Keong ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, CO 80202 ("Grantee"):

NO DOCUMENTARY FEE
REQUIRED
CITY AND COUNTY OF
DENVER IS EXEMPT

WITNESS, that the Grantor, for and in consideration of the sum of SIX THOUSAND FOUR HUNDRED EIGHTY DOLLARS AND NO/100 (\$6,480.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Assessor's schedule or parcel number: 05173-00-082-000 (part of)
Address: 1032 S. Grove St., Denver, CO (part of)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 Grantor, 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 the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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 as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for all matters of record.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

*Chao Chi Keong as Attorney
in Fact for Chao Chi Kin*
Chao Chi Keong as Attorney in Fact for
Chao Chi Kin

*Chao Chi Keong as Attorney
in Fact for Chao Chi Kun*
Chao Chi Keong as Attorney in Fact for
Chao Chi Kun

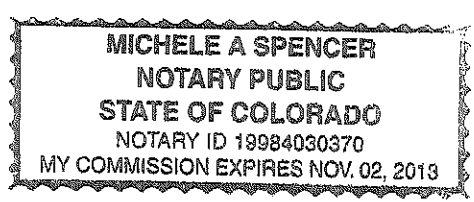
Chao Chi Keong
Chao Chi Keong

STATE OF COLORADO
CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 16th day of August, 2017, by Chao Chi Keong as Attorney in Fact for Chao Chi Kin, Chao Chi Keong as Attorney in Fact for Chao Chi Kun and Chao Chi Keong.

Witness my hand and official seal.
My commission expires:

Michele A Spencer
Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Exhibit A

Parcel Description

ROW-5

The east 22.50 feet of that tract of land described in Quit Claim deed recorded January 28, 1993 at Reception No. 1993011169, situated in the Southeast ¼ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

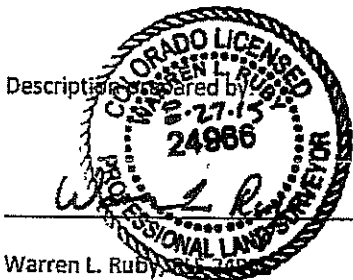
Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence N00°01'29"E, along said east line a distance of 317.63 feet to the southwest corner of said tract of land described at Reception No. 1993011169; Thence S89°54'13"E, along the south line of said tract a distance of 117.50 feet to the southwest corner of said east 22.50 and the Point of Beginning; Thence running along the boundary of said east 22.50 the next four (4) courses:

1. N00°01'29"E, a distance of 60.02 feet;
2. S89°54'02"E, a distance of 22.50 feet;
3. S00°01'29"W, a distance of 60.02 feet;
4. N89°54'13"W, a distance of 22.50 feet to the Point of Beginning.

Containing 1350 sq. ft., more or less.

Bearing are based on the east line of the Southeast ¼ of Section 17 assumed to bear N00°01'29"E.

Description prepared by



Warren L. Ruby

For and on behalf of the City and County of Denver



09/06/2017 03:02 PM
City & County of Denver

R \$0.00

WD

2017117351

Page: 1 of 2

D \$0.00

WARRANTY DEED

THIS DEED, dated September 6, 2017, is between Hung Van Pham and Loan Ngoc Thi Lam ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, CO 80202 ("Grantee"):

**NO DOCUMENTARY FEE
REQUIRED
CITY AND COUNTY OF
DENVER IS EXEMPT**

WITNESS, that the Grantor, for and in consideration of the sum of SIX THOUSAND FOUR HUNDRED EIGHTY DOLLARS AND NO/100 (\$6,480.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Assessor's schedule or parcel number: 05173-00-084-000 (part of)
Address: 1022 S. Grove St., Denver, CO (part of)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 Grantor, 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 the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, has 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 as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for all matters of record.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Hung Van Pham

Loan Ngoc Thi Lam

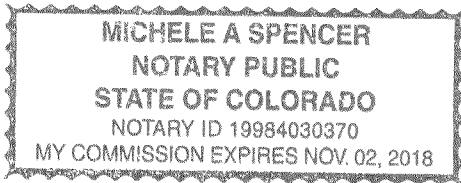
STATE OF COLORADO

CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 6th day of September, 2017, by Hung Van Pham and Loan Ngoc Thi Lam.

Witness my hand and official seal.
My commission expires:

Michele A. Spencer
Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Exhibit A

Parcel Description

ROW-6

The east 22.50 feet of that tract of land described in Warranty deed recorded February 14, 2012 at Reception No. 2012017656, situated in the Southeast $\frac{1}{4}$ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:


Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence $N00^{\circ}01'29''E$, along said east line a distance of 377.66 feet to the southwest corner of said tract of land described at Reception No. 2012017656; Thence $S89^{\circ}53'11''E$, along the south line of said tract a distance of 117.50 feet to the southwest corner of said east 22.50 and the Point of Beginning; Thence running along the boundary of said east 22.50 the next four (4) courses:

1. $N00^{\circ}01'29''E$, a distance of 60.03 feet;
2. $S89^{\circ}54'02''E$, a distance of 22.50 feet;
3. $S00^{\circ}01'29''W$, a distance of 60.00 feet;
4. $N89^{\circ}58'31''W$, a distance of 22.50 feet to the Point of Beginning.

Containing 1350 sq. ft., more or less.

Bearing are based on the east line of the Southeast $\frac{1}{4}$ of Section 17 assumed to bear $N00^{\circ}01'29''E$.

Description prepared by


Warren L. Ruby
Warren L. Ruby, Professional Surveyor

For and on behalf of the City and County of Denver



2018061437
Page: 1 of 4
D \$0.00

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202

**NO DOC FEE
REQUIRED**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 24th day of May, 2018, by **THANG INC.** whose address is 6833 S. Dayton Street, Greenwood Village, Colorado 80112-3624 (“Grantor”) to the CITY AND COUNTY OF DENVER, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

WITNESSETH, that the Grantor, for and in consideration of the sum of Twenty Four Thousand Two Hundred Thirty Seven and 00/100 Dollars (\$24,237.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto the Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by the Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on Exhibit A attached hereto and incorporated herein (“Property”);

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 of the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, and its successors and assigns forever. The Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of the Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor but not otherwise, and subject to all matters set forth on Exhibit B attached hereto and incorporated herein.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

Parcel Description

ROW-7

A part of that tract of land described in Quit Claim deed recorded August 12, 2004 at Reception No. 2004167083, situated in the Southeast ¼ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

Commencing at the southwest corner of Lot 31, Bobo, McIntosh & Barton Subdivision said corner being on the east line of South Grove Street, thence N00°01'29"E, along said east line a distance of 437.66 feet to the southwest corner of said tract of land described at Reception No. 2004167083; Thence S89°54'02"E, along the south line of said tract a distance of 117.50 feet to the southwest corner of said part of that tract of land and the Point of Beginning;

Thence N00°01'29"E a distance of 94.00 feet;

Thence N89°54'02"W, a distance of 2.50 feet;

Thence N00°01'29"E, a distance of 3.00 feet to the north line of said tract of land described at Reception No. 2004167083;

Thence running east and south along boundary of said tract the next three (3) courses;

1. S89°54'02"E, a distance of 25.00 feet;
2. S00°01'29"W, a distance of 97.00 feet;
3. N89°54'02"W, a distance of 22.50 feet to the Point of Beginning.

Containing 2190 sq. ft., more or less.

Bearing are based on the east line of the Southeast ¼ of Section 17 assumed to bear N00°01'29"E.

Description

Warren L. Ruby,

For and on behalf of the City and County of Denver

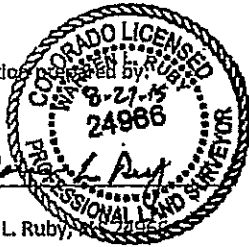


Exhibit "B"

1. Terms, conditions, provisions, agreements and obligations as specified in the Ordinance No. 452, Series of 1969 recorded December 11, 1969 at Reception No. 97673 in Book 119 at Page 391.
2. Terms, conditions, provisions, agreements and obligations as specified in the Quit Claim Deed between Roy L. Geiseker, also known as Roy L. Gieseke, Art Kincannon, Gerald McGinnity, Marlen M. McLaughlin, also known as Marland M. McLaughlin, Harry Jenkins, also known as Harry F. Jenkins, Bill Jenkins, also known as William D. Jenkins, Marlee-Garfield Park Improvement Association and Sarah N. Jeppson and Russell Daughenbaugh dated September 18, 1962 and recorded October 8, 1962 at Reception No. 93830 in Book 8920 at Page 314.
3. Terms, conditions, provisions, agreements and obligations as specified in the Deed of Easement between Marland M. McLaughlin and Wilma E. McLaughlin and the City and County of Denver dated January 20, 1953 and recorded January 23, 1953 at Reception No. 180659 in Book 7241 at Page 37.
4. Terms, conditions, provisions, agreements and obligations as specified in the Deed of Easement between Homer V. Gieseke and Roy L. Gieseke and the City and County of Denver dated January 21, 1953 and recorded January 23, 1953 at Reception No. 180657 in Book 7241 at Page 33.
5. Terms, conditions, provisions, agreements and obligations as specified in the Deed of Easement between Harry F. Jenkins and William D. Jenkins and the City and County of Denver dated January 20, 1953 and recorded January 23, 1953 at Reception No. 180656 in Book 7241 at Page 31.

WARRANTY DEED

**NO DOCUMENTARY FEE
REQUIRED
CITY AND COUNTY OF
DENVER IS EXEMPT**

THIS DEED, dated December 27, 2017, is between Vichol Chinsomboon, Trustee of the Vichol Chinsomboon Revocable Trust dated June 10, 2009 ("Grantor"), and the City and County of Denver, a home rule city and municipal corporation of the State of Colorado, whose address is 1437 Bannock Street, Denver, CO 80202 ("Grantee"):

WITNESS, that the Grantor, for and in consideration of the sum of FIFTY TWO THOUSAND FOUR HUNDRED EIGHTY DOLLARS AND NO/100 (\$52,480.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City and County of Denver and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Assessor's schedule or parcel number: 0517300100000 (part of)
Address: 1001 S. Federal Blvd., Denver, CO (part of)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 Grantor, 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 the Grantee, its successors and assigns forever. The Grantor covenants, grants, bargains, and agrees to and with the Grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has 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 as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for all matters of record.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, except for all matters of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Vichol Chinsomboon
Vichol Chinsomboon, Trustee of the Vichol Chinsomboon Revocable Trust dated June 10, 2009

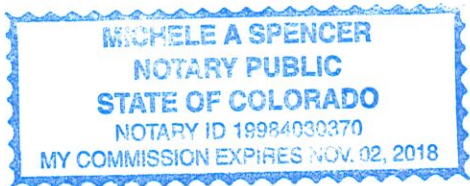
STATE OF COLORADO

CITY AND COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 27th day of December, 2017, by Vichol Chinsomboon, Trustee of the Vichol Chinsomboon Revocable Trust dated June 10, 2009.

Witness my hand and official seal.
My commission expires:

Michele A Spencer
Notary Public



Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Exhibit A
Parcel Description
ROW-8

A part of that tract of land described in Quit Claim deed recorded July 10, 2009 at Reception No. 2009087900, situated in the Southeast $\frac{1}{4}$ of Section 17, Township 4 South, Range 68 West, of the 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly described as follows:

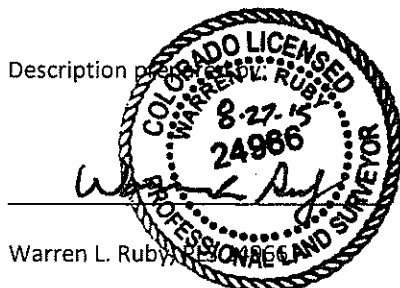
Commencing at the southeast corner of Lot 31, Bobo, McIntosh & Barton Subdivision, thence $N00^{\circ}01'29''E$, along the east line of said Subdivision and northerly extension of said east line a distance of 534.58 feet to the southeast corner of said tract of land described at Reception No. 2009087900; Thence $N89^{\circ}54'02''W$, along the south line of said tract a distance of 156.00 feet to the southeast corner of said part of that tract of land and the Point of Beginning; Thence running along the boundary of said part of that tract of land the next four (4) courses:

1. $N89^{\circ}54'02''W$, a distance of 25.00 feet;
2. $N00^{\circ}01'29''E$, a distance of 65.60 feet;
3. $S89^{\circ}53'24''E$, a distance of 25.00 feet;
4. $S00^{\circ}01'29''W$, a distance of 65.59 feet to the Point of Beginning.

Containing 1640 sq. ft., more or less.

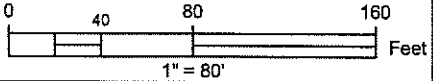
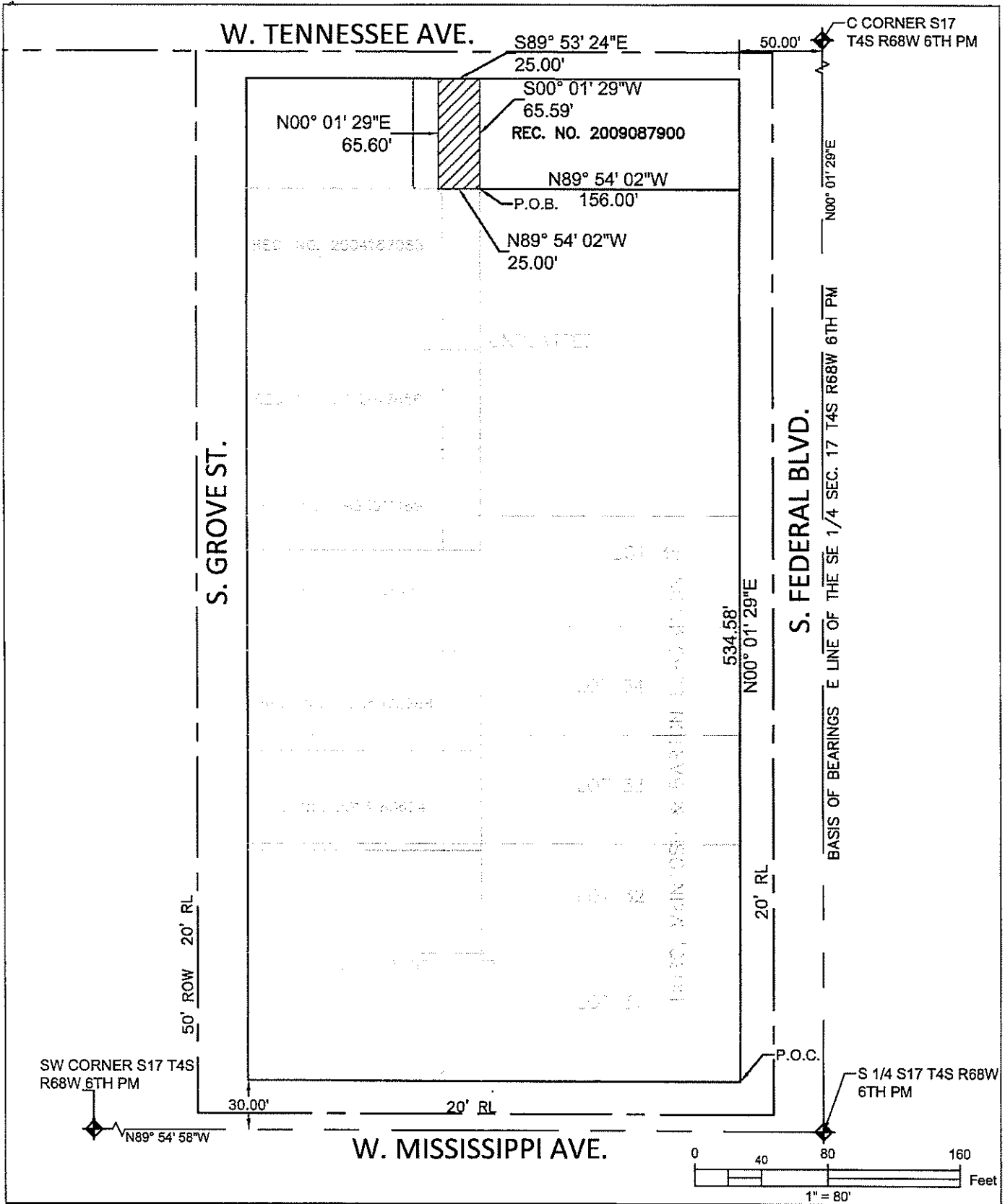
Bearing are based on the east line of the Southeast $\frac{1}{4}$ of Section 17 assumed to bear $N00^{\circ}01'29''E$.

Description prepared by



Warren L. Ruby

For and on behalf of the City and County of Denver



	<p>PARCEL ROW-8 A PORTION OF BOBO, McINTOSH & BARTON SUBDIVISION SOUTHEAST 1/4 SECTION 17, T. 4 S., R. 68 W., 6TH P.M. CITY AND COUNTY OF DENVER, COLORADO 1" = 80'</p>	<p>C&C DENVER PUBLIC WORKS SURVEY DEPT.</p>
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