Denver Public Works
Plan Review Services

201 W Colfax Ave, Dept. 507
Denver, CO 80202
p: 720.865.2782
e: Denver.ROW@denvergov.org
www.denvergov.org/PWPRS

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Caroline Martin, City Attorney's Office

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

Digitally signed by Bryner, Matthew R. - PW CE2782 Senior Engineer/Architect Manager
Date: 2018.05.01 09:13:55 -06'00'

DATE: May 1, 2018

ROW #: 2018-Dedication-0000062 **SCHEDULE #: Ad**jacent to 0227500117000, 0227500112000 & 0227100041000

TITLE: This request is to dedicate a parcel of land as Public Right of Way as Arkins Ct.
Located at the intersection of Arkins Ct. and 31st St.

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 Arkins Ct. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project **(Festival Park)**

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 land for Public Right-of-Way purposes as Arkins Ct. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2018-Dedication-0000062-001) HERE.

A map of the area to be dedicated is attached.

MB/PR/BV

cc: Asset Management, Curtis Anthony
City Councilperson & Aides, Albus Brooks District # 9
Council Aide Chy Montoya
Council Aide Emily Brown
Council Aide Evelyn Barnes
City Council Staff, Zach Rothmier
Environmental Services, David Erickson
Public Works, Manager's Office, Alba Castro
Public Works, Manager's Office, Sarah Stanek
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, Paul Rogalla
Public Works Survey, Paul Rogalla
Owner: City and County of Denver
Project file folder 2018-Dedication-0000062

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: May 1, 2018

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 a parcel of land as Public Right of Way as Arkins Ct.
   Located at the intersection of Arkins Ct. and 31st St.

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

4. **Contact Person:** (W*ith actual knowledge of proposed ordinance/resolution.)*
   - **Name:** Barbara Valdez
   - **Phone:** 720-865-3153
   - **Email:** Barbara.valdez@denvergov.org

5. **Contact Person:** (W*ith 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:** Sarah Stanek
   - **Phone:** 720-865-8713
   - **Email:** Sarah.stanek@denvergov.org

6. **General description/background of proposed ordinance including contract scope of work if applicable:**

   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 Arkins Ct. This parcel(s) of land is being dedicated to the City and County of Denver for Public Right-of-Way, as part of the development project **(Festival Park)**

*****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:** Arkins Ct. at 31st St.
   d. **Affected Council District:** Albus Brooks Dist. #9
   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: _____

EXECUTIVE SUMMARY

Project Title: 2018-Dedication-0000062, Festival Park

Description of Proposed Project:Dedicate a parcel of land as public right of way as Arkins Ct.

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

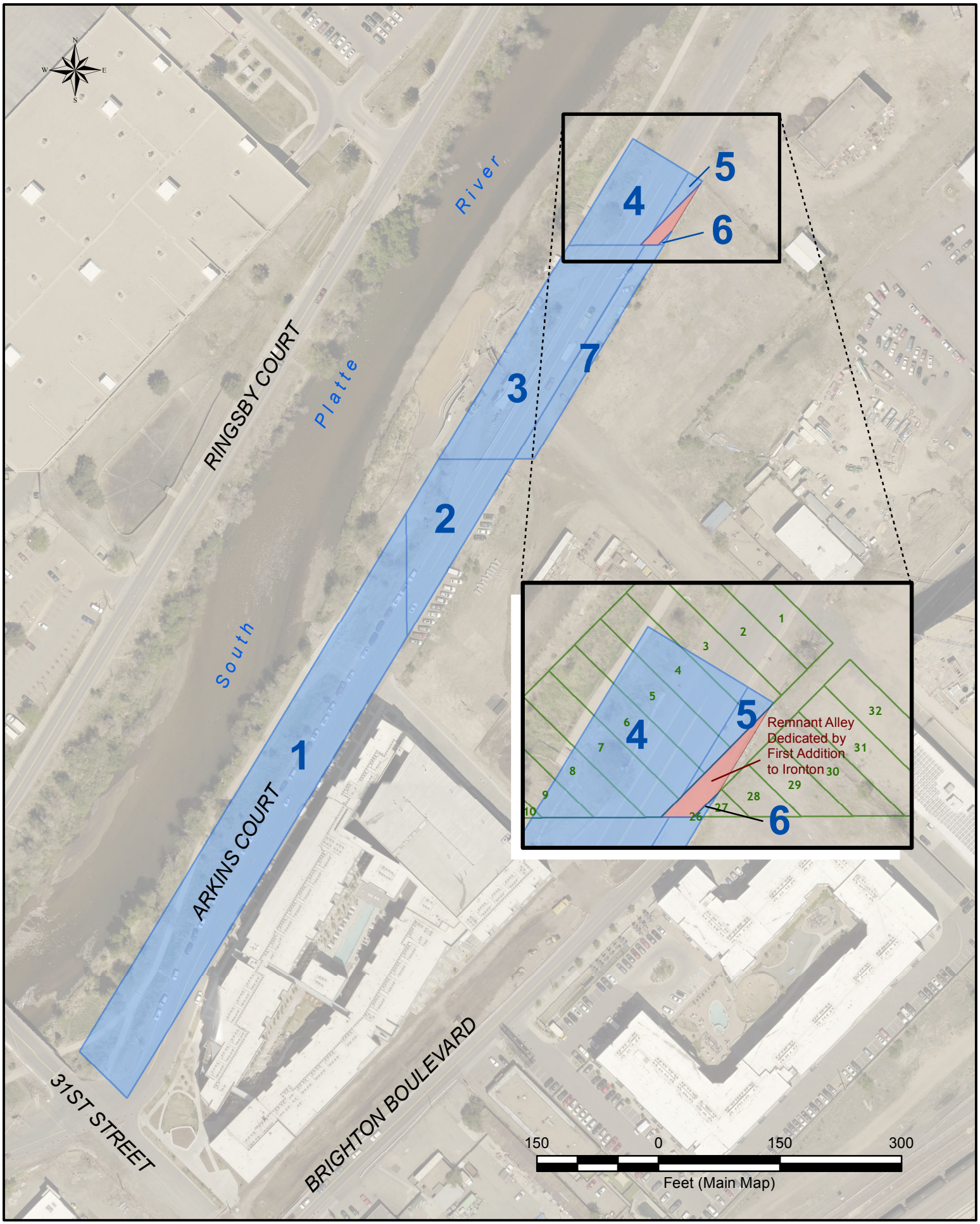
Will land be dedicated to the City if the vacation goes through:N/A

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, as a part of a development project called, Festival Park.

Arkins Court Parcels



LAND DESCRIPTIONS

PARCEL 1

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER SEPTEMBER 24, 1908, AT BOOK 1967, PAGE 299, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-SEVEN (27), IN TOWNSHIP THREE (3) SOUTH, RANGE SIXTY-EIGHT (68) WEST OF THE SIXTH PRINCIPAL MERIDIAN, PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4)OF SAID SECTION TWENTY-SEVEN (27) WITH THE SOUTHEASTERLY LINE OF ARKINS COURT (ARKINS AVENUE) AS ESTABLISHED BY ORDINANCE NUMBERED 2 OF THE SERIES OF 1895, SAID POINT OF COMMENCEMENT BEING ONE THOUSAND ONE HUNDRED AND FOUR AND SIXTY-SEVEN HUNDREDTHS (1104.67) FEET, MORE OR LESS, NORTH OF THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION TWENTY-SEVEN (27);
THENCE NORTH ALONG SAID EAST LINE ONE HUNDRED FIFTY-THREE AND THIRTY-THREE HUNDREDTHS (153.33) FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF SAID ARKINS COURT, THE NORTHWESTERLY LINE OF SAID ARKINS COURT BEING THE SOUTHEASTERLY BANK OF THE SOUTH PLATTE RIVER, AS ESTABLISHED BY ORDINANCE NUMBER TWENTY-FIVE (25) OF THE SERIES OF 1894 OF THE CITY OF DENVER;
THENCE SOUTHWESTERLY IN A STRAIGHT LINE ALONG THE NORTHWESTERLY LINE OF SAID ARKINS COURT SEVEN HUNDRED EIGHTY AND EIGHTY-NINE HUNDREDTHS (780.89) FEET, MORE OR LESS TO THE NORTHEASTERLY LINE OF THIRTY-FIRST STREET;
THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY LINE OF SAID THIRTY-FIRST STREET EIGHTY-TWO AND TWENTY-THREE HUNDREDTHS (82.23) FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID ARKINS COURT;
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ARKINS COURT SIX HUNDRED SIXTY-NINE AND THIRTEEN HUNDREDTHS (669.13) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

CONTAINING ONE AND THREE HUNDRED THIRTY-ONE THOUSANDTHS (1.331) ACRES (58,098 SQUARE FEET), MORE OR LESS.

PARCEL 2

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) MARCH 25, 1895, AT BOOK 1038, PAGE 232, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION TWENTY-SEVEN (27) TOWNSHIP THREE (3) SOUTH OF RANGE SIXTY-EIGHT (68) WEST, DISTANT WESTERLY ALONG SAID NORTH LINE, ELEVEN HUNDRED AND EIGHTY-NINE (1189) FEET FROM THE NORTHEAST CORNER OF SAID SECTION, AND RUNNING WESTERLY ALONG SAID NORTH LINE OF SAID SECTION, A DISTANCE OF NINETY-THREE AND 91-100 (93.91) FEET;

THENCE SOUTHWESTERLY A DISTANCE OF SEVENTY-TWO AND 71-100 (72.71) FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE AFORESAID SECTION TWENTY-SEVEN (27) TWELVE HUNDRED AND FIFTY-EIGHT FEET (1258) NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER (1/4) SECTION;
THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF ONE HUNDRED AND FIFTY-THREE AND 33-100 (153.33) FEET;
THENCE NORTHEASTERLY ON A RIGHT LINE, A DISTANCE OF TWO HUNDRED AND FIFTY-TWO AND 67-100 (252.67) FEET, MORE OR LESS, TO PLACE OF BEGINNING.

CONTAINING THREE-TENTHS (3-10) OF AN ACRE (13,095 SQUARE FEET), MORE OR LESS.

PARCEL 3

A PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) FEBRUARY 13, 1895, AT BOOK 1018, PAGE 622, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF SECTION TWENTY-TWO (22) TOWNSHIP THREE (3) SOUTH OF RANGE SIXTY-EIGHT (68) WEST, AT A POINT TWELVE HUNDRED AND EIGHTY-TWO AND 91/100 (1282.91) FEET WEST, ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION TWENTY-TWO (22) AND RUNNING EAST ALONG SAID SECTION LINE A DISTANCE OF NINETY-THREE AND 91/100 (93.91) FEET;
THENCE NORTHEASTERLY ON A RIGHT LINE, A DISTANCE OF THREE HUNDRED AND TEN AND 01/100 (310.01) FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF FIRST ADDITION TO IRONTON, DISTANT EASTERLY ALONG SAID SOUTH LINE FIVE AND 56/100 (5.56) FEET FROM ITS INTERSECTION WITH THE NORTHWEST LINE OF THE ALLEY IN BLOCK NUMBERED FOURTEEN (14) OF SAID FIRST ADDITION TO IRONTON;
THENCE WEST ALONG SAID SOUTH LINE OF FIRST ADDITION TO IRONTON A DISTANCE OF NINETY-THREE AND 91/100 (93.91) FEET;
THENCE SOUTHWESTERLY ON A RIGHT LINE, A DISTANCE OF THREE HUNDRED AND TEN AND 1/100 (310.01) FEET, MORE OR LESS, TO PLACE OF BEGINNING.

CONTAINING FIFTY-SEVEN HUNDREDTHS (0.57) OF AN ACRE (24,880 SQUARE FEET), MORE OR LESS

PARCEL 4

A PORTION OF THE PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) APRIL 10, 1895, AT BOOK 1024, PAGE 637, SAID PARCEL BEING A PORTION OF LOTS 3 THROUGH 10, INCLUSIVE, BLOCK 14, FIRST ADDITION TO IRONTON, A SUBDIVISION RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) JUNE 6, 1881, AT BOOK 2, PAGE 89, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID FIRST ADDITION TO IRONTON, SAID POINT BEING 88.35 FEET WEST OF THE SOUTHWEST CORNER OF THE ALLEY IN BLOCK 14 OF SAID FIRST ADDITION TO IRONTON;

THENCE EASTERLY ALONG SAID SOUTH LINE OF THE FIRST ADDTION TO IRONTON, A DISTANCE OF 88.35 FEET TO THE SOUTHWEST CORNER OF SAID ALLEY IN BLOCK 14,
THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID ALLEY 20.56 FEET, MORE OR LESS,
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 13°20'00", A DISTANCE OF 87.39 FEET, MORE OR LESS, TO A POINT WHICH IS 20 FEET DISTANT BY PERPENDICULAR MEASUREMENT TO THE MOST WESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON APRIL 21, 2011 AT RECEPTION NUMBER 2011044032;
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES A DISTANCE OF 80 FEET, TO THE EASTERLY LINE OF THE CHANNEL OF THE SOUTH PLATTE RIVER AS DESCRIBED IN ORDINANCE 25 OF 1894;
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES, SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE SOUTH PLATTE RIVER, 153.63 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 10,287 SQUARE FEET (0.236 ACRES), MORE OR LESS.

PARCEL 5

A PORTION OF THE PARCEL OF LAND CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER JULY 28, 1932, AT BOOK 4678, PAGE 398, SAID PARCEL BEING A PORTION OF LOTS 3 THROUGH 6, INCLUSIVE, BLOCK 14, FIRST ADDITION TO IRONTON, A SUBDIVISION RECORDED IN THE CLEARK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY) JUNE 6, 1881, AT BOOK 2, PAGE 89, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 6, SAID POINT BEING 20.56 FEET NORTHEAST OF THE SOUTHWESTERLY CORNER OF THE ALLEY IN SAID BLOCK 14;
THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID ALLEY 86.54 FEET, MORE OR LESS;
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 13°20'00", A DISTANCE OF 3.20 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON APRIL 21, 2011 AT RECEPTION NUMBER 2011044032;
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES, 20.00 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL CONVEYED TO THE CITY OF DENVER BY WARRANTY DEED RECORDED APRIL 10, 1895, IN BOOK 1024, PAGE 637 OF RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER (FORMERLY ARAPAHOE COUNTY);
THENCE ON A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES, 87.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 905.3 SQUARE FEET (0.021 ACRES), MORE OR LESS.

PARCEL 6

A PARCEL OF LAND CALLED PARCEL NO. 17½, CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER DECEMBER 15, 1939, AT BOOK 5369, PAGE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 26 AND THAT PART OF LOT 27, IN BLOCK 14, FIRST ADDITION TO IRONTON, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 26 IN SAID BLOCK 14, FIRST ADDITION TO IRONTON;
THENCE EAST ON THE SOUTH LINE OF SAID LOTS 26 AND 27 A DISTANCE OF 6.47 FEET, MORE OR LESS, TO A POINT 20 FEET SOUTHEASTERLY WHEN MEASURED AT RIGHT ANGLES FROM THE SOUTHEASTERLY LINE, EXTENDED NORTHEASTERLY, OF ARKINS COURT AS ESTABLISHED BY ORDINANCE NO 19. SERIES OF 1904, OF THE CITY AND COUNTY OF DENVER;
THENCE NORTHEASTERLY PARALLEL WITH SAID SOUTHEASTERLY LINE, EXTENDED NORTHEASTERLY, 19.85 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF AFORESAID LOT 27;
THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF LOTS 27 AND 26 A DISTANCE OF 23.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 55 SQUARE FEET (0.0012 ACRES), MORE OR LESS.

PARCEL 7

A PARCEL OF LAND CALLED PARCEL NO. 18, CONVEYED BY WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, SAID DEED BEING RECORDED IN THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER DECEMBER 15, 1939, AT BOOK 5369, PAGE 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING ON THE SOUTH LINE OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AT A POINT 1189 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A TRACT OF LAND HERETOFORE CONVEYED BY WM. J. WULFF TO CITY OF DENVER BY WARRANTY DEED RECORDED FEBRUARY 13, 1895, IN BOOK 1018, PAGE 622 OF RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;
THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF LAND SO CONVEYED, ON A STRAIGHT LINE 310.09 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF FIRST ADDTION TO IRONTON DISTANT EASTERLY ALONG SAID SOUTH LINE 5.56 FEET FROM ITS INTERSECTION WITH THE NORTHWEST LINE OF THE ALLEY IN BLOCK 14 OF SAID FIRST ADDITION TO IRONTON;
THENCE EAST ALONG THE SOUTH LINE OF SAID FIRST ADDITION TO IRONTON 23.48 FEET, MORE OR LESS, TO A POINT DISTANT EXACTLY 20 FEET, MEASURED AT RIGHT ANGLES FROM LINE FIRST HEREINABOVE DESCRIBED, IF EXTENDED NORTHEASTERLY;
THENCE SOUTHWESTERLY PARALLEL WITH SAID FIRST DESCRIBED LINE 310.11 FEET, MORE OR LESS, TO AFORESAID SOUTH LINE OF SECTION 22; THENCE WEST ON SAID SOUTH LINE 23.48 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 0.142 ACRES (6,198 SQUARE FEET), MORE OR LESS.

531970

Warranty Deed
The Denargo Land Co.
To
The City and County
of Denver
Filed for record at 10^25
A.M. Sept. 24, 1908
Henry C. Smith
Recorder

This Indenture, made this 8th day of August in the year of our Lord one thousand nine hundred and eight between The Denargo Land Company, a corporation organized and existing under and by virtue of the laws of the State of Colorado, by Crawford Hill its President, and Samuel P. Rathbun its Secretary, thereunto by resolution of its Board of Directors, duly authorized, party of the first part, and The City and County of Denver, a municipal corporation of the State of Colorado, party of the second part:

Witnesseth, that the said party of the first part, for and in consideration of the sum of Two Thousand Six hundred and Sixty-two (2,662.00) 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, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm unto the said party of the second part, and its successors 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:

That part of the northwest quarter (¼) of the northeast quarter (¼) of Section twenty-seven (27), in Township three (3) south, Range sixty-eight (68) west of the Sixth Principal Meridian, particularly described as follows, to-wit:

Commencing at the point of intersection of the east line of the said northwest quarter (¼) of the northeast quarter (¼) of said section twenty-seven (27) with the southeasterly line of Arkins Court (Arkins Avenue), as established by ordinance numbered 2, of the series of 1895 said point of commencement being one thousand one hundred and four and sixty-seven hundredths (1104.67) feet, more or less, north of the southeast corner of the said northwest quarter (¼) of the northeast quarter (¼) of said section twenty-seven (27); thence north along said east line one hundred fifty-three and thirty-three hundredths (153.33) feet, more or less, to the northwesterly line of said Arkins Court, the northwesterly line of said Arkins Court being the southeasterly bank of the South Platte river, as established by ordinance numbered twenty-five (25) of the series of 1894 of the City of Denver; thence southwesterly in a straight line along the northwesterly line of said Arkins Court seven hundred eighty and eighty-nine hundredths (780.89) feet, more or less, to the northeasterly line of Thirty-first Street; thence southeasterly along the said northeasterly line of said Thirty-first Street eighty-two and twenty-three hundredths (82.23) feet, more or less, to a point of intersection with the southeasterly line of said Arkins Court; thence northeasterly along the southeasterly line of said Arkins Court six hundred sixty-nine and thirteen hundredths (669.13) feet, more or less, to the place of beginning; containing one and three hundred thirty-one thousandths (1.331) acres, more or less.

Together with all and singular the hereditaments and appur-

232 1038

This Deed, Made this Twelfth day of March in the year of our Lord one thousand eight hundred and ninety five between James Tyson of the County of Arapahoe, and State of Colorado, of the first part, and The City of Denver of the County of Arapahoe, and State of Colorado, of the second part;

WARRANTY DEED.

James Tyson

TO

City of Denver

Filed for Record at 2 o'clock P. M., Mch. 25 1895

R. Le Baron Recorder.

Witnesseth, That the said part of the first part, for and in consideration of the sum of Six hundred ($600.00) Dollars, to the said part of the first part, in hand paid by the said part of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part of the second part, its heirs and assigns forever, all the following described lot or parcel of land situate, lying and being in the County of Arapahoe and State of Colorado, to-wit:

Commencing at a point on the north line of Section Twenty seven (27) Township Three (3) South of Range Sixty eight (68) west distant westerly along said north line Eleven hundred and eighty nine (1189) feet from the north east corner of said Section and running westerly along said north line of said Section a distance of Ninety three + 91-100 (93.91) feet. Thence south westerly a distance of Seventy two and 71-100 (72.71) feet, more or less to a point on the west line of the north east quarter (1/4) of the north east quarter of the aforesaid Section Twenty seven (27) twelve hundred and fifty eight (1258) feet north of the south west corner of said quarter (1/4) Section. Thence south along said west line, a distance of One hundred and Fifty three and 33-100 (153.33) feet. Thence north westerly on a right line a distance of Two hundred and fifty two and 67-100 (252.67) feet more or less to a place of beginning. Containing three tenths (3-10) of an acre more or less.

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 part 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 part of the second part its heirs and assigns forever. And the said James Tyson part of the first part, for himself his heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said part of the second part its heirs and assigns, that at the time of the ensealing 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 has 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 except

and the above bargained premises, in the quiet and peaceable possession of the said part 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 part of the first part shall and will **Warrant and Forever Defend.**

In Witness Whereof, the said part 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

O. H. A. B. Seaman
City Atty

James Tyson (Private SEAL)

SEAL

STATE OF COLORADO, } ss.
COUNTY OF ARAPAHOE,

I, Clay M. Van a Notary Public in and for said County in the State aforesaid, do hereby certify that James Tyson personally known to me to be the person whose name is subscribed to the annexed 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 for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this 12th day of March A. D. 1895.

I further certify that my commission expires May 4th 1897

Clay M. Van
Notary Public

NOTARIAL SEAL

622 1018

This Deed, Made this Twelfth day of February in the year of our Lord one thousand eight hundred and ninety five between William J. Neuff of the County of Arapahoe, and State of Colorado, of the first part, and The City of Denver a municipal Corporation acting by virtue of its Charter of the County of Arapahoe, and State of Colorado, of the second part;

WARRANTY DEED.

Wm J. Neuff

TO

City of Denver

Filed for Record at 4 o'clock P. M., Feb 15 1895

C. L. Reed Recorder.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Twelve hundred and twenty five 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 do grant, bargain, sell, convey and confirm unto the said party of the second part, heirs and assigns forever, all the following described lot or parcel of land situate, lying and being in the County of Arapahoe and State of Colorado, to-wit:

Commencing on the South line of Section Twenty two (22) Town-ship Three (3) South Range Sixty eight (68) West at a point Twelve hundred and eighty two and 9/10 (1282.9) feet West along said South line from the South-east corner of said Section Twenty two (22) and running east along said Section line a distance of ninety three and 9/10 (93.9) feet; thence Northeasterly on a right line a distance of Three hun-dred and Twenty and 1/10 (320.1) feet more or less to a point on South line of First Addition to Denver, distant easterly along said South line Five and 9/10 (5.9) feet from its intersection with the north and south line of the alley in Block numbered Fourteen (14) of said First Addition to Denver; thence west along said South line of First Addition to Denver a distance of Ninety three and 9/10 (93.9) feet; thence South westerly on a right line, a distance of Three hundred and Twenty and 1/10 (320.1) feet more or less to place of beginning, containing Fifty seven hundredths (.57) of an acre more or less.

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 heirs and assigns forever. And the said William J. Neuff party of the first part, for himself and his heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part heirs and assigns, that at the time of the ensealing and delivery of these presents they are 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 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, 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

Wm J. Neuff (Seal)

(Seal)

STATE OF COLORADO, } ss.
COUNTY OF ARAPAHOE,

I, Levi N. Dolloff a Notary Public in and for said County in the State aforesaid, do hereby certify that William J. Neuff 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 for the uses and purposes therein set forth.

Given under my hand and Notarial Notary seal, this 12th day of February A. D. 1895

My commission expires Dec. 20th. 1896

Levi N. Dolloff
Notary Public

NOTARIAL SEAL

and for said County, in the State aforesaid, do hereby certify that Fred C. Kilham who is personally known to me to be the same person whose name is subscribed to the annexed 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, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this fifth day of March A. D. 1895.

My commission expires November 20th A. D. 1896.

Notarial Seal

Charles A. Stokes.
Notary Public.

Deed.
The Colorado Mortgage and Investment Company, Ltd.
to
City of Denver.
Filed for record at 10 o'clock A. M. April 19, 1895.
R. Lebert.
Recorder.

This Deed, Made this fifth day of April in the year of our Lord one thousand eight hundred and ninety-five, between The Colorado Mortgage and Investment Company, Limited, a corporation organized and existing under the laws of Great Britain and Ireland and authorized to do business in the State of Colorado, of the first part, and the City of Denver of the County of Arapahoe 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 Seven hundred and ninety four and 50/100 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 bargained, sold, conveyed, and by these presents does bargain, sell and convey unto the said party of the second part, its successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part has in and to the following described tract or parcel of land, situate, lying and being in the County of Arapahoe and State of Colorado, to wit:

Commencing on the south line of First Addition to Ironton at a point eighty-eight and 35/100 (88.35) feet west along said south line from its intersection with the northwest line of the alley in block numbered fourteen (14) of said First Addition to Ironton, and running east on said south line a distance of eighty-eight and 35/100 (88.35) feet, to north west line of aforesaid alley; thence northeasterly along said northwest line of alley, a distance of twenty and 56/100 feet (20.56) thence angling to the left about thirteen (13) degrees and twenty (20) minutes, and running one hundred and fifty one and 64/100 (151.64) feet more or less, to an intersection with the southwest line of Thirty-fourth street, at a point thirty four and 97/100 (34.97) feet northwest of the alley in the aforesaid block fourteen (14) of First Addition to Ironton; thence

BOOK 4678 PAGE 398 NO.561846- RECORDED 9.20 A.M.JULY 28,1932. ALBERT C.MONSON. RECORDER.

No. 733 WARRANTY DEED—For Sale by The C. F. Hoeckel Blank Book & Litho. Co., Denver, Colo.

This Deed, Made this 28th day of May in the year of our Lord one thousand nine hundred and thirty-two between DALE HINMAN

of the City and County of Denver and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the Constitution and laws of the State of Colorado, ~~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 TWO HUNDRED AND TWENTY AND NO/100 ($220.00) 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 ~~heirs~~ 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:

Lots 1 to 10, both inclusive, Block 19, First Addition to Ironton; also,

Lots 1 to 6, both inclusive, in Block 14, First Addition to Ironton, excepting that part lying in Arkins Court as conveyed by deed from The Colorado Mortgage and Investment Company limited to City of Denver, Recorded in Book 1024, Page 637, of the records in the Clerk and Recorder's office of the City and County of Denver.

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 himself his heirs, executors, and administrators, does covenant, 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 ensealing 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, has 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 ~~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

Dale Hinman (SEAL)

(SEAL)

(SEAL)

FORM APPROVED:
JAMES D. BANNON, CITY ATTORNEY
By Frank Hayes
Assistant City Attorney

Description O.K.
C. Stoll

Recorded at 2:20 o'clock 2nd P.M. Dec. 15, 1939

Reception No. 530157 GEORGE F. ROCK Recorder.

This Deed, Made this twenty-second day of November in the year of our Lord one thousand nine hundred and thirty-nine between

MYER GOODSTEIN, LEAH GOODSTEIN, FRED GOODSTEIN and JULIUS M. GOODSTEIN

of the City and County of Denver and State of Colorado, of the first part, and

CITY AND COUNTY OF DENVER, a municipal corporation

~~organized and existing under and by virtue of the laws~~ of the State of Colorado, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration ~~DOLLARS~~ to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have 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, its successors and assigns forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described real estate situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

PARCEL NO. 17½

Lot 26 and that part of Lot 27, in Block 14, First Addition to Ironton, described as follows, to-wit: Commencing at the southwesterly corner of Lot 26 in said Block 14, First Addition to Ironton; thence east on the south line of said Lots 26 and 27 a distance of 6.47 feet, more or less, to a point 20 feet southeasterly when measured at right angles from the southeasterly line, extended northeasterly, of Arkins Court as established by Ordinance No. 19, Series of 1904, of the City and County of Denver; thence northeasterly parallel with said southeasterly line, extended northeasterly, 19.85 feet, more or less, to the northwesterly line of aforesaid Lot 27; thence southwesterly on the northwesterly line of Lots 27 and 26 a distance of 23.88 feet, more or less, to the point of beginning. Containing 55 square feet, more or less.

PARCEL NO. 18

That part of the Southeast Quarter (SE¼) of Section 22, Township 3 South, Range 68 West of the 6th Principal Meridian, described as follows, to-wit: Commencing on the south line of Section 22, Township 3 South, Range 68 West of the 6th Principal Meridian, at a point 1189 feet West of the southeast corner of said section, said point being the southeasterly corner of tract of land heretofore conveyed by Wm. J. Wulff to City of Denver by Warranty Deed recorded February 13, 1895, in Book 1018, page 622 of records of the Clerk and Recorder of the City and County of Denver; thence northeasterly along southeasterly line of land so conveyed, on a straight line 310.09 feet more or less, to a point on the south line of First Addition to Ironton distant easterly along said south line 5.56 feet from its intersection with the northwest line of the alley in Block 14 of said First Addition to Ironton; thence east along the south line of said First Addition to Ironton 23.48 feet, more or less, to a point distant exactly 20 feet, measured at right angles from line first hereinabove described, if extended northeasterly; thence southwesterly parallel with said first described line 310.11 feet, more or less, to aforesaid south line of Section 22; thence west on said south line 23.48 feet, more or less, to the point of beginning, all in the City and County of Denver, State of Colorado. Containing 0.142 acres, more or less.

BOOK 5369 PAGE 2

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 part ies 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, its successors and assigns forever.

IN WITNESS WHEREOF, The said part ies of the first part ha ve hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Myer Goodstein [SEAL]

Leah Goodstein [SEAL]

Fred Goodstein [SEAL]

Julius M. Goodstein [SEAL]

STATE OF COLORADO,
City and County of Denver } ss.

The foregoing instrument was acknowledged before me this 6th day of December A. D. 19 39, by* MYER GOODSTEIN, LEAH GOODSTEIN and JULIUS M. GOODSTEIN AND FRED GOODSTEIN.

My commission expires January 20, 1941, 19 39. Witness my hand and official seal.

Helen H. Mulholm
Notary Public.

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—*Statutory Acknowledgement, Session 1927.*

No. 522. QUIT CLAIM DEED TO CORPORATION.—The Bradford-Robinson Ptg. Co., Mfrs. Robinson's Legal Blanks, Denver.

BOOK 4678 PAGE 398 NO.561846- RECORDED 9.20 A.M.JULY 28,1932. ALBERT C.MONSON. RECORDER.

No. 733 WARRANTY DEED—For Sale by The C. E. Hoeckel Blank Book & Litho. Co., Denver, Colo.

This Deed, Made this 28th day of May in the year of our Lord one thousand nine hundred and thirty-two between DALE HINMAN

of the City and County of Denver and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the Constitution and laws of the State of Colorado, ~~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 TWO HUNDRED AND TWENTY AND NO/100 ($220.00) 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 ~~heirs~~ 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:

Lots 1 to 16, both inclusive, Block 19, First Addition to Ironton; also,

Lots 1 to 6, both inclusive, in Block 14, First Addition to Ironton, excepting that part lying in Arkins Court as conveyed by deed from The Colorado Mortgage and Investment Company limited to City of Denver, Recorded in Book 1024, Page 637, of the records in the Clerk and Recorder's office of the City and County of Denver.

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 himself his heirs, executors, and administrators, does covenant, 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 ensealing 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, has 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 ~~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

Dale Hinman (SEAL)

(SEAL)

(SEAL)

FORM APPROVED:
JAMES D. BANNISTER, CITY ATTORNEY
By Frank Hayes
ASSISTANT CITY ATTORNEY

Description O.K.
C. Stoll

STATE OF COLORADO, }
City and County of Denver } ss.

I, ROY F. SMITH a Notary Public in and for said City and County, in the State aforesaid, do hereby certify that

DALE HINMAN

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, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21st day of July A.D. 193 2 .
My commission expires January 25, A. D. 1933

Roy F. Smith
Notary Public

ROY F. SMITH NOTARY PUBLIC CITY & COUNTY OF DENVER

No. 5 STATE OF COLORADO

WARRANTY DEED

DALE HINMAN

TO

CITY AND COUNTY OF DENVER

STATE OF COLORADO
CITY & COUNTY OF DENVER } ss.

I hereby certify that this instrument was filed for record in my office at 10 o'clock A.M., and duly recorded in Book 5678 Page 399

Clerk and Recorder

By Emilie Mueller
Deputy

CITY BUSINESS NO. 69
Fee $

Return to Deed Clerk

STATE OF COLORADO, }
City and County of Denver } ss.

I, ROY F. SMITH a Notary Public in and for said City and County, in the State aforesaid, do hereby certify that

DALE HINMAN

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, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21st day of July A.D. 193 2 .
My commission expires January 25, A. D. 1933

Roy F. Smith
Notary Public

ROY F. SMITH NOTARY PUBLIC CITY & COUNTY OF DENVER

No. 5 STATE OF COLORADO

WARRANTY DEED

DALE HINMAN

TO

CITY AND COUNTY OF DENVER

STATE OF COLORADO
CITY & COUNTY OF DENVER } ss.

I hereby certify that this instrument was filed for record in my office at 10 o'clock A.M., and duly recorded in Book 5678 Page 399

Clerk and Recorder

By Emilie Mueller
Deputy

CITY BUSINESS NO. 69
Fee $

Return to Deed Clerk

STATE OF COLORADO,
City and County of Denver } ss.

I, ROY F. SMITH a Notary Public in and for said City and County, in the State aforesaid, do hereby certify that

DALE HINMAN

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, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21st day of July A.D. 193 2 .

My commission expires January 25, A. D. 1933 .

ROY F. SMITH NOTARY PUBLIC CITY AND COUNTY OF DENVER, COLORADO

Roy F. Smith
Notary Public

56184

No.

WARRANTY DEED

DALE HINMAN

TO

CITY AND COUNTY OF DENVER

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

I hereby certify that this instrument was filed for record in my office this 28 day of JUL 1932 A. D. 1932 at 2 o'clock P.M., and duly recorded in Book 4678 Page 399

Clerk and Recorder

By Isabelle Wheelwright Deputy

CITY BUSINESS No. 60
Fee $

THE C. F. ROECKEL CO. DENVER

Cedar

STATE OF COLORADO,
City and County of Denver } ss.

I, ROY F. SMITH a Notary Public in and for said City and County, in the State aforesaid, do hereby certify that

DALE HINMAN

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, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21st day of July A.D. 193 2 .

My commission expires January 25, A. D. 1933 .

ROY F. SMITH NOTARY PUBLIC CITY AND COUNTY OF DENVER, COLORADO

Roy F. Smith
Notary Public

56184

No.

WARRANTY DEED

DALE HINMAN

TO

CITY AND COUNTY OF DENVER

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

I hereby certify that this instrument was filed for record in my office this 28 day of JUL 1932 A. D. 1932 at 2 o'clock P.M., and duly recorded in Book 4678 Page 399

Clerk and Recorder

By Isabelle Wheelwright Deputy

CITY BUSINESS No. 60
Fee $

THE C. F. ROECKEL CO. DENVER

Cedar

BOOK 4678 PAGE 398 NO.561846- RECORDED 9.20 A.M.JULY 28,1932. ALBERT C.MONSON. RECORDER.

This Deed, Made this 28th day of May in the year of our Lord one thousand nine hundred and thirty-two between DALE HINMAN

of the City and County of Denver and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the Constitution and laws of the State of Colorado, ~~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 TWO HUNDRED AND TWENTY AND NO/100 ($220.00) 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 ~~heirs~~ 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:

Lots 1 to 16, both inclusive, Block 19, First Addition to Ironton; also,

Lots 1 to 6, both inclusive, in Block 14, First Addition to Ironton, excepting that part lying in Arkins Court as conveyed by deed from The Colorado Mortgage and Investment Company limited to City of Denver, Recorded in Book 1024, Page 637, of the records in the Clerk and Recorder's office of the City and County of Denver.

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 himself his heirs, executors, and administrators, does covenant, 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 ensealing 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, has 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 ~~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

Dale Hinman (SEAL)

(SEAL)

(SEAL)

FORM APPROVED:
JAMES D. BANNON, CITY ATTORNEY
By Louis Hayes
ASSISTANT CITY ATTORNEY

Description O.K.
C. Stoll

BOOK 4678 PAGE 398 NO.561846- RECORDED 9.20 A.M.JULY 28,1932. ALBERT C.MONSON. RECORDER.

No. 732 WARRANTY DEED—For Sale by The C. F. Hoeckel Blank Book & Litho. Co., Denver, Colo.

This Deed, Made this 28th---------- day of May ---------- in the year of our Lord one thousand nine hundred and thirty-two ---- between DALE HINMAN ----------

---

of the City and County of Denver and State of Colorado, of the first part, and CITY AND COUNTY OF DENVER, a municipal corporation duly organized and existing under and by virtue of the Constitution and laws of the State of Colorado, ---------- ~~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 TWO HUNDRED AND TWENTY AND NO/100 ($220.00) ---------- 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 ~~heirs~~ 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:

Lots 1 to 16, both inclusive, Block 19, First Addition to Ironton; also,

Lots 1 to 6, both inclusive, in Block 14, First Addition to Ironton, excepting that part lying in Arkins Court as conveyed by deed from The Colorado Mortgage and Investment Company limited to City of Denver, Recorded in Book 1024, Page 637, of the records in the Clerk and Recorder's office of the City and County of Denver.

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 himself his heirs, executors, and administrators, does covenant, 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 ensealing 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, has 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 ~~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

Dale Hinman (SEAL)

(SEAL)

(SEAL)

FORM APPROVED:
JAMES D. BANNON, CITY ATTORNEY
By Lucius Thayer
ASSISTANT CITY ATTORNEY

Description O.K.
C. Stoll

northwesterly along the southwest line of Thirty-fourth street a distance of eighty-two and 23/100 (82.23) feet; thence southwesterly on a right line, a distance of two hundred and thirty-six and 56/100 (236.56) feet more or less, to place of beginning; containing thirty-eight hundredths (.38) of an acre, more or less, and being a portion of lots numbered one (1) two (2) three (3) four (4) five (5) six (6) seven (7) eight (8) nine (9) and ten (10) in block numbered fourteen (14) of First Addition to Denver.

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 behalf of the said party of the second part, its successors and assigns forever. And the said party of the first part, for itself and successors covenants and agrees with the said party of the second part its successors and assigns forever, that the property hereby conveyed at the date of this conveyance is free and clear from all claims, liens, demands and incumbrances and that it has good right and full power to convey all the title to said property which it acquired from its grantors, and it further covenants and agrees that the title so acquired by said party of the first part, and hereby conveyed to said party of the second part, it will forever Warrant and Defend against any other claim or demand by reason of any prior contract, easement or conveyance by it made.

In Witness Whereof, the said party of the first part has hereunto caused to be subscribed its corporate name, by Samuel J. Gilmore, its duly authorized agent and attorney in fact.

The Colorado Mortgage and Investment Company, Limited
by Samuel J. Gilmore (Seal)
Attorney-in-fact.

Signed, Sealed and Delivered in presence of

State of Colorado }
County of Arapahoe } ss. I, Geo. G. Eastbrook, a Notary Public in and for said County in the State aforesaid do hereby certify, that Samuel J. Gilmore who is personally known to me to be the person who subscribed the name of The Colorado Mortgage and Investment Company, Limited to the annexed Deed, as attorney in fact of said Company, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing for and on behalf of the said The Colorado Mortgage and Investment Company, Limited, and that the same was the free and voluntary act and deed of said The Colorado Mortgage and Investment Company, Limited, by him subscribed and executed as attorney in

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tenances 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 and its successors forever. And the said party of the first part covenants, grants, bargains and agrees to and with the said party of the second part, and its successors, that at the time of the ensealing 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 has 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 encumbrances of whatever kind or nature soever, and the above bargained premises in quiet and peaceable possession of the said party of the second part, and its successors, 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 the hand of its President, its Corporate Seal to be hereunto affixed, and attested by its Secretary, the day and year first above written.

Attest:

Samuel F. Rathbun
Secretary

{Corporate Seal}

The Denargo Land Company
By Crawford Hill
President.

Approved as to form and Execution
A. C. Lindsley, per Thos. P. Gordon, Asst.
Attorney for the City
and County of Denver.

State of Colorado }
City and County of Denver } ss.

I, Jennie H. Irwin, a Notary Public in and for said City and County, in the State aforesaid, do hereby certify that Crawford Hill, President, and Samuel F. Rathbun, Secretary, of The Denargo Land Company, who are personally known to me to be such officers, and the persons whose names are subscribed to the annexed deed, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument of writing as the act and deed of The Denargo Land Company, for the uses and purposes therein set forth, and that the said President had authority from said Company to sign its name and the said Secretary to attach its corporate seal to said instrument.

Given under my hand and notarial seal this 8th day of August, A.D. 1908. My commission expires Feb 1, 1911

Jennie H. Irwin Notary Public

Aug 17, 1908 C.R. Sapp Recorded in Book
of Mundy Engrossed
by L. E. H.