

LEGAL DESCRIPTION:

1305 Osage Street-

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. ABJ70710599, DATED FEBRUARY 23, 2021 AT 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY)

LOTS 13 TO 20, INCLUSIVE, EXCEPT THE NORTH 0.25 FEET OF SAID LOT 13 AS CONVEYED IN DEED RECORDED APRIL 22, 1994 AS RECEPTION NO. 9400068950, RE-SUBDIVISION OF PART OF BLK 7, HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PARCEL CONTAINS AN AREA OF 25.036 SQ. FT. OR 0.575 ACRES, MORE OR LESS.

1339 Osage Street & 1520 West 14th Avenue

PARCEL A:

THE SOUTH HALF OF LOT 7, LOTS 8 TO 12, INCLUSIVE, THE NORTH 0.25 FEET OF LOT 13, THE VACATED ALLEY ADJACENT THERETO, AND A PORTION OF LOT 21, ALL IN A RESUBDIVISION OF PART OF BLOCK7, HUNT'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 7, SAID RESUBDIVISION OF BLOCK 7; THENCE SOUTH ALONG THE EAST LINE OF SAID RE-SUBDIVISION OF BLOCK 7: A DISTANCE OF 138.025 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13, FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 13 BEARS NORTH 0.25 FEET; THENCE WEST ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 01 MINUTE AND ALONG A LINE OF 0.25 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 13, AND SAID LINE EXTENDED WESTERLY, A DISTANCE OF 212.38 FEET TO A POINT ON THE WEST LINE OF SAID LOT 21, THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREES 17 MINUTES 33 SECONDS, AND THE WEST LINE OF SAID LOT 21; A DISTANCE OF 138.04 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 7; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 42 MINUTES 27 SECONDS AND ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 7, AND ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 7, A DISTANCE OF 214.04 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN DEED RECORDED DECEMBER 6, 1999 AT RECEPTION NO. 9900205463.

PARCEL B:

ALL OF LOT 21, TOGETHER WITH THE VACATED ALLEY ADJACENT THERETO, BLOCK 7, RESUBDIVISION OF PART OF BLOCK 7, HUNT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOT 21 AND VACATED ALLEY AS DESCRIBED IN DEEDS RECORDED APRIL 25, 1994 UNDER RECEPTION NO.

9400070058 AND APRIL 22, 1994 UNDER RECEPTION NO. 9400068950.

PARCEL A AND B CONTAIN AN AREA OF 43,568 SQ. FT. OR 1.000 ACRES, MORE OR LESS.

1365 Osage Street

LOTS 1-6 INCLUSIVE, THE NORTH ONE-HALF OF LOT 7, BLOCK 7 RESUBDIVISION OF PART OF BLOCK7, HUNTS ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO