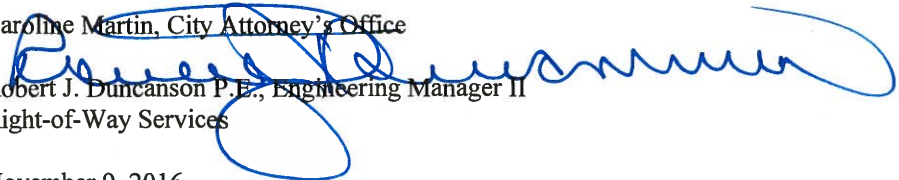


REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

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

DATE: November 9, 2016

ROW #: 2016-Dedication-0000224 **SCHEDULE #:** N/A

TITLE: This request is to dedicate City owned land as Public Alley.
Located in the alley bounded by W. Ellsworth Ave., W. Irvington Pl., Bannock St. and Acoma St.

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 (2016-Dedication-0000224-001) HERE.

A map of the area to be dedicated is attached.

RD/BLV

c: Asset Management, Steve Wirth
City Councilperson & Aides, Jolon Clark District # 7
Council Aide Maggie Thompson
Council Aide Anita Banuelos
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Angela Casias
Public Works, Right-of-way Engineering Services, Rob Duncanson
Department of Law, Brent Eisen
Department of Law, Shaun Sullivan
Department of Law, Caroline Martin
Department of Law, Cindy Cooley
Public Works Survey, John Lautenschlager
Public Works Survey, Paul Rogalla

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@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: November 9, 2016

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 City owned land as Public Alley.
Located in the alley bounded by W. Ellsworth Ave., W. Irvington Pl., Bannock St. and Acoma St.

3. Requesting Agency: Public Works – Right-of-Way Services / 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: Angela Casias
- Phone: 720-913-8529
- Email: Angela.Casias@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.

****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: Bannock and W. Ellsworth
- d. Affected Council District: Jolon Clark Dist. 7
- e. Benefits: N/A
- f. Contract Amount (indicate amended amount and new contract total): 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: 2016-Dedication-0000224, W. Ellsworth Ave. and Bannock St.

Description of Proposed Project: This request is to dedicate a City owned land as Public Alley.

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

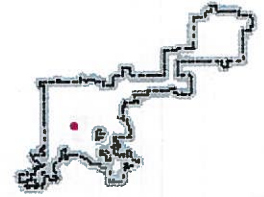
What is the known duration of an MEP: N/A

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.



Legend

-  Streams
-  Irrigation Ditches Reconstruct (Gardeners)
-  Irrigation Ditches
-  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

151 0 75.5 151 Feet

PW Legal Description No. 2016-DEDICATION-0000224-001

A parcel of land located in the Southwest 1/4 of Section 10, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, and being more particularly described as follows:

The North ten (10) feet of Lots numbered Six (6) & Fifteen (15) also the South five (5) feet of Lots numbered Five (5) & Sixteen (16), Block numbered Five (5), Alkire Brother's Addition to Broadway Terrace Addition to Denver.

This Deed, Made this Fourth day of February in the year of our Lord, thousand eight hundred and eighty nine between George G. Spew

QUIT-CLAIM DEED.
George G. Spew
TO
City of Denver
Filed for record at 11 45 o'clock P. M.
Feb 21 1889
Joak N. Smith
Recorder

of the County of Arapahoe, and State of Colorado, of the first part, and The City of Denver, a Municipal Corporation of the County of Arapahoe, and State of Colorado, of the second part. Witnesseth, That the said part of of the first part, for and consideration of the sum of One Dollars, to the said part of of the first part, in hand paid by the said part of of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed, and Quit-Claimed, and by the presents do he remise, sell, convey and Quit-Claim unto the said part of of the second part, heirs and assigns forever, all the right, title, interest, claim and demand which the said part of of the first part had in and to the following described property situate, lying and being in the County of Arapahoe, and State of Colorado, to wit:

Five (5) feet off the South end of lot numbered Sixteen (16) in Block numbered Four (4) in Alkins Brothers Addition to Broadway Street for the purpose of maintaining thereon a public Alley.

To Have and to Hold the same together with all and singular the privileges and appurtenances thereto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said part of of the first part either in law or equity, to the only proper use, benefit and behoof of the said part of of the second part heirs and assigns forever.
In Witness Whereof, The said part of of the first part hath hereunto set his hand and seal the day and year above written.
Signed, Sealed and Delivered in Presence of

George G. Spew

STATE OF COLORADO, }
COUNTY OF ARAPAHOE, } ss. Newton Langs a Notary Public
in and for said County, in the State aforesaid, do hereby certify that George G. Spew has in his name has subscribed to the annexed Deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and Notarial seal this Thirteenth day of February A. D. 1889

Notarial
SEAL

My Commission Expires Dec 21 1890

Newton Langs
Notary Public

This Deed

QUIT-CL
Melissa
City of
Filed for record at
Feb 21
Joak N. S

De
in Block
Four

To Have and t
belonging, or in
of the said part
said part of of
In Witness v
the day and yec
Signed, Seale

STATE OF
COUNTY
in and for said Co
Melissa
name etc subsc
delivered the said in
Given under my

Notarial
SEAL

This Deed, Made this South day of February in the year of our Lord, one

thousand eight hundred and eighty nine between

QUIT-CLAIM DEED.

Melissa A. Horn

to City of Denver

Filed for record at 4:15 o'clock P.M.

July 21st 1889

Josh Smith

of the County of Arapahoe, and State of Colorado, of the first part, and The City of Denver a Municipal Corporation

of the County of Arapahoe, 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 One

Dollars, to the said part 2 of the first part, in hand paid by the said part 2

of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed, and Quit-Claimed, and by these

presents do remise, sell, convey and Quit-Claim unto the said part 2

of the second part, heirs and assigns forever, all the right, title, interest, claim and demand which the said part 1 of the first part has in and to the following described property situate, lying and being in the County of Arapahoe, and State of Colorado, to wit:

Ten (10) feet off the North end of lot numbered Fifteen (15) in Block numbered Five (5) in Altier Brothers Addition to Broadway Terrace, for the purpose of maintaining thereon a public Alley.

To Have and to Hold the same together with all and singular the privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said part 1 of the first part either in law or equity, to the only proper use, benefit and behoof of the said part 2 of the second part heirs and assigns forever.

In Witness Whereof, The said part 1 of the first part has hereunto set her hand and seal the day and year above written.

Signed, Sealed and Delivered in Presence of

G. Spur

Melissa A. Horn

STATE OF COLORADO, }
COUNTY OF ARAPAHOE, }

I, Newton Lange, a Notary Public

in and for said County, in the State aforesaid, do hereby certify that Melissa A. Horn

she personally known to me to be the person whose name she subscribed to the annexed Deed, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument of writing as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this Twenty first day of February A. D. 1889



My Commission Expires Dec 21st 1892

Newton Lange

Notary Public

as shown on the map of Arapahoe County the above described... and assigns the possession of the same to all and every any part being the defend.

generally, or to owners of property in any portions of said block, other than the owning portions of the lots above herein described, hereby granting unto the owners of any portions of said above described lots, their heirs and assigns forever, a perpetual easement over, across, and along the said ten foot strip for the purposes aforesaid. This grant however, to be upon the express condition that each and every owner of any portion of said lots shall at all time be permitted to deposit any rubbish, dirt, or obstruction of any kind or character in any part or portion of said alley way and upon the further condition that any person or persons so in any manner obstructing the said alley way shall forfeit all right to the use, benefit and enjoyment of said alley way from that time hereafter.

In Witness Whereof I have hereunto set my hand and seal at Denver, Colorado, this 31st day of October A.D. 1887.

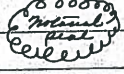
Diantha A. Keele

State of Colorado

Arapahoe County J. B. L. Pollock, a Notary Public, within and for said County, do hereby certify that Diantha A. Keele, whose name is subscribed to the foregoing instrument of writing, as having executed the same, and who is personally known to me to be the person who subscribed to said instrument, appeared before me this day in person and acknowledged that she freely & voluntarily executed the same for the uses and purposes therein expressed. In Witness Whereof I have hereunto set my hand and official seal this first day of November A.D. 1887.

J. B. L. Pollock

Commission expires April 25th A.D. 1889.



Notary Public

Public, in and record do hereby to me to be the person and before me the said and delinquent entry act for the 1 November A.D. 1887.

to that Diantha A. numbered 6, 7, 8, 9... of five (5) in Arapahoe County, Colorado, and having being purposes... the reason to front of necessitating... was South Township and block for the is situate upon 2 premises, dedicating any part or portion of feet in width of South Township; the same to be and benefit of a any portion of whatever, not otherwise to the full

Special Warranty Deed	This Deed made this Twelfth day of November in the year of our Lord, one thousand eight hundred and eighty seven between A. N. Vandeman wife, W. E. Vandeman wife
Frank Knox et al	and Frank Knox J. M. Abbott, J. W. Smith
to	B. F. Seed, Frank Adams, E. M. Shuler
William M. Robertson	and J. W. Pollard, of the Counties of Arapahoe, Washington, and State of Colorado, of the first part, and William
Filed for Record at	M. Robertson of the County of Arapahoe and State of Colorado of the second part. Witnesseth that the said parties of the first part for and in consideration of the sum of Thirty Dollars to the said parties of the first part in hand paid by the said parties of the second part, receipt whereof is hereby confessed and acknowledged, has granted, conveyed, gained, sold and conveyed, and by their premises do grant, convey, sell, assign, hold and confirm unto the said parties of the second part, their heirs and assigns forever, all the following described lot or parcel of land situated and being in the County of Arapahoe and State of Colorado to-wit: Block 72, lot 12, in Block 72, in the town of Denver, Colorado, on the S.E. 1/4 of Sec. Five & Twp. 4 S. R. 42 W. 6th P.M. and
11 3/4 O'clock A.M. Nov. 19, 1887.	
Chas. H. Scott	
Recorder	

M. Robertson of the County of Arapahoe and State of Colorado of the second part. Witnesseth that the said parties of the first part for and in consideration of the sum of Thirty Dollars to the said parties of the first part in hand paid by the said parties of the second part, receipt whereof is hereby confessed and acknowledged, has granted, conveyed, gained, sold and conveyed, and by their premises do grant, convey, sell, assign, hold and confirm unto the said parties of the second part, their heirs and assigns forever, all the following described lot or parcel of land situated and being in the County of Arapahoe and State of Colorado to-wit: Block 72, lot 12, in Block 72, in the town of Denver, Colorado, on the S.E. 1/4 of Sec. Five & Twp. 4 S. R. 42 W. 6th P.M. and

Block numbered Ten (10) in the Central Subdivision as shown on the plat of said Central Subdivision filed with the Recorder of Arapahoe County in Book of Plats No. 2 page 11. To have and to hold the above described lot or parcel of land, with the appurtenances thereto belonging unto the said party of the second part, her heirs and assigns forever. And the said party of the first part for himself, his heirs, administrators and assigns, does hereby covenant and agree with the said party of the second part, her heirs and assigns, that the above bargained premises in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the party of the first part shall and will warrant and forever defend.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first aforesaid.

John Bricken Walker

State of Colorado
County of Arapahoe } I, Jacob M. Murphy, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that John Bricken Walker, personally known to me to be the person whose name is subscribed to the annexed deed, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 16th day of November A.D. 1887.

Jacob M. Murphy,
Notary Public

My Commission Expires Feb. 25, 1889.

generally, or owning forever, as for the purpose of the said deed, all of said, all.

In Witness Whereof,
I, Notary Public,
Jacob M. Murphy,
Notary Public,
State of Colorado

State of Colorado
County of Arapahoe }
I, Notary Public,
do hereby certify that the above described instrument of writing is a true and correct copy of the original as presented, and I seal this of my Commission.

Private
Public
Records

Dedication of Private Alley way by Diantha A. Keeler Filed for Record at 11 1/2 o'clock A.M. Nov. 19, 1887. Chas. H. Scott Recorder

Know all men by these Presents that Diantha A. Keeler, being the owner of lots numbered 6, 7, 8, 9 and 10, in Block numbered five (5) in Block Brothers Addition to Broadway Terrace, County of Arapahoe and State of Colorado, and having subdivided said lots for building purposes do hereby cause the dwellings situate thereon to front upon Ellwood Street, thereby necessitating the acquisition of a private alley from South Front Street to the public alley in said block for the convenience of persons occupying the dwelling houses situate upon the premises aforesaid, do hereby, in consideration of the premises, dedicate perpetually for the use and benefit of the parties owning any part or portion of the above described lots, a strip of land ten (10) feet in width of the North side of said block six (6) feet extending from South Front Street aforesaid to the public alley in said block, the same to be kept free, open and unobstructed, for the use and benefit of a private alley for the accommodation of the owners of any portion of the above described lots, and for any other purpose whatsoever, not hereby giving or granting any right or benefit whatsoever to the public.

Special Agent
Frank
to
William
Filed for
11 3/4 o'clock
M. Roberts
second page
and in
of the first
receipt is
gained, the
copy and
assign for
and being
Twelve (12)
on the S.E.

TREASURER'S DEED

(PARCEL ID# 05103-14-032-000)
TAXABLE VALUE \$ 345.12

This Treasurer's Deed is made this 23RD day of MARCH, 2000, between the MANAGER OF REVENUE, EX-OFFICIO, TREASURER OF THE CITY AND COUNTY OF DENVER, ("Grantor"), whose address is 1437 BANNOCK, Denver, Colorado, 80202 and THE CITY AND COUNTY OF DENVER ("Grantee"), whose address is 1437 BANNOCK, DENVER, COLORADO 80202

KNOW ALL MEN BY THESE PRESENTS, that,
WHEREAS, the following described real property ("Property"):

N 10FT OF THE W 37FT OF L 6 BLK 5 ALKIRE BROS ADD TO BROADWAY TERRACE

COMMONLY KNOWN AS: 10 BANNOCK ST. APPRX

situated in the City and County of Denver, and State of Colorado, was subject to taxation for the year(s) 19 71; and

WHEREAS, the taxes assessed upon the Property for the year(s) aforesaid remained due and unpaid at the date of the sale hereinafter named; and,

WHEREAS, the Manager of Revenue ex-officio Treasurer of the City and County of Denver did on the 22ND day of NOVEMBER, 19 72, by virtue of the authority vested in the Manager of Revenue by law, at the sale begun and publicly held on the 22ND day of NOVEMBER, 19 72, expose to public sale, at the office of the Manager of Revenue, ex-officio Treasurer, in the City and County, in substantial conformity with the requirements of the statute in such case made and provided, the tax lien on the Property for the payment of the taxes, delinquent interest, and costs then due and remaining unpaid on the Property; and

WHEREAS, at the public sale, CITY AND COUNTY OF DENVER of the city of DENVER and State of COLORADO, ("Bidder") having bid on the tax lien on the Property the sum of THIRTEEN DOLLARS AND FORTY-FOUR CENTS (\$ 13.44), being the whole amount of taxes delinquent, interest, and costs then due and remaining unpaid upon the Property for that year(s), and the said Bidder having offered in said bid to pay the sum of ZERO Dollars (\$ 0.00) 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 the Property for that year(s) and payment of the said sum having been made by Bidder to the Manager of Revenue, ex-officio Treasurer of the said City and County of Denver, the said tax lien on the Property was stricken off to the Bidder at that price;

WHEREAS, Bidder did on the _____ day of _____, 19____, duly assign the Certificate of the Sale of the tax lien on the Property, and all Bidder's rights, title, and interest in the Property to _____ of the County of _____ and State _____; and

WHEREAS, _____ did on the _____ day of _____, 19____, duly assign the Certificate of the Sale of the tax lien on the Property, and all _____ rights, title, and interest in the Property to _____ of the County of _____ State of _____; and

WHEREAS, at the aforesaid public sale so held by the Manager of Revenue ex-officio Treasurer, no bids were offered or made by any person for the tax lien on the Property, and no person having offered to pay the taxes, delinquent interest, and costs upon the Property for that year(s), and the Manager of Revenue ex-officio Treasurer having become satisfied that no sale of the tax lien on the Property could be had, therefore the tax lien on the Property was, by the Manager of Revenue ex-officio Treasurer of the said City and County of Denver, stricken off to the City and County of Denver, and the Certificate of Sale was duly issued therefor to the City and County of Denver in accordance with the statute in such case made and provided; and

WHEREAS, the 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 _____, 19____, said day being one of the days on which the Board did lawfully sit, did duly assign the Certificate of Sale of the tax lien on the Property, so issued to the City and County, and all rights, title and interest in Property held by virtue of said sale to _____ of the County of _____ and State of _____ for the sum of _____ (\$ _____); and

WHEREAS, _____ did on the _____ day of _____, 19____, duly assign the Certificate of the Sale of the tax lien on the Property as aforesaid, and all _____ rights, title and interest in the Property to _____ of the County of _____, and State of _____; and

WHEREAS, _____ CITY AND COUNTY OF DENVER _____ has paid subsequent taxes on the Property in the amount of THREE HUNDRED FORTY-FIVE DOLLARS AND TWELVE CENTS (\$ 345.12); and

WHEREAS, more than three years have elapsed since the date of public sale, and the Property has not been redeemed therefrom as provided by law; and


WHEREAS, the Property was valued for assessment for that year at the amount of (\$ 30.) THIRTY DOLLARS AND NO CENTS; 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, CHERYL D. COHEN, 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 described Property unto THE CITY AND COUNTY OF DENVER, and heirs, successors and assigns, forever, subject, to all the rights of redemption by minors, or incompetent persons, as provided by law.

IN WITNESS WHEREOF, I, CHERYL D. COHEN, Manager of Revenue, ex-officio Treasurer of the City and County of Denver, by virtue of the aforesaid authority, have hereunto set my hand and seal as of the date first written above.

CERTIFICATE #85973
05103-14-032-000
DEED #CH-155


(SEAL)
Manager of Revenue, ex-officio
Treasurer of the City and County
of Denver



_____)
_____) ss.
_____) OF DENVER,)

This foregoing instrument was acknowledged before me this 24th day of _____, 2002, by Cheryl D. Cohen as Manager of Revenue, ex-officio Treasurer of said City and County of Denver.

Witness my hand and official seal.


Notary Public

My commission expires 9-22, 2002.

CITY AND COUNTY OF DENVER
MANAGER OF REVENUE
144 WEST COLFAX AVENUE RM 300
DENVER, COLORADO 80202

TREASURER'S DEED

(PARCEL ID# 05103-14-034-000)
TAXABLE VALUE \$ 378.74

This Treasurer's Deed is made this 23RD day of MARCH, 2000, between the MANAGER OF REVENUE, EX-OFFICIO, TREASURER OF THE CITY AND COUNTY OF DENVER, ("Grantor"), whose address is 1437 BANNOCK, Denver, Colorado, 80202 and THE CITY AND COUNTY OF DENVER ("Grantee"), whose address is 1437 BANNOCK, DENVER, COLORADO 80202

KNOW ALL MEN BY THESE PRESENTS, that,
WHEREAS, the following described real property ("Property"):

N 10FT OF THE E 36FT OF THE W 73FT L 6 BLK 5 ALKIRE BROS ADD TO BDWY TERRACE

COMMONLY KNOWN AS: 101 W ELLSWORTH AVE VCNT

situated in the City and County of Denver, and State of Colorado, was subject to taxation for the year(s) 19 72 ; and

WHEREAS, the taxes assessed upon the Property for the year(s) aforesaid remained due and unpaid at the date of the sale hereinafter named; and,

WHEREAS, the Manager of Revenue ex-officio Treasurer of the City and County of Denver did on the 21ST day of NOVEMBER, 19 73, by virtue of the authority vested in the Manager of Revenue by law, at the sale begun and publicly held on the 19TH day of NOVEMBER, 19 73, expose to public sale, at the office of the Manager of Revenue, ex-officio Treasurer, in the City and County, in substantial conformity with the requirements of the statute in such case made and provided, the tax lien on the Property for the payment of the taxes, delinquent interest, and costs then due and remaining unpaid on the Property; and

WHEREAS, at the public sale, CITY AND COUNTY OF DENVER of the city of DENVER and State of COLORADO, ("Bidder") having bid on the tax lien on the Property the sum of FOURTEEN DOLLARS AND NINETEEN CENTS (\$ 14.19), being the whole amount of taxes delinquent, interest, and costs then due and remaining unpaid upon the Property for that year(s), and the said Bidder having offered in said bid to pay the sum of ZERO Dollars (\$ 0.00) 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 the Property for that year(s) and payment of the said sum having been made by Bidder to the Manager of Revenue, ex-officio Treasurer of the said City and County of Denver, the said tax lien on the Property was stricken off to the Bidder at that price;

~~WHEREAS, Bidder did on the _____ day of _____, 19____, duly assign the Certificate of the Sale of the tax lien on the Property, and all Bidder's rights, title, and interest in the Property to _____ of the County of _____ and State _____; and~~

~~WHEREAS, _____ did on the _____ day of _____, 19____, duly assign the Certificate of the Sale of the tax lien on the Property, and all _____ rights, title, and interest in the Property to _____ of the County of _____ State of _____; and~~

WHEREAS, at the aforesaid public sale so held by the Manager of Revenue ex-officio Treasurer, no bids were offered or made by any person for the tax lien on the Property, and no person having offered to pay the taxes, delinquent interest, and costs upon the Property for that year(s), and the Manager of Revenue ex-officio Treasurer having become satisfied that no sale of the tax lien on the Property could be had, therefore the tax lien on the Property was, by the Manager of Revenue ex-officio Treasurer of the said City and County of Denver, stricken off to the City and County of Denver, and the Certificate of Sale was duly issued therefor to the City and County of Denver in accordance with the statute in such case made and provided; and

WHEREAS, the 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 _____ 19_____, said day being one of the days on which the Board did lawfully sit, did duly assign the Certificate of Sale of the tax lien on the Property, so issued to the City and County, and all rights, title and interest in Property held by virtue of said sale to _____ of the County of _____ and State of _____ for the sum of _____ (\$ _____); and

WHEREAS, _____ did on the _____ day of _____ 19_____, duly assign the Certificate of the Sale of the tax lien on the Property as aforesaid, and all _____ rights, title and interest in the Property to _____ of the County of _____, and State of _____; and

WHEREAS, _____ CITY AND COUNTY OF DENVER has paid subsequent taxes on the Property in the amount of THREE HUNDRED SIXTY-FOUR DOLLARS AND TWENTY-FIVE CENTS (\$ 364.25); and

WHEREAS, more than three years have elapsed since the date of public sale, and the Property has not been redeemed therefrom as provided by law; and

WHEREAS, the Property was valued for assessment for that year at the amount of (\$ 30.) THIRTY DOLLARS AND NO CENTS; and

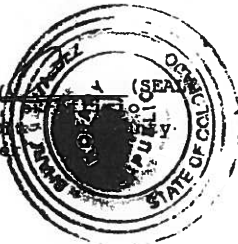
WHEREAS, all of the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the Manager of Revenue, ex-officio Treasurer of said City and County of Denver;

NOW, THEREFORE, I, CHERYL D. COHEN, 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 described Property unto THE CITY AND COUNTY OF DENVER, and heirs, successors and assigns, forever, subject, to all the rights of redemption by minors, or incompetent persons, as provided by law.

IN WITNESS WHEREOF, I, CHERYL D. COHEN, Manager of Revenue, ex-officio Treasurer of the City and County of Denver, by virtue of the aforesaid authority, have hereunto set my hand and seal as of the date first written above.

CERTIFICATE #87135
05103-14-034-000
DEED #CH-154

Cheryl D. Cohen
Manager of Revenue,
Treasurer of the City and County
of Denver



STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER,)

The foregoing instrument was acknowledged before me this 23rd day of March, 2000, by Cheryl D. Cohen as Manager of Revenue, ex-officio Treasurer, of said City and County of Denver.

Witness my hand and official seal.

Marian S. Waldsky
Notary Public

My commission expires 9-22, 2002.

CITY AND COUNTY OF DENVER
MANAGER OF REVENUE
144 WEST COLFAX AVENUE RM 300
DENVER, COLORADO 80202

(SINGLE PARCEL)

KNOW ALL MEN BY THESE PRESENTS, that, whereas, the following described real property,
viz.: N 10FT OF THE E 37FT OF THE W 110FT OF L 6 BLK 5 ALKIRE BROS ADD TO BDWY TERRACE

(COMMONLY KNOWN AS: 101 W ELLSWORTH AV VCNT)

situated in the City and County of Denver, and State of Colorado, was subject to taxation for the year A. D. 19 83; 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 14TH day of NOVEMBER, A.D. 19 84, by virtue of the authority vested in him by law, at the sale begun and publicly held on the 13TH day of NOVEMBER, A.D. 19 84, 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 requirments of the statute in such case made and provided, the tax lien on the said real property above described for the payment of the taxes, penalty 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 County of DENVER and State of Colorado, having bid on the tax lien on the above described property the sum of (\$27.15) TWENTY SEVEN Dollars and FIFTEEN Cents, being the whole amount of taxes penalty, 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 ZERO Dollars and ZERO 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 tax lien on such property was stricken off to him at that price;

~~AND, WHEREAS, The said _____ did on the _____ day of _____, A.D. 19 _____, duly assign the certificate of the sale of the tax lien on the property, as aforesaid, and all _____ rights, title and interest in said property to _____ of the 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 tax lien on the property as aforesaid, and all _____ rights, title and interest in and to said property to _____ of the 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 tax lien on the said property, and no person or persons having offered to pay the said taxes, penalty 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 the tax lien on said property could be had, therefore the said tax lien on 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 said City and County of Denver, duly entered of record on the _____ day of _____, A.D. 19 _____, (the said day being one of the days on which said Board did lawfully sit), did duly assign the certificate of sale of the tax lien on 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 _____ Dollars 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 tax lien on 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 tax lien on 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 (\$317.22) THREE HUNDRED SEVENTEEN
_____ Dollars and TWENTY TWO _____ 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;

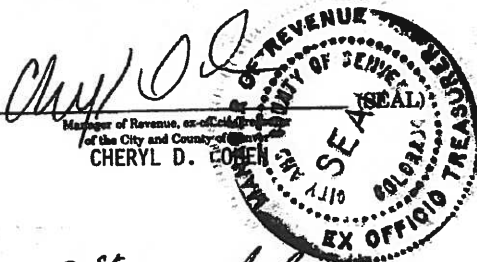
AND, WHEREAS, The said property was valued for assessment for that year at the amount of (60.)
SIXTY AND NO CENTS _____;

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, _____ CHERYL D. COHEN _____, 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
_____ THEIR _____ 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, _____ CHERYL D. COHEN _____, 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 21ST day of JULY, A.D. 19 97.

CERTIFICATE #102944
YEAR 1983 PAGE 1508
DEED CH-21
05103-14-036-000



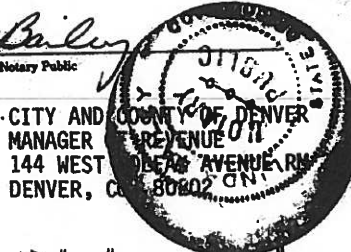
STATE OF COLORADO, }
City and County of Denver, } ss.

The foregoing instrument was acknowledged before me this 21st day of July, A.D.
19 97, by Cheryl D. Cohen as Manager of Revenue, ex-officio Treasurer,
of said City and County of Denver.

Witness my hand and official seal.

Lynda Bailey
Notary Public

My commission expires January 23, 19 98.



TREASURER'S DEED

FROM

Manager of Revenue, ex-officio Treasurer
of the City and County of Denver

TO

STATE OF COLORADO
City and County of Denver ss.

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, \$ _____

TREASURER'S DEED

(PARCEL ID# 05103-14-029-000)
TAXABLE VALUE \$ 381.21

This Treasurer's Deed is made this 27TH day of MARCH, 2000, between the MANAGER OF REVENUE, EX-OFFICIO, TREASURER OF THE CITY AND COUNTY OF DENVER, ("Grantor"), whose address is 1437 BANNOCK, Denver, Colorado, 80202 and THE CITY AND COUNTY OF DENVER ("Grantee"), whose address is 1437 BANNOCK, DENVER, COLORADO 80202

KNOW ALL MEN BY THESE PRESENTS, that,
WHEREAS, the following described real property ("Property"):

N 10FT OF THE E 37FT OF L 6 BLK 5 ALKIRE BROS ADD TO BROADWAY TERRACE
COMMONLY KNOWN AS: 133 W. ELLSWORTH AVENUE REAR

situated in the City and County of Denver, and State of Colorado, was subject to taxation for the year(s) 19 70; and

WHEREAS, the taxes assessed upon the Property for the year(s) aforesaid remained due and unpaid at the date of the sale hereinafter named; and,

WHEREAS, the Manager of Revenue ex-officio Treasurer of the City and County of Denver did on the 17TH day of NOVEMBER, 19 71, by virtue of the authority vested in the Manager of Revenue by law, at the sale begun and publicly held on the 17TH day of NOVEMBER, 19 71, expose to public sale, at the office of the Manager of Revenue, ex-officio Treasurer, in the City and County, in substantial conformity with the requirements of the statute in such case made and provided, the tax lien on the Property for the payment of the taxes, delinquent interest, and costs then due and remaining unpaid on the Property; and

WHEREAS, at the public sale, CITY AND COUNTY OF DENVER of the city of DENVER and State of COLORADO, ("Bidder") having bid on the tax lien on the Property the sum of TEN DOLLARS AND SIXTY-FIVE CENTS (\$ 10.65), being the whole amount of taxes delinquent, interest, and costs then due and remaining unpaid upon the Property for that year(s), and the said Bidder having offered in said bid to pay the sum of ZERO Dollars (\$ 0.00) 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 the Property for that year(s) and payment of the said sum having been made by Bidder to the Manager of Revenue, ex-officio Treasurer of the said City and County of Denver, the said tax lien on the Property was stricken off to the Bidder at that price;

~~WHEREAS, Bidder did on the _____ day of _____, 19____, duly assign the Certificate of the Sale of the tax lien on the Property, and all Bidder's rights, title, and interest in the Property to _____ of the County of _____ and State _____; and~~

~~WHEREAS, _____ did on the _____ day of _____, 19____, duly assign the Certificate of the Sale of the tax lien on the Property, and all _____ rights, title, and interest in the Property to _____ of the County of _____ State of _____; and~~

WHEREAS, at the aforesaid public sale so held by the Manager of Revenue ex-officio Treasurer, no bids were offered or made by any person for the tax lien on the Property, and no person having offered to pay the taxes, delinquent interest, and costs upon the Property for that year(s), and the Manager of Revenue ex-officio Treasurer having become satisfied that no sale of the tax lien on the Property could be had, therefore the tax lien on the Property was, by the Manager of Revenue ex-officio Treasurer of the said City and County of Denver, stricken off to the City and County of Denver, and the Certificate of Sale was duly issued therefor to the City and County of Denver in accordance with the statute in such case made and provided; and



WHEREAS, the 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 _____ 19_____, said day being one of the days on which the Board did lawfully sit, did duly assign the Certificate of Sale of the tax lien on the Property, so issued to the City and County, and all rights, title and interest in Property held by virtue of said sale to _____ of the County of _____ and State of _____ for the sum of _____ (\$ _____); and

WHEREAS, _____ did on the _____ day of _____ 19_____, duly assign the Certificate of the Sale of the tax lien on the Property as aforesaid, and all _____ rights, title and interest in the Property to _____ of the County of _____, and State of _____; and

WHEREAS, _____ CITY AND COUNTY OF DENVER _____ has paid subsequent taxes on the Property in the amount of THREE HUNDRED EIGHTY-ONE DOLLARS AND TWENTY-ONE CENTS (\$ 381.21); and

WHEREAS, more than three years have elapsed since the date of public sale, and the Property has not been redeemed therefrom as provided by law; and

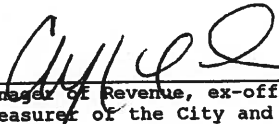
WHEREAS, the Property was valued for assessment for that year at the amount of (\$ 30.) THIRTY DOLLARS AND NO CENTS; and

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, CHERYL D. COHEN, 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 described Property unto THE CITY AND COUNTY OF DENVER, and heirs, successors and assigns, forever, subject, to all the rights of redemption by minors, or incompetent persons, as provided by law.

IN WITNESS WHEREOF, I, CHERYL D. COHEN, Manager of Revenue, ex-officio Treasurer of the City and County of Denver, by virtue of the aforesaid authority, have hereunto set my hand and seal as of the date first written above.

CERTIFICATE #84279
05103-14-029-000
DEED #CH-156

 (SEAL)
Manager of Revenue, ex-officio
Treasurer of the City and County
of Denver

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER,)

The foregoing instrument was acknowledged before me this 8th day of MARCH, 2000, by Cheryl Cohen as Manager of Revenue, ex-officio Treasurer, of said City and County of Denver.

Witness my hand and official seal.


Notary Public

My commission expires June 11, 2002.

CITY AND COUNTY OF DENVER
MANAGER OF REVENUE
144 WEST COLFAX AVENUE RM 300
DENVER, COLORADO 80202



(SINGLE PARCEL)

9700135450 1997/10/07 15:36:29 1/ 2 D
DENVER COUNTY CLERK AND RECORDER .00 .00 SMD

KNOW ALL MEN BY THESE PRESENTS, that, whereas, the following described real property,
viz.: S 5FT OF W 59FT OF L 5 BLK 5 ALKIRE BROTHERS ADD TO BROADWAY TERRACE

(COMMONLY KNOWN AS: 20 BANNOCK ST APPRX)

situated in the City and County of Denver, and State of Colorado, was subject to taxation for the year A. D. 19 84 ;
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 20TH day of NOVEMBER, A.D. 19 85, by virtue of the authority vested in him
by law, at the sale begun and publicly held on the 18TH day of NOVEMBER, A.D. 19 85, 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 tax lien on the said real property
above described for the payment of the taxes, penalty 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 County of DENVER and State of Colorado, having bid on the tax lien on
the above described property the sum of (\$47.56) FORTY SEVEN Dollars
and FIFTY SIX Cents, being the whole amount of taxes penalty, 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 ZERO Dollars and ZERO 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 tax lien on such property was stricken off to him at that price;

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

~~AND, WHEREAS, The said _____, A.D. 19 _____, duly assign the certificate of the sale of the tax lien on the
property as aforesaid, and all _____ rights, title and interest in and to said property
to _____ of the 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 tax lien on the said property, and no person or persons having offered
to pay the said taxes, penalty 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 the tax lien on said property could be had, therefore the said
tax lien on 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 said City and County of Denver, duly entered of record on the _____ day of
_____, A.D. 19 _____, (the said day being one of the days on which said Board did lawfully sit), did
duly assign the certificate of sale of the tax lien on 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 _____ Dollars
for the sum of _____
and _____ Cents;

~~AND, WHEREAS, The said _____, A.D. 19 _____, duly assign the certificate of the sale of the tax
lien on 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 tax lien on 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 (\$278.86) TWO HUNDRED SEVENTY
EIGHT Dollars and EIGHTY SIX 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;

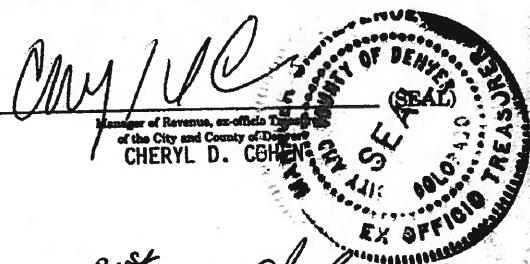
AND, WHEREAS, The said property was valued for assessment for that year at the amount of (150.)
ONE HUNDRED FIFTY AND NO CENTS ;

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, _____ CHERYL D. COHEN _____, 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
THEIR _____ heirs and assigns, forever, subject, however, to all the
rights of redemption by minors, or incompetent persons, as provided by law.

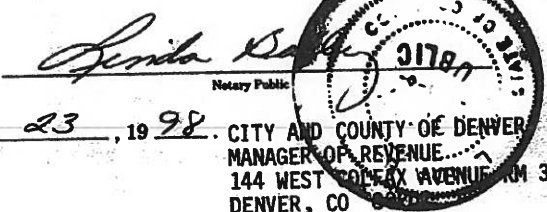
IN WITNESS WHEREOF, I, _____ CHERYL D. COHEN _____, Manager of Revenue,
ex-officio Treasurer of the City and County of Denver, as aforesaid, by virtue of the authority aforesaid, have
hereunto set my hand and seal this _____ 21ST _____ day of _____ JULY _____, A.D. 19 _____ 97 .

CERTIFICATE #105041
YEAR 1984 PAGE 1791
DEED CH-67
05103-14-041-000



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

The foregoing instrument was acknowledged before me this _____ 21st _____ day of _____ July _____, A.D.
19 _____ 97, by _____ Cheryl D. Cohen _____ as Manager of Revenue, ex-officio Treasurer,
of said City and County of Denver.
Witness my hand and official seal.



My commission expires _____ January 23 _____, 19 _____ 98. CITY AND COUNTY OF DENVER
MANAGER OF REVENUE
144 WEST COLLEGE AVENUE, RM 300
DENVER, CO

TREASURER'S DEED
FROM
Manager of Revenue, ex-officio Treasurer
of the City and County of Denver
TO
STATE OF COLORADO
City and County of Denver ss.
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, \$ _____

456

(SINGLE PARCEL)

ALBERT C. MONSON. RECORDER.

Know all Men by these Presents, That, whereas, the following described real property,

viz.: That, whereas, the sale of which the real property hereinafter described was sold for delinquent taxes could not be held on or before the second Monday in November of 1921... due to the inability of the then Treasurer to complete the advertised list within the time specifically designated by statute... for that reason, held at a later date as required by statute: And, whereas, said property consists of the following described real property, viz.: South Five (5) feet of East Forty-One (41) feet of West One Hundred (100) feet of Lot Five (5), in Block Five (5), Alkire Brother's Addition to Broadway Terrace.

situate in the City and County of Denver, and State of Colorado, was subject to taxation for the year A. D. 1920; 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 26th day of November, A. D. 1921, by virtue of the authority vested in him by law, at (an adjourned sale) the sale begun and publicly held on the 21st day of November, A. D. 1921, 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 (\$5.30) Five Dollars and thirty Cents; 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, or more than one hundred 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.

#93597.

NOW, THEREFORE, F. E. Wilson, 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 heirs and assigns forever; subject, however, to all the rights of redemption by minors, insane persons, or idiots, provided by law, and subject to Special or Inheritance taxes.

IN WITNESS WHEREOF, I, F. E. Wilson, 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 22nd day of April, A. D. 1935.

STATE OF COLORADO,
City and County of Denver,

I hereby certify that before me, Alpha E. White, Notary Public in and for said City and County, personally appeared the above named F. E. Wilson, 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 22nd day of April, A. D. 1935.
My commission expires March 26th, 1942.



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

<p>NOTARY PUBLIC ALPHA E. WHITE CITY AND COUNTY OF DENVER, COLORADO</p>	<p>Manager of Revenue ex-officio Treasurer City and County of Denver</p>	<p>STATE OF COLORADO City and County of Denver</p>	<p>I hereby certify that this deed was filed for record on <u>April 22, 1935</u> at <u>10:15</u> A.M. 19<u>35</u> and is recorded in Book <u>5218</u> Page <u>1886</u> <u>Alpha E. White</u> Notary Public, City and County of Denver</p>	<p><u>Alpha E. White</u> Notary Public, City and County of Denver</p>
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Know all Men by these Presents, That, whereas, the following described real property,

vis.: ~~Four Five (5') feet of East Forty-Two (42') feet of West One Hundred Forty-Two (142') feet of Lot Five (5), in Block Five (5), Altire Brother's Addition to Broadway Terrace.~~

~~situate in the City and County of Denver, and State of Colorado, was subject to taxation for the year A. D. 19 10; 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 5th day of December, A. D. 1911, by the virtue of the authority vested in him by law, at (an adjourned sale) the sale begun and publicly held on the 13th day of November, A. D. 19 11 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 (86.47) 81x Dollars and Forty-Seven (47) Cents; 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.~~

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, F. E. Wilson 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, F. E. Wilson 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 June, A. D. 1941

#52237 F. E. Wilson 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 F. E. Wilson 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 25th day of June, A. D. 1941
My commission expires March 26, 1942



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

No. 33262
Treasurer's Deed
FROM
F. E. WILSON
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 2:10 o'clock

PM, June 21, 1941
and is duly recorded in Book 5504

Page No. 33262
By Edith Thompson Deputy.

Fee, \$ 1.15

(SINGLE PARCEL.)

ALBERT C. MONSON. RECORDER.

Know all Men by these Presents, That, whereas, the following described real property,

viz.: South Five (5) feet of East Forty-Two (42) feet of Lot Five (5), in Block Five (5), Alkire Brother's Addition to Broadway Terrace,

situate in the City and County of Denver, and State of Colorado, was subject to taxation for the year A. D. 19 32; 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 8th day of December, A. D. 19 33, by virtue of the authority vested in him by law, at (an adjourned sale) the sale begun and publicly held on the 21st day of November, A. D. 19 33, 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-Seven _____ Cents; 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, or more than one hundred 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.

#25241

NOW THEREFORE I, F. E. Wilson, 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; 136
 rights of redemption by minors, insane persons, or idiots, heirs and assigns, forever; subject, however, to all the
 IN WITNESS WHEREOF, I, F. E. Wilson, 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 22nd day of April, A. D. 1938
 a-b-b.

F. E. Wilson (REAL)
 Manager of Revenue ex-officio Treasurer of the City and County of Denver



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

I hereby certify that before me, Alpha E. White, a Notary Public in
 and for said City and County, personally appeared the above named F. E. Wilson
 Manager of Revenue, ex-officio Treasurer of said City and County, personally known to me to be the Man-
 ager 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 acknowl-
 edged 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 22nd day of April, A. D. 19 38
 My commission expires March 26th, 1942.

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



No. <u>350785</u>	Treasurer's Deed
FROM <u>F. E. Wilson</u> Manager of Revenue ex-officio Treasurer of the City and County of Denver	TO <u>City and County of Denver</u>
STATE OF COLORADO, City and County of Denver,	I hereby certify that this Deed was filed for record in my office at <u>10:00 a.m.</u> on <u>WEDNESDAY</u> <u>MAY 9 1938</u> and is duly recorded in Book <u>5219</u> Page No. <u>386</u> <u>Charles H. Brown</u> <u>Anna H. Brown</u> Deputy
CITY BUSINESS NO. <u>1</u>	Fee \$ <u>1.00</u>

ADJACENT
PROPERTY



1

State Documentary Fee
Date: July 29, 2011
\$ 45.75

Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **July 29, 2011** by **JOSH LAZAROFF AND CLARA LAZAROFF** Grantor(s), of the County of Denver and State of **COLORADO** for the consideration of **(\$457,500.00) *** Four Hundred Fifty Seven Thousand Five Hundred and 00/100 ***** dollars in hand paid, hereby sells and conveys to **RYAN ELMORE AND MAGGIE STANISLAWSKI** Grantee(s), as Joint Tenants, whose street address is **135 WEST ELLSWORTH AVENUE DENVER, CO 80223, CITY AND** County of **DENVER**, and State of **COLORADO**, the following real property in the **CITY AND** County of **Denver**, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: **135 WEST ELLSWORTH AVENUE DENVER CO 80223**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2011 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Matters not Shown by the Public Records) and Section 8.3 (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE*

[Signature]
JOSH LAZAROFF
[Signature]
CLARA LAZAROFF

MS RE

State of COLORADO)
) ss.
City and County of DENVER)

The foregoing instrument was acknowledged before me on this day of **July 29, 2011** by **JOSH LAZAROFF AND CLARA LAZAROFF**

[Signature]
Notary Public
My commission expires 6/28/12

When Recorded Return to: **RYAN ELMORE AND MAGGIE STANISLAWSKI**
135 WEST ELLSWORTH AVENUE DENVER, CO 80223

KAREN WALKER
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires June 28, 2012



EXHIBIT A

THAT PART OF LOTS 6 TO 10, INCLUSIVE, BLOCK 5, ALKIRE BROTHER'S ADDITION TO BROADWAY TERRACE, DESCRIBED AS FOLLOWS:

**BEGINNING ON THE SOUTH LINE OF SAID LOT 10 AT A POINT 37 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH AND PARALLEL WITH THE ALLEY RUNNING NORTH AND SOUTH A DISTANCE OF 125 FEET TO ALLEY
RUNNING EAST AND WEST, AS DEDICATED IN BOOK 349 AT PAGE 14;
THENCE WEST AND PARALLEL WITH ELLSWORTH STREET A DISTANCE OF 37 FEET;
THENCE SOUTH AND PARALLEL WITH SOUTH 14TH STREET A DISTANCE OF 125 FEET TO ELLSWORTH STREET;
THENCE EAST 37 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**



Google earth

feet
meters



BANNOCK LOOKING EAST



Google earth

feet
meters



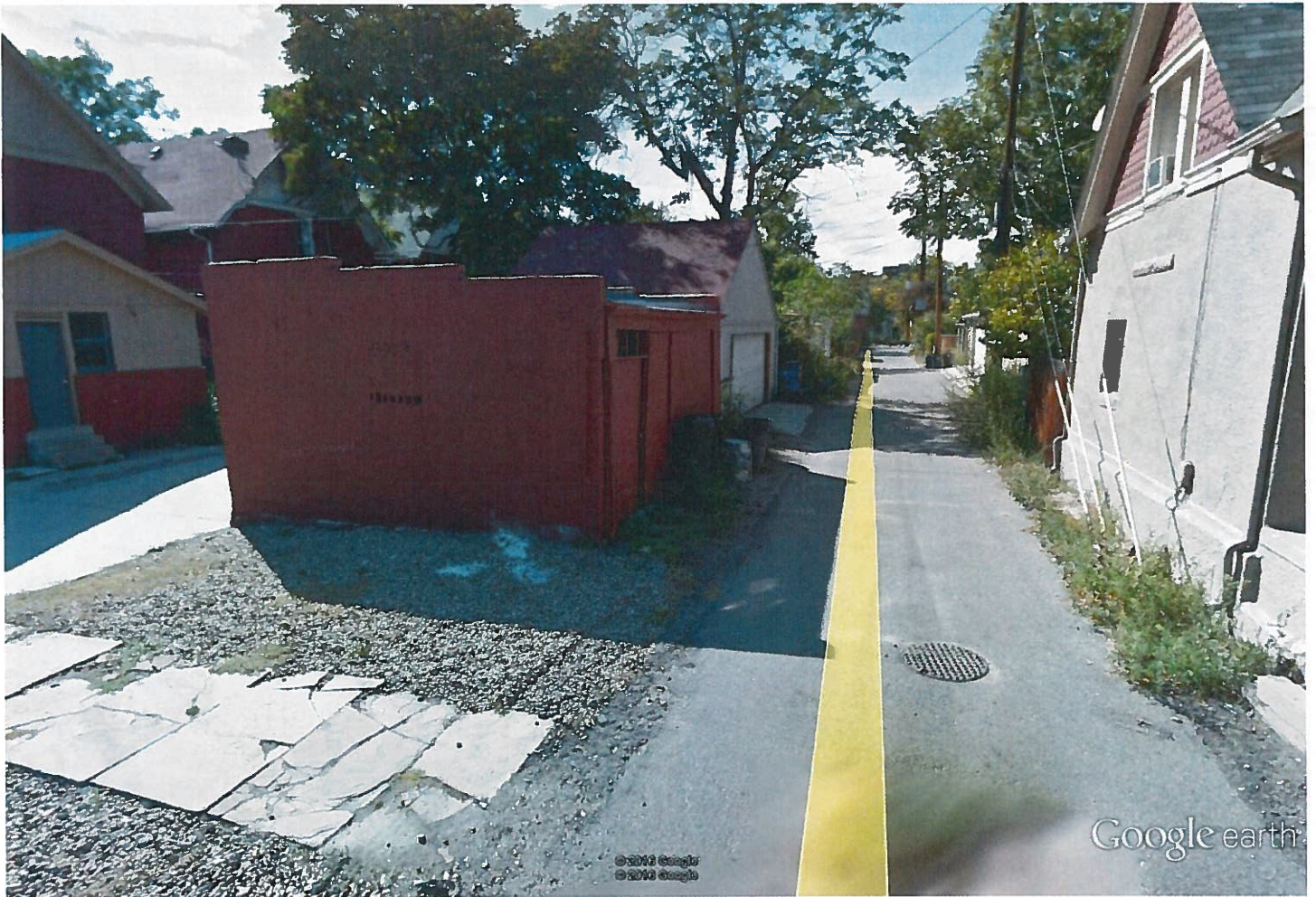
INTERSECTION ALLEYS LOOKING EAST



Google earth



INTERSECTION ALLEYS LOOKING WEST



Google earth

feet
meters



ACCOMA LOOKING WEST