

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

FROM: Matt Bryner., Senior Engineering Manager
Right-of-Way Services

DATE: October 31, 2017

ROW #: 2017-Dedication-0000208 **SCHEDULE #:** Adjacent to 0522605004000, 0522605003000,
0522605005000 & 0522606001000

TITLE: This request is to dedicate City owned land as W. Iowa Ave.
Located near the intersection of S. Santa Fe Dr. and W. Iowa Ave.

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 W. Iowa Ave.

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 Street. The land is described as follows:

INSERT PARCEL DESCRIPTION ROW (2017-Dedication-0000208-001) HERE.

A map of the area to be dedicated is attached.

MB/BLV

c: Asset Management, Robert Koehler
City Councilperson & Aides, Paul Lopez District # 3
Council Aide Adriana Magana
Council Aide Jesus Orrantia
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, Matt Bryner
Department of Law, Brent Eisen
Department of Law, Shaun Sullivan
Department of Law, Caroline Martin
Department of Law, Stan Lechman
Department of Law, Cynthia Devereaux
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: October 31, 2017

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 W. Iowa Ave.
Located near the intersection of S. Santa Fe Dr. and W. Iowa Ave.

3. Requesting Agency: Public Works-Right-of-Way Services
Agency Division: 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:

This request is to dedicate City owned land as W. Iowa Ave.
Located near the intersection of S. Santa Fe Dr. and W. Iowa Ave.

****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:** W. Iowa Ave. at S. Santa Fe Dr.
- d. Affected Council District:**
- e. Benefits:** N/A
- f. Contract Amount (indicate amended amount and new contract total):**

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: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2017-Dedication-0000208

Description of Proposed Project: Dedicate a parcel of public right of way as W. Iowa Ave.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to dedicate as Public Right of Way

Has a Temp MEP been issued, and if so, what work is underway: N/A

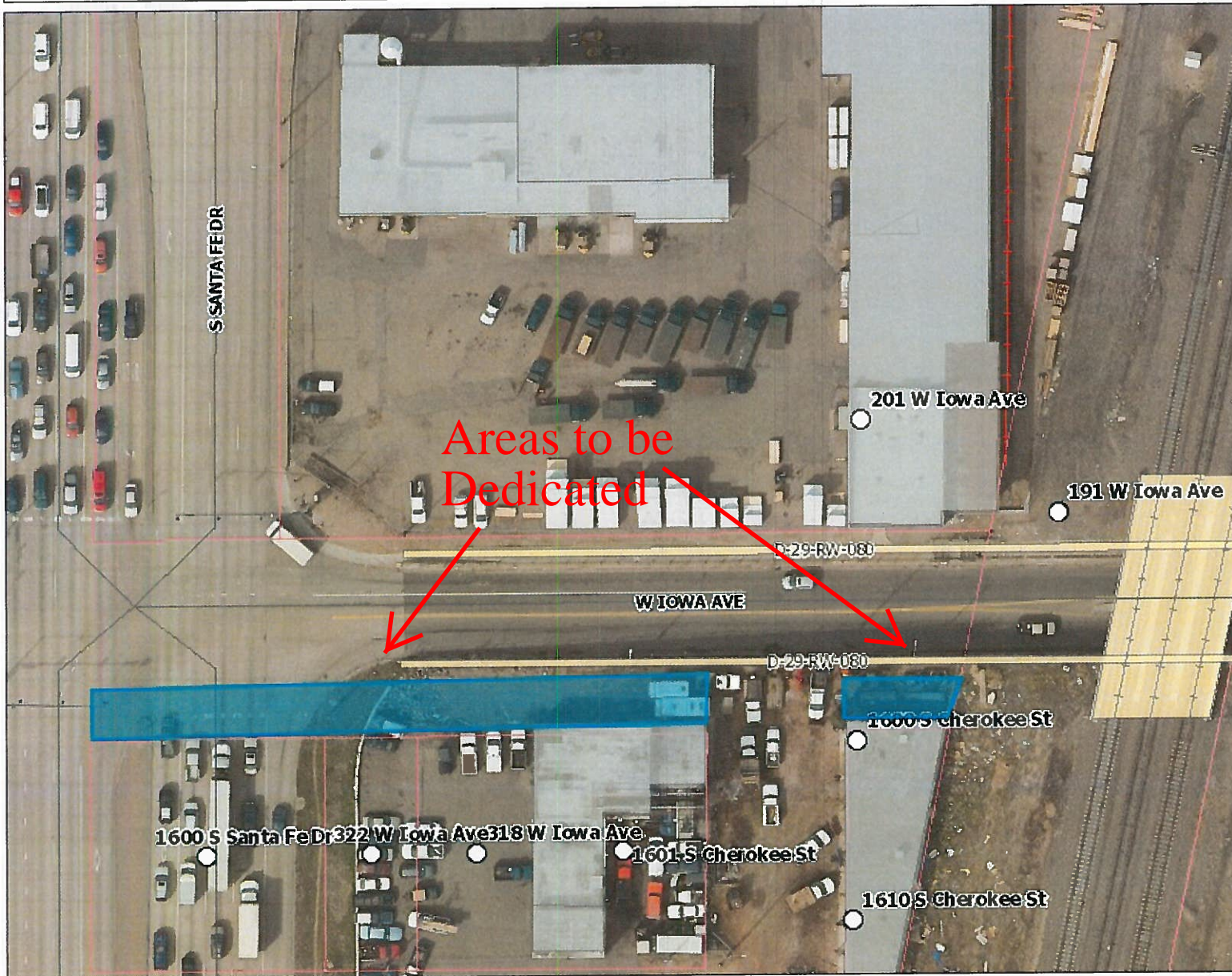
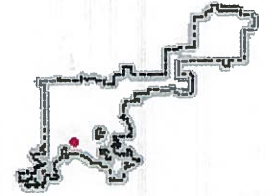
What is the known duration of an MEP: N/A

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 to dedicate it as Public Right-of-Way.



Legend

Active Addresses

- Associated
- Land
- Structure
- Utility

Streams

- Buildings

Streets

- Alleys

Railroads

- + Main
- + Yard
- + Spur
- + Siding
- + Interchange track
- + Other

Bridges

Rail Transit Stations

- Existing
- Planned

Park-N-Ride Locations

- ▲ Park-N-Ride Locations

Lakes

County Boundary

Parks

- All Other Parks; Linear
- Mountain Parks

128 0 64 128 Feet

PW Legal Description No. 2017-DEDICATION-0000208-001

Six parcels of land located in the Southwest ¼ of Section 22, Township 4 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

PARCEL 1

A parcel of land conveyed to the City and County of Denver by Warranty Deed, recorded on the 7th of July 1927, in Book 3748 Page 109, in the Clerk & Recorder's Office, City & County of Denver and being more particularly described as follows:

The North twenty-five (25) feet of Lots 10 and 11, Block 18, First Addition to Overland Park

PARCEL 2

A parcel of land conveyed to the City and County of Denver by Warranty Deed, recorded on the 24th of April 1926, in Book 3478 Page 609, in the Clerk & Recorder's Office, City & County of Denver and being more particularly described as follows:

The North twenty-five (25) feet of Lots 8 and 9, Block 18, First Addition to Overland Park

PARCEL 3

A parcel of land conveyed to the City and County of Denver by Warranty Deed, recorded on the 24th of March 1926, in Book 3448 Page 402, in the Clerk & Recorder's Office, City & County of Denver and being more particularly described as follows:

The North twenty-five (25) feet of Lots 6 and 7, Block 18, First Addition to Overland Park

PARCEL 4

A parcel of land conveyed to the City and County of Denver by Warranty Deed, recorded on the 24th of March 1926, in Book 3448 Page 404, in the Clerk & Recorder's Office, City & County of Denver and being more particularly described as follows:

The North twenty-five (25) feet of Lots 4 and 5, Block 18, First Addition to Overland Park

PARCEL 5

That portion of a parcel of land conveyed to the City and County of Denver by Warranty Deed, recorded on the 12th of July 1926, in Book 3548 Page 638, in the Clerk & Recorder's Office, City & County of Denver and being more particularly described as follows:

The North twenty-five (25) feet of Lots 1 to 3 inclusive, Block 18, First Addition to Overland Park

PARCEL 6

A parcel of land conveyed to the City and County of Denver by Warranty Deed, recorded on the 1st of April 1926, in Book 3458 Page 298, in the Clerk & Recorder's Office, City & County of Denver and being more particularly described as follows:

Lot 1, Block 19, First Addition to Overland Park

NO. 54996 - RECORDED 2:40 P.M. JULY 7, 1927. BOOK 3748 PAGE 109
WHEELER S. PECK RECORDED.
NO. 244. WARRANTY DEED. Short Form. - The Standard-Register Ptg. Co., Mfrs. McGowan's Legal Blanks, Denver.

This Deed: Made this seventh day of April in the year of our Lord one thousand nine hundred and twenty-seven between
-----H. E. SOMMERS-----
of the City and County of Denver and State of Colorado, of the first part, and
-----CITY AND COUNTY OF DENVER, a Municipal Corporation
of the County of Denver and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, he granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part its heirs, assigns and forever, all the following described lots or parcel of land, situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

The North twenty-five (25) feet of Lots 10 and 11, block 10, First Addition to Overland Park.

TOGETHER with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party of the second part, its heirs, assigns and forever. And the said party of the first part, for him self his heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its heirs, assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and he has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever,

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said 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 above written.

Signed, Sealed and Delivered in the Presence of
H. E. SOMMERS
E. E. Sommers
WHEELER S. PECK
WHEELER S. PECK
WHEELER S. PECK

STATE OF COLORADO

CITY AND COUNTY OF DENVER

W. H. Nichols

Notary Public in and for

and **W. H. Nichols** County, in the State aforesaid, do hereby certify that

person whose name is **SCHEER** personally known to me to be the person who subscribed to the foregoing 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 and deed for the uses and purposes therein set forth.



Notary seal, this **6th** day of **July**, A. D. 19**27**
My Commission Expires **May 20, 1929** A. D. 19**29**
W. H. Nichols
Notary Public.

Approved as to description
Albin H. Vickary
City Engineer
By *S. H. Spear*

For us approved:
George E. May City Atty
By *F. Frank* City Clerk

STATE OF COLORADO

CITY AND COUNTY OF DENVER

I, *W. H. Michol*

a Notary Public in and for

said City and County, in the State aforesaid, do hereby certify that

E. E. SOMMERS who is personally known to me to be the

person whose name is subscribed to the foregoing 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 and deed for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this 23rd day of April A. D. 1926



My Commission Expires May 20, 1929

A. D. 19

W. H. Michol

Notary Public

Clark and Recorder

No. 927067

WARRANTY DEED

E. E. SOMMERS

TO

CITY AND COUNTY OF DENVER,

Municipal Corporation.

STATE OF COLORADO
CITY AND COUNTY OF DENVER

I hereby certify that this instrument was

filed for record in my office this

day of APR 24 1926

at 9:45 o'clock A. M. and duly recorded

in Book 3478 Page 280

William J. Clark

CLERK & RECORDER

Max Flynn

Treas.

600

Return to Clark & Recorder

Sp. City Engineer City Hall

BOOK 1118 PAGE 402
RECORDED 1915
WARRANT DEED - Sheriff's Office - The Sheriff's Office, City and County of Denver, Colorado

This Deed, Made this 28th day of March in the year of our Lord
one thousand nine hundred and Twenty-six between
EVA DOUGHERTY
of the CITY AND County of DENVER and State of Colorado, of the first part, and
CITY AND COUNTY OF DENVER,
a Municipal Corporation
of the County of DENVER and State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of
*****SEVENTEEN HUNDRED AND FIFTY***** DOLLARS,
to the said party of the first part in hand paid by the said party of the second part, the
receipt whereof is hereby confessed and acknowledged, he ^s granted, bargained, sold and conveyed,
and by these presents do ^s grant, bargain, sell, convey and confirm, unto the said party of
the second party heirs and assigns forever, all the following described lot or parcel
of land, situate, lying and being in the City and County of Denver and State
of Colorado, to-wit:

The north 25 feet of Lots 6 and 7, Block 18, First
Addition to Overland Park.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in
anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and
profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of
the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments
and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances,
unto the said party of the second part, its successors, heirs and assigns forever. And the said party of
the first part, for herself, her heirs, executors, and administrators, do ^s covenant, grant, bargain and agree to and with the said party of the second part, its heirs and
assigns, that at the time of the enrolling and delivery of these presents, she was well seised of
the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in
law, in fee simple, and had good right, full power and lawful authority to grant, bargain, sell and
convey the same in manner and form as aforesaid, and that the same are free and clear from all former
and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature
soever,

and the above bargained premises, in the quiet and peaceable possession of the said party of the
second part, its successors, heirs and assigns, against all and every person or persons lawfully claiming or to
claim the whole or any part thereof, the said 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 her
hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of
Eva Dougherty
C. M. ...
C. M. ...

OK as to form
Frank H. ...
and City Clerk
Approved as to form
City Clerk
Filed by Recorder
C. M. ...

STATE OF COLORADO. }
CITY AND COUNTY OF DENVER. } SS.

I, *W.H. McHugh* a Notary Public in and for
said City and County, in the State aforesaid, do hereby certify that

EVA DOUGHERTY who is personally known to me to be the
person whose name is subscribed to the foregoing 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 and deed for the uses and purposes therein set forth.



Given under my hand and Notarial seal, this 22nd day of March, A. D. 1926
My Commission expires My Commission Expires May 20, 1929, A. D. 19

W.H. McHugh
Notary Public.

917371

WARRANTY DEED

EVA DOUGHERTY

TO

CITY AND COUNTY OF DENVER,
a Municipal Corporation.

STATE OF COLORADO. }
CITY AND COUNTY OF DENVER. } SS.

I hereby certify that this instrument was
read for record in my office this
day of *March*, A. D. 19*26*
at *10:45* o'clock *A.* M., and duly recorded
in *Book 3448* page *408*
William L. Lamb
CLERK & RECORDER

W.H. McHugh
Notary

60

Chas. Stearns City
Eng. Wm. City Hall

Block 18, Addition to Overland Park, City and County of Denver, State of Colorado

This Deed, Made this 25th day of March, 1913, in the year of our Lord one thousand nine hundred and Twenty-six between AGNES H. HUGHES of the City and County of Denver and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, a Municipal Corporation, of the State of Colorado, of the second part:

WITNESSETH. That the said party of the first part, for and in consideration of the sum of *****TWO THOUSAND and 00/100*****DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part its successors and assigns forever, all the following described lot or parcel of land, situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

The North twenty five (25) feet of Lots 4 and 5, Block 18, First Addition to Overland Park.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for her heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents, she is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever,

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said 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 her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of Agnes H. Hughes

STATE OF COLORADO,

CITY AND COUNTY OF DENVER, ss.

I, *Wm McChesney*

a Notary Public in and for

said City and County, in the State aforesaid, do hereby certify that

AGNES H. HUGHES

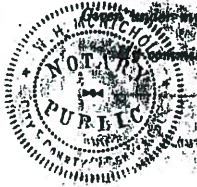
who are personally known to me to be the

persons whose names are subscribed to the foregoing Deed, appeared before me this day in person,

and acknowledged that they signed, sealed and delivered the said instrument of writing as their

free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and *Notarial* seal, this *23rd* day of *March*, A. D. 19*26*



My Commission Expires *May 20, 1929*

A. D. 19

Wm McChesney

Notary Public.

*Wm McChesney
Notary Public
City and County of Denver
Colorado
Mar 23 1926
10:15 AM*

7917372

WARRANTY DEED

AGNES H. HUGHES
TO
City and County of Denver,
Municipal Corporation

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

I hereby certify that the instrument was
presented to me in my office this

DATE *MAR 24 1926*, A. D. 19

March, and duly recorded

in *Book 3448* page *404*

William S. Reed
CITY & COUNTY RECORDER

Wm McChesney
Notary

60

*Wm McChesney
Notary Public
City and County of Denver
Colorado
Mar 24 1926
10:15 AM*

This Deed

of the ~~County of~~ **City and County of Denver**, ~~State of Colorado~~, of the second part;

of the ~~County of~~ **E. W. ROBINSON LUMBER COMPANY,** ~~State of Colorado~~, of the first part;

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and

**CITY AND COUNTY OF DENVER,
a Municipal Corporation**

of the ~~County of~~ **State of Colorado**, of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ~~*****~~ **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS******* ~~*****~~

to the said party of the first part in hand paid by the said part **Y** of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed and by these presents doth grant, bargain, sell, convey and confirm unto the said part **Y** of the second part,

its **successors** ~~and assigns~~ forever, all the following described lots or parcel of land,

situate, lying and being in the **City and County of Denver**

and State of Colorado, to-wit: An easement for a public highway, over and upon the following described property:

The south 25 feet of Lots 25 to 35, both inclusive, in Block 17, First Addition to Overland Park, and the north 25 feet of Lots 1 to 3, both inclusive, in Block 18, First Addition to Overland Park;

Also the south 25 feet of Lots 20 to 24, both inclusive, in Block 7, Overland Park Subdivision.

The intent of this deed is to extend the public highway and street now adjacent to the above described property so as to constitute the above described property a part thereof, and to cause it to be held hereafter under the same rights and claims as that part of the highway already dedicated.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its ^{SUCCESSORS} ~~HEIR~~ and assigns, forever. And the said

E. W. ROBINSON LUMBER COMPANY,

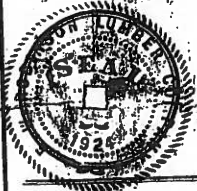
party of the first part.

for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, its ^{SUCCESSORS} ~~HEIR~~ and assigns, that at the time of the execution and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its ^{SUCCESSORS} ~~HEIR~~ and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest: E. W. Robinson
Secretary.



E. W. Robinson Lumber Co
By E. W. Robinson
President.

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

I, Clifford W. Abbott, a Notary Public
in and for said City and County, in the State aforesaid, do hereby certify that

E. W. Robinson and G. S. Robinson,

who are personally known to me to be the same persons whose names are subscribed to the foregoing Deed as having executed the same respectively as President and Secretary of The E. W. Robinson Lumber Company,

a corporation, and who are known to me to be such officers, respectively, appeared before me this day in person and severally acknowledged: That the seal affixed to the foregoing instrument is the corporate seal of said corporation; that the same was thereunto affixed by the authority of said corporation; that said instrument was by like authority subscribed with its corporate name; that the said

E. W. Robinson, is the President of said corporation, and the said G. S. Robinson is the Secretary thereof;

that by the authority of said corporation they respectively subscribed their names thereto as President and Secretary, and that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.



Given under my hand and notarial seal, this fourth day of June, A. D. 1926.
My commission expires May 19, 1928.

Clifford W. Abbott
Notary Public

FORM APPROVED BY HENRY E. MAY, CITY ATTORNEY
Henry E. May
CITY ATTORNEY

PARCEL 6

BOOK 3458 PAGE 298 NO. 919558- RECORDED 2:50 P.M. APR. 1, 1926.
WILLIAM S. LAIL, RECORDER.
NO. 88. WARRANTY DEED.—Short Form.—The Bradford-Bohannon Plat. Co., Mfrs. Robinson's Legal Blanks, Denver.

This Deed, Made this 31st day of March in the year of our Lord
one thousand nine hundred and Twenty-six between

ANNA M. SAUNDERS

of the City and County of Denver and State of Colorado, of the first part, and
CITY AND COUNTY OF DENVER,
a Municipal Corporation

of the County of _____ and State of Colorado, of the second part:

WITNESSETH. That the said party of the first part, for and in consideration of the sum of
*****ONE THOUSAND AND FIFTY DOLLARS*****
to the said party of the first part in hand paid by the said party of the second part, the
receipt whereof is hereby confessed and acknowledged, he is granted, bargained, sold and conveyed,
and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the
second part its successors, heirs and assigns forever, all the following described lot
of land, situate, lying and being in the City and County of Denver and State
of Colorado, to-wit:

Lot 1, Block 19, First Addition
to Overland Park.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in
anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and
profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of
the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments
and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances,
unto the said party of the second part, its successors, heirs and assigns forever. And the said party
of the first part, for herself, her heirs, executors, and administrators, does convey,
grant, bargain and agree to and with the said party of the second part, its successors, heirs and
assigns, that at the time of the ensanting and delivery of these presents, she is well seized of
the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in
law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and
convey the same in manner and form as aforesaid, and that the same are free and clear from all former
and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature
soever,

and the above bargained premises in the quiet and peaceable possession of the said party of the
second part, its successors, heirs and assigns, against all and every person or persons lawfully claiming or to
claim the whole or any part thereof, the said 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 her
hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
Anna M. Saunders
SEAL
SEAL
SEAL

Attest to same
Frank L. Hayes
and City atty

Approved as to description
Alphonse H. Williams
City Assessor
By C. J. Hill

STATE OF COLORADO, }
CITY AND COUNTY OF DENVER, } SS.

I, *Maury B. Gable* a Notary Public in and for
said City and County, in the State aforesaid, do hereby certify that

ANNA M. SAUNDERS who is personally known to me to be the
person whose name is subscribed to the foregoing 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 and deed for the uses and purposes therein set forth.



Given under my hand and seal, this 31st day of March, A. D. 1926.

My commission expires Dec. 19 A. D. 1926
Maury B. Gable
Notary Public.

1602 No Ch.

WARRANTY DEED

ANNA M. SAUNDERS

TO

CITY AND COUNTY OF DENVER,
a Municipal Corporation.

STATE OF COLORADO, }
CITY AND COUNTY OF DENVER, } SS.

I hereby certify that this instrument was
filed for record in my office this
day of 31st 1926
at 2:50 o'clock P. M., and duly recorded
in Book 3458 Page 298
By *Maury B. Gable*
Clerk & Recorder
Deputy

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