EXHIBIT A
LEGAL DESCRIPTION
831 SOUTH MONACO STREET PARKWAY, DENVER, CO


From GENERAL WARRANTY DEED recorded June 2, 2025 with Quarter Section information

LOTS 40 AND 41, BLOCK 15, CAPITAL HILL TERRACE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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09/23/2004 09:43A
City & County Of Denver QCD R6.00 D0.00

# CORRECTION QUITCLAIM DEED

THIS DEED, made this 10 day of Sept, 2004, between Jeffrey Allen Mechanik and Marsha Jeen Mechanik of the First Part, and 1469 Holly St., LLC, a Colorado limited liability company, whose legal address is 5600 S. QUEBEC STREET, SUITE 148-B, GREENWOOD VILLAGE, COLORADO 80111, 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 good and valuable considerations, 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 remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do remise, release, sell, convey and QUIT CLAIM unto the said party of the Second Part, heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the said party of the First Part have in and to 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:

LOTS 40 AND 41, BLOCK 15, CAPITOL HILL TERRACE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ALSO KNOWN BY 831 SOUTH MONACO PARKWAY

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the First Part, either in law or equity, to the only proper use, benefit and behoof of the said party of the Second Part, heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the First Part has hereunto set hand and seals the day and year first above written.

Jeffrey Allen Mechanik
Jeffrey Allen Mechanik

Marsha Jeen Mechanik

STATE OF COLORADO )
) ss
County of Arapahoe )

The foregoing instrument was acknowledged before me on this 10 day of Sept, 2004, by Jeffrey Allen Mechanik and Marsha Jeen Mechanik.

My commission expires: 8-19-07
WITNESS my hand and official seal.

Notary Public

WHEN RECORDED, PLEASE RETURN TO:
Louis J. Davis, Esq.
5600 S. Quebec St., #148-B
Greenwood Village, CO 80111