



## Customer Distribution



**Prevent fraud** - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **OE1155359**

Date: **09/25/2025**

Property Address: **4200 W 38TH AVE, DENVER, CO 80212**

### For Title Assistance

Land Title O&E Team  
5975 GREENWOOD PLAZA BLVD  
GREENWOOD VILLAGE, CO 80111  
(303) 850-4190 (Work)  
(303) 393-4823 (Work Fax)  
[oe@ltgc.com](mailto:oe@ltgc.com)  
Company License: CO44565

### None

CITY AND COUNTY OF DENVER  
Attention: KATHRYN G SPRITZER  
201 W COLFAX AVE  
REAL ESTATE DEPARTMENT 1010  
DENVER, CO 80202  
(720) 865-7585 (Work)  
[kathryn.spritzer@denvergov.org](mailto:kathryn.spritzer@denvergov.org)



## ONE Report

**Order Number:** OE1155359

**Date:** 09/25/2025

Thank you for your ONE (Ownership, Name and Encumbrance) Report order. Below are details specific to your request. This report is based on a limited search of the county real property records and is intended for informational purposes only. The ONE Report does not constitute any form of warranty or guarantee of title or title insurance and should not be used by the recipient of the ONE Report as the basis for making any legal, investment or business decisions. The recipient of the ONE Report should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE Report, and no other person, and (2) the amount paid for the ONE Report.

Land Title is the largest locally owned and operated title agency in Colorado. With 50 offices spanning the state, our team knows and understands Colorado real estate laws, customs and markets like it's our own backyard - because it is. Visit [ltgc.com](http://ltgc.com) to learn more.

---

<b>Effective Date</b>	09/23/2025
<b>Address:</b>	4200 W 38TH AVE, DENVER, CO 80212
<b>County:</b>	Denver

---

**Legal Description:**

THE NORTH 15 FEET OF LOT 1, BLOCK 2, WILLARD PLACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**Ownership:**

CITY AND COUNTY OF DENVER, A MUNICIPAL CORPORATION

**Vesting Deed(s):**

[Denver county recorded 10/10/1956 under reception no. 76193](#)

**Encumbrances and Other Documents:**

NONE OF RECORD