



11/06/2015 10:20 AM  
City & County of Denver  
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R \$21.00  
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This document prepared by:  
Bowles Ruddell & Associates, Ltd.  
3461 Ringsby Court, Suite 215  
Denver, CO 80216  
CO Bar ID NO. 43274

Order Number:  
20238

~~After recording return to:~~  
First American Title Insurance Company  
Attn: National Recording  
1100 Superior Avenue, Suite 200  
Cleveland, OH 44114

Convenience Deed: no documentary fee or  
real property transfer declaration required  
pursuant to C.R.S. § 39-13-102(2)(a)

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**QUITCLAIM DEED**

**ARLETTA R. HARDISON**, an unmarried woman, whose address is 480 South Tejon Street, Denver, CO 80223, hereinafter referred to as "Grantor," whether one or more, for TEN DOLLARS and no/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and quitclaims to **PAUL SALAZAR** and **ANDREA SALAZAR**, husband and wife, as Joint Tenants with Right of Survivorship and not as Tenants in Common, whose address is 480 South Tejon Street, Denver, CO 80223, hereinafter referred to as "Grantee," whether one or more, any and all of their interest in the real property lying and being situate in the County of Denver, State of Colorado, more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: 480 South Tejon Street, Denver, CO 80223

Together with all its appurtenances.

Taxes for tax year 2015 shall be paid by Grantee.

[THIS SPACE INTENTIONALLY LEFT BLANK]

QUITCLAIM DEED

WITNESS my/our hand(s) and seal(s) this 23 day of October, 2015

Arletta R. Hardison  
ARLETTA R. HARDISON

STATE OF Missouri §  
COUNTY OF Benton §

This instrument was acknowledged before me on the 23 day of October, 2015, by ARLETTA R. HARDISON.

Teri Munoz  
Notary Public Teri Munoz  
My Commission Expires: 6/22/2019



**EXHIBIT "A"**

All the real property, together with improvements, if any, situate, lying and being in the County of Denver, and State of Colorado, described as follows:

Lots 25, 26, and 27, Block 8, Valverde, City and County of Denver, State of Colorado.

BEING the same fee simple property conveyed from ROBERT A. ABEYTA to ARLETTA R. HARDISON, by deed dated April 18, 2012 and recorded April 19 2012, Instrument/Case No. 2012052087 in Denver County Records, State of Colorado.

Tax ID: 0516208021000

Property Address: 480 South Tejon Street, Denver, CO 80223

 **SALAZAR**  
**50565017**  
**FIRST AMERICAN ELS**  
**QUIT CLAIM DEED**  


CO  


*WHEN RECORDED, RETURN TO:  
FIRST AMERICAN TITLE INSURANCE CO.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING*