

PROPERTY DESCRIPTION:

THAT PARCEL AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION #2017065619 BEING DESCRIBED AS FOLLOWS;

THAT PART OF LOTS 39 THROUGH 46, BLOCK 1, FIRST ADDITION TO LINCOLN SUBDIVISION, SITUATE IN THE SE 1/4 OF SECTION 15, T.4.S., R.68.W. OF THE SIXTH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 46; THENCE S00°00'57"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE ALLEY, A DISTANCE OF 200.03 FEET TO THE SOUTHEASTERLY CORNER OF LOT 39; THENCE N89°57'45"W, ALONG THE SOUTHERLY LINE OF SAID LOT 39, A DISTANCE OF 2.00 FEET; THENCE N00°00'57"E, ALONG A LINE 2.00 FEET WESTERLY OF & PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF THE ALLEY, A DISTANCE OF 189.03 FEET; THENCE N44°58'19"W, A DISTANCE OF 15.56 FEET TO A POINT ON THE SOUTHERLY LINE OF AN EAST/WEST ALLEY; THENCE S89°57'34"E, ALONG THE NORTHERLY LINE OF LOT 46, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 461 SQ. FT., +/-.