



State Documentary Fee
Date: April 18, 2012
\$ 16.32

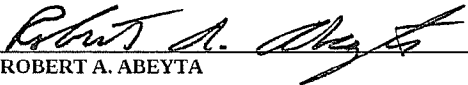
Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **April 18, 2012** by **ROBERT A. ABEYTA** Grantor(s), of the **CITY AND** County of **DENVER** and State of **COLORADO** for the consideration of **(\$163,200.00) *** One Hundred Sixty Three Thousand Two Hundred and 00/100 ***** dollars in hand paid, hereby sells and conveys to **ARLETTA R. HARDISON** Grantee(s), whose street address is **480 S TEJON ST 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:

LOTS 25, 26, AND 27, BLOCK 8, VALVERDE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

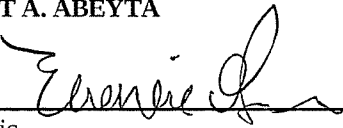
also known by street and number as: **480 SOUTH TEJON STREET DENVER CO 80223**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2012 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.1) 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 Off-Record Title Matters (Section 8.2) and Current Survey Review (Section 9) 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*


ROBERT A. ABEYTA

State of **COLORADO**)
) ss.
County of **ARAPAHOE**)

The foregoing instrument was acknowledged before me on this day of **April 18, 2012** by **ROBERT A. ABEYTA**


Notary Public
My commission expires _____

ELIONORE GRUBER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 07/19/2015

When Recorded Return to: **ARLETTA R. HARDISON**
480 S TEJON ST DENVER, CO 80223

