

13-0343

QUITCLAIM DEED  
(Old West Colfax City Land Conveyance)

**THE CITY AND COUNTY OF DENVER**, a Colorado municipal corporation and home rule city ("Grantor"), whose address is 1437 Bannock Street, Denver, Colorado, 80202, for the consideration of Ten Dollars and no/100 (\$10.00), and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to **WELLS FARGO BANK, NATIONAL ASSOCIATION**, a national banking corporation duly organized and validly existing under the laws of the United States of America and in good standing under the laws of the State of Colorado ("Grantee"), whose address is Attn: Corporate Trust & Escrow Services, 1700 Lincoln Street, MAC: C7300-107, Denver, Colorado 80203, the following real property in the City and County of Denver, State of Colorado, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**ATTEST:**

**CITY AND COUNTY OF DENVER**

By: \_\_\_\_\_  
Debra Johnson,  
Clerk and Recorder, Ex-Officio Clerk  
of the City and County of Denver

By: \_\_\_\_\_  
Michael B. Hancock, Mayor

APPROVED AS TO FORM:

DOUGLAS J. FRIEDNASH, Attorney for  
the City and County of Denver

By: \_\_\_\_\_  
Assistant City Attorney

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013 by \_\_\_\_\_, Mayor of the City and County of Denver.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

EXHIBIT "A"

DES PROJECT NO. 2010-0107-06-001

CITY LAND SALE  
QCD A PORTION OF 2012154798

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32 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 1, BLOCK 2, BAKERS VILLA, THENCE N21°25'01"W A DISTANCE OF 138.09 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, BLOCK 2, BAKERS VILLA AND THE SOUTHEAST CORNER OF PARCEL 515 RECEPTION NO. 2011048441 ALSO BEING THE POINT OF BEGINNING THENCE S89°43'29"W A DISTANCE OF 82.13 FEET; THENCE N07°38'13"E A DISTANCE OF 4.15 FEET; THENCE 71.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 77.63 FEET, A CENTRAL ANGLE OF 52°48'25" AND A CHORD WHICH BEARS N33°43'34"E A DISTANCE OF 69.04 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 2, BLOCK 2, BAKERS VILLA ALSO BEING THE SOUTHERLY LINE OF COLFAX AVENUE; THENCE ALONG NORTHERLY LINES OF LOTS 2 & 1, BAKERS VILLA N89°47'26"E A DISTANCE OF 67.04 FEET; THENCE S69°00'46"W A DISTANCE OF 25.66 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE ALONG SAID WESTERLY LINE S00°11'02"E A DISTANCE OF 52.20 FEET; TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.101 ACRES (4,388 SQ. FT.), MORE OR LESS.

BASIS OF BEARING: BEARINGS ARE BASED UPON A DENVER 20 FOOT RANGE LINE LOCATED IN WEST COLFAX AVENUE BEARING N89°47'26"E BEING MONUMENTED BY A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF ZUNI STREET AND WEST COLFAX AVENUE AND A FOUND #6 REBAR WITH 2" ALUMINIM CAP 8" IN RANGE BOX STAMPED "RANGE POINT" AT THE INTERSECTION OF COTTONWOOD STREET AND WEST COLFAX AVENUE PER FARNSWORTH GROUP, INC. ALTA/ACSM LAND TITLE SURVEY REVISED NOVEMBER 7, 2012.

PREPARED BY DENNIS PETER  
REVIEWED BY RICHARD NOBBE, PLS  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC  
12499 WEST COLFAX AVENUE  
LAKEWOOD, CO 80215  
DECEMBER 13, 2012

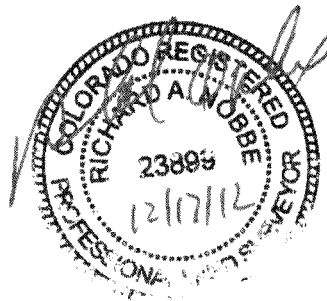
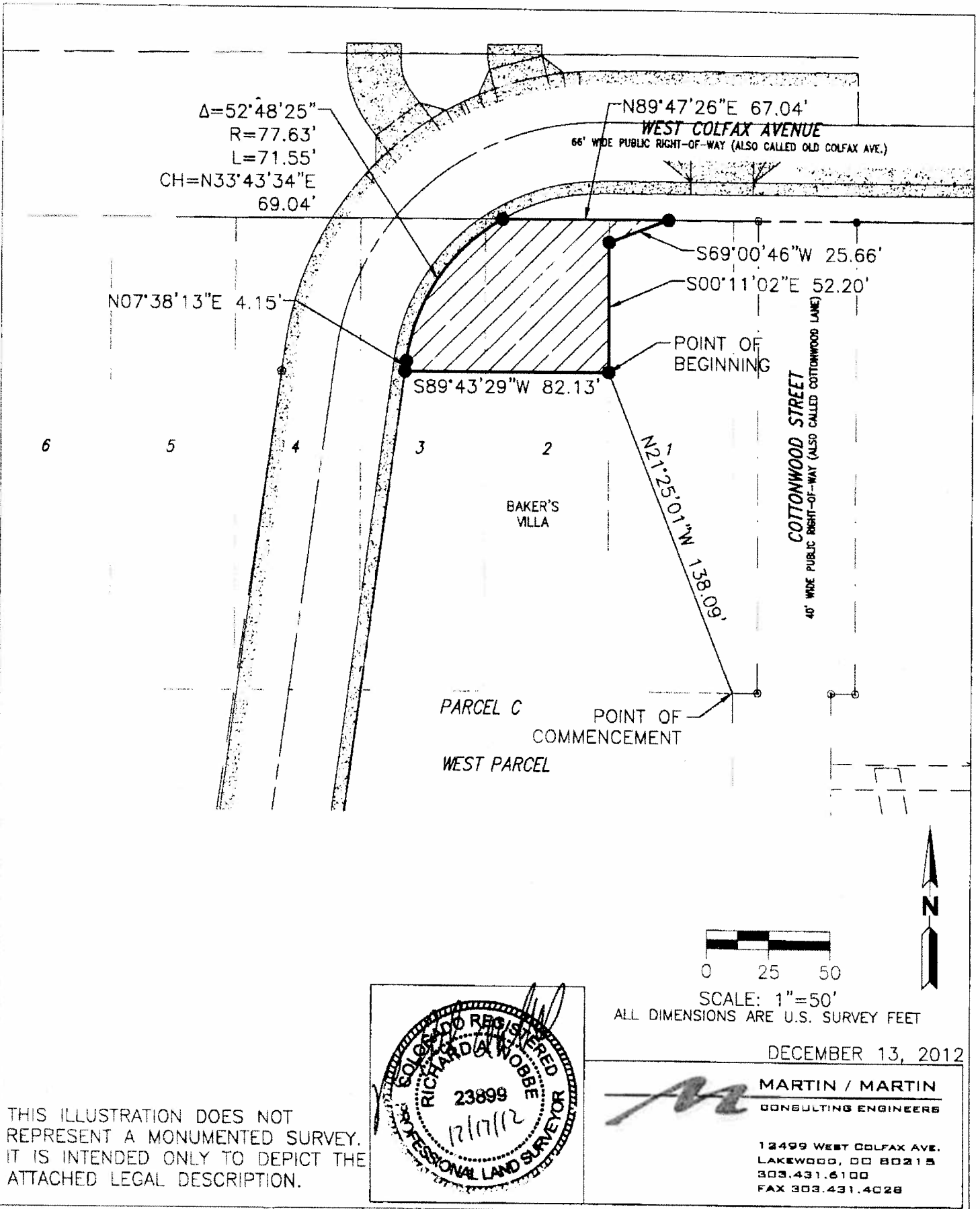
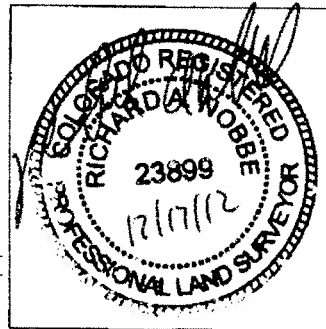


EXHIBIT B



DRAWING LOCATION: G:\JANSEN\123480.C.01 - Metro - State PLANS\EXHIBITS\City Land Sale Exhibit B.dwg

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



SCALE: 1"=50'  
ALL DIMENSIONS ARE U.S. SURVEY FEET

DECEMBER 13, 2012

*M*  
**MARTIN / MARTIN**  
CONSULTING ENGINEERS

12499 WEST COLFAX AVE.  
LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4028