

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

DATE: May 1, 2018

ROW #: 2018-Dedication-0000062 **SCHEDULE #:** Adjacent 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
Ple	ease mark one:	☐ Bill Request	or		Resolution Request		
1.	Has your agency	submitted this request i	n the last 1	12 mont	hs?		
	☐ Yes	⊠ No					
	If yes, please	explain:					
2.		concise, one sentence <u>des</u> cates the type of request: g u est, etc .)					
		to dedicate a parcel of lar intersection of Arkins Ct			of Way as Arkins Ct.		
3.	Requesting Agency Division:	cy: Public Works-Right- Survey	of-Way Ser	rvices			
4.	Name: BarbPhone: 720-3			d ordinai	nce/resolution.)		
5.	will be available forName: SaralPhone: 720-				ce/resolution <u>who wi</u>	ll present the item at M	ayor-Council and who
6.	General descripti	ion/background of prope	osed ordina	ance inc	cluding contract scop	pe of work if applicabl	e:
	thoroughfar	a Resolution for laying ores of the municipality; i.e Public Right-of-Way, as p	. as Arkins	Ct. Thi	s parcel(s) of land is b	being dedicated to the C	
		following fields: (Incomp – please do not leave bla		may res	ult in a delay in proce	essing. If a field is not	applicable, please
	a. Contract	t Control Number: N/A	A				
	b. Contract	t Term: N/A					
	c. Location						
		Council District: Albus	Brooks Di	ist. #9			
	e. Benefits:						
	f. Contract	t Amount (indicate amer	nded amou	int and i	new contract total):		
7.	Is there any contrexplain.	roversy surrounding this	s ordinanc	ee? (Gro	ups or individuals wh	o may have concerns a	bout it?) Please
	None.						
		To b	e complete	ed by Ma	yor's Legislative Tea	<i>m</i> :	
SI	RE Tracking Numbe	er:			Date Er	ntered:	



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

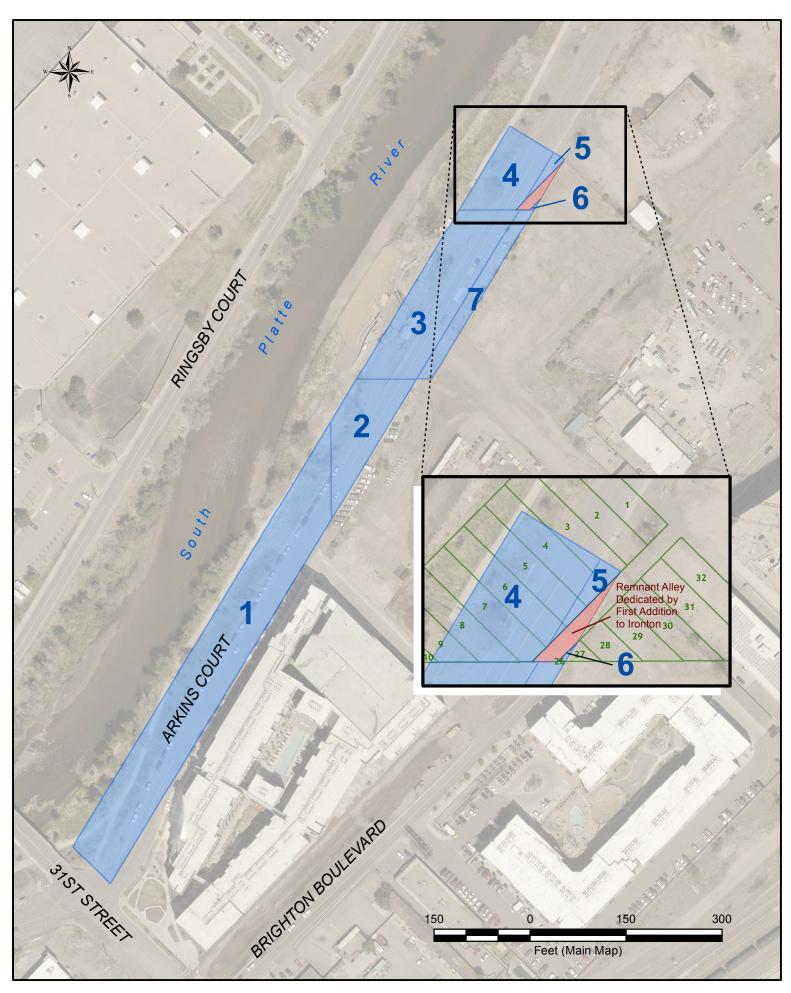
Will an easement be placed over a vacated area, and if so explain: N/A

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 (SE½) 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 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 (6,198 SQUARE FEET), MORE OR LESS.

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The Denargo Land Os.

The City and County
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Alter John Copt 24, 1908
Henry & Smiley
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This Intenture, made the 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 Jamuel F. Rathron its Gerelary, thereun to, 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 port:

for and in consideration of the sum of Our Thousand Clin hundred and Sixter love (2.662.00) Dellars, bothe said party of the first part in hand froid by the suid party of the secret where of is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargained, sold and confirm unto the said party of the second part, and its successors forcer, all the following described both or parcel of land, selvale, tying and being in the bily and boundy of Denver and Mate of believed, to said

That part of the northwest marter (14) of the northeast quarter (14) of Section hearty seven (27), in Pourship Abree (3) south, Range sixty-right (68) west of the Sixth Principal Meridian, particular-

by described as follows, to wit:

Commencing at the point of intersection of the east line of the said worthwest quarter (14) of the north east quarter (14) of said section burnly seven (27) with the southe actorly line of arkins bourt (arkins account, as established by ordinance numbered 2, of the series of 1895 said print of commencement being one thousand one hundred and four and sixty seven hundred the (1104.67) feet, more in less, and by the southeast corner of the said northwest quarters (11) of the northeast quarter (11) of said section twenty seven (27); thence north along said each line one hundred fifty three and thirty three hundredthe (153.33) feet, more or less, to the northwesterly line of said arkine Court, the northwesterly line of said arkine brist being the southeasterly bank of the South Platte river, as established by ordinance numbered liverty fue (25) of the series of 1894 of the bily of Dinie; thence southinesterly in a straight line along the northeacetaly line of said Or king bound seven hundred eighty and eighty nine hundred the (780.89) feet, more or less, to the northeasterly line of Phirty first Street; thence southeasterly along the said north easterly line of said Thurly-first Street eighty two and twenty three hundredthe (82.23) feet invoce or less, to a point of intersection with the southeasterly line of said arking bourt; thence northeasterly along the coutheasterly line of said arkins bourt six hundred sixty nine and thirteen hundredthe (669.13) feet more or less, to the place of beginning; containing one and three hundred thirty one thousand the Together with all and singular the heredilaments and appear

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A CONTRACTOR OF THE CONTRACTOR	Witnesseth, That the said part & of the first part, for and in consideration of the and Turns druck (86 cd 2)
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Filed for Record ato'clock	whereof is hereby confessed and acknowledged, ha . granted, bargained, sold and conveyed, and by
	presents do 112-Brand out Burnty services and comment and the said partition the second partition
17:Eh. 25 189 5	heirs and assigns forever, all the following described lotor parcelof land situate, lying and be
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fg. 3 and for said County, in the State aforesaid, do hereby certify that I ned E. Kilham who is personally known to me to be the same person ed gerax whose name is subscribed to the unnexed deed, appeared before me this day in person and acknowledged that he signed scaled and dety in Circled the said instrument of writing as his fire and voluntary not, intimo for the way and purposes therein est forth. ---Jun under my land and notarial Seal this Fifthday of by con-& claim March, a. D. 1695. My commercial experies normales 20th a. D. 1896. 1xx, 200 setuate

Charles a. Stokes. Holace al? Calcal 5 Metary Cublic.

Decd The Colorado Mortgage and Investment Company, ID. Cety of Dennes. tiled for recordat abril 10, 1875. N' Le Berx. Render.

This Deed, made this fifth day of april in the year of our Lord one thousand eight humdred and minety-five, between The Colorado Moitgage and Investment Conpany, Similed a corporation organized and courting under the Caury of Great Britain and Ireland, and authorized to do brusiness in the State of Colorado, of the first part, and the City of Dinver of the County of arapahor and. State of Colorado, of the second part, Witnesseth, That the said party of

and ninety four and 50/100 Dollers, to the said party of the first part in hand baid by the said party of the second bart, the receiff wherein is hereby confessed and acknowledged, has bargainy ed, vold, conveyed, and by these presents does bargain, sell and contry unto the said party of the second part, its successors and assigns forcer, all the right title interest claim and demand which the said party of the first part has in and to the following described track is parcel of land, situate, lying and tring in the Country of arabahor and State of Colorado, Counts

a point eighty-eight and 30/100 (88.00) feet wast along said south line from its intersection with the northwest line of the alley in black numbered fourteen (14) of said thist addition to Fronting and running East on said south line a distance of eighty- eight and 30/100 (88.35) feet to north west line of aforesaid alley; theree northrasterly along said northwest line of alley, a distance of twenty and the feet (20.56) thence angling to the left about thisteen (13) degree, and turnty (20) minutes, and running one hundred and fifty one and 64 (51.64) feet more or less to an intersection with the southwest line of Thirty-fourth street at a point thirty four and 11/100 (314.99) feet northwest of the alley in the afore

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· · · · · · · · · · · · · · · · · · ·	this 28th day of May in the year of our Lord
thousand nine hundred	d and thirty-two between DALE HINMAN
the City and TY AND COUNTY OF	County of Denver and State of Colorado, of the first part, and DEIVER, a municipal corporation duly organized and existing under e Constitution and laws of the State of Colorado, ————————————————————————————————————
·	t the said party of the first part, for and in consideration of the sum of
	NTY AND NO/100 (\$220.00) DOLLARS,
the said part y	of the first part in hand paid by the said part y of the second part, the receipt
	ed and acknowledged, ha s granted, bargained, sold and conveyed, and by these
	ant, bargain, sell, convey and confirm, unto the said party of the second part,
·-	ant, bargain, sen, convey and comming allow the g
its/ heirs and a	104 to a Calamada to anite
od being in the City ots 1 to 13, both	and County of Denver and State of Colorado, to-wit: inclusive, Block 19, First Audition to Ironton; also,
ots 1 to 6. bot	inclusive, in Block 14, First Addition to Ironton, excepting that
art lving in Arti:	ns Court as conveyed by deed from The Colorado Mort age and limited to City of Denver, Recorded in Book 1024, Page 637, of
	Clark and Recorder's o fice of the City and County of Denver.
Il the estate, right, title in law or equity, of, in a In Isaur and into the said party the first part, for him pargain and agree to an at the time of the ensead conveyed, as of good, so has good right, form aforesaid, and that	
	orances of whatever kind or nature soever.
its/ heim heim heim heim heim heim heim heim	d premises in the quiet and peaceable possession of the said part y of the second part and assigns, against all and every person or persons lawfully claiming or to claim the reof, the said part y of the first part shall and will WARRANT AND FOREVEL day and year first above written. The day and year first above written. And Delivered in the Presence of SEAI

BOOK 5889 PAGE 1 Recorded at 2.20 o'clock P.M. Dec.15,1989

Reception No. 530157 GEORGE F. ROCK Recorder,

This Beed, Made this twenty-seconday of in the year of our Lord one thousand nine hundred and

November thirty-nine

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

City and

Denver

and State of Colorado,

of the first part, and

County of

CITY AND COUNTY OF DENVER, a municipal & corporation

by will bulker bull and a bully within by the law of the State of

Colorado

, of the second part:

WITNESSETH, That the said partie Sof the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration to the said part ies of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, ha Ve remised, released, sold, conveyed and QUIT CLAIMED, and by 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 part 1es of the first part ha Ve 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. 17% 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 (SE4) 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.

velled at magnetic Mark Brings tis area in the contract the contract and and TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto BOOK 5369 PAGE 2 belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part 165 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 185 of the first part ha ve hereunto set their and seal S ... the day and year first above written. Signed, Sealed and Delivered in the Presence of the terms of the which the training the series AND AND THE PARTY OF THE PARTY STATE OF COLORADO, Denver City and County of The foregoing instrument was acknowledged before me this A.D. 19 39 . by MYER GOODSTEIN, LEAH GOODSTEIN and CILIUS N. GOODSTEIN AND GOED CHRISTON expires January 20, 1941, 19 39. Witness my hand and official seal. Alen N Mollola *If by natural 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 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. ATBERN C. MONSON. RECORDER.

No. 738 WARRANTY DEED For Sale by The C. E. Hoeckel Blank Book & Litho. Co., Denver, Colo.

This Beed, Made this 28th day of May in the year of our Lord	
one thousand nine hundred and thirty-two between DALE HIMMN	sa kaling kaling 1960 ya Tarihi kaling kaling Kaling kaling
County of Denver and State of Colorado, of the first part, and	
The state of the s	
The state of the constitution and laws will be blue of of the state of	
of the of the county ofand State of Colorado, of the second part;	
Witnesseth, That the said party of the first part, for and in consideration of the sum of	
DOLLARS,	
TWO HUNDRED AND THEFTY AND MONTOO	
to the said part y of the first part in hand paid by the said part y of the second part, the receipt	
whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these	
presents do es grant, bargain, sell, convey and confirm, unto the said party of the second part, successors of land situate, lying	
its/ heirs and assigns forever, all the following described for s of parcer of heirs, situates, symmetry	
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 Twing 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.	ндэграйнуудагын тараац байралаан түйн дөгүрдөөү үчүн т
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anywise	
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	
HYC.77 (2011) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	į.
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in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.	Brokenska socialnika socialnik borugunu, organi de de udil er stocka tarrigun
In Have and to Hold the said premises above bargained and described, with the appurtenances, successors	girtani Latini Maria
unto the said party of the second part, its/ heirs and assigns forever. And the said part y of	en de la companya de
the first part, for him sel f his heirs, executors, and administrators, do es covenant, grant,	
bargain and agree to and with the said part y of the second part, its/ heirs and assigns, that	Dis. W.W.
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,	
ha s 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,	
The second state of the second	approximation and addition to be
assessments and incumprances of whatever kind	
and the above bargained premises in the quiet and peaceable possession of the said part y of the second part,	
and the above pargamed premises in the quotality successors lawfully claiming or to claim the	And the of participants of the participant of the participants of the participant of the
whole or any part thereof, the said part y of the first part shall and will WARRANT AND FOREVER	
DEFEND.	
In Witness Wherenf, the said part y of the first part has hereunto set his	
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Signed, Sealed and Delivered in the Presence of	
(SEAL)	
FORM APPROVED:	
JANIES DELETITOD CERTIFICATION (SEAL)	
Description Only	2

STATE OF COLORADO,	
Calty aid County of Denver	
I, ROY F. SMITH	54
said City and County, in the State aforesaid, do hereby certify that	419
La retranslation of the Market Company of the Compa	Îşa
who ^{is} personally known to me to be the person whose name is subscribed t	0
the foregoing Deed, appeared before me this day in person, and acknowledged that he signed	d,
sealed and delivered the said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth.	ie .
Gigen under my hand and notarial seal, this 21st day of July A.D. 193 2 My commission expires January 25, A.D. 1933	•
My conmission expires January 25, A.D. 1933	
Notary Public	
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STATE OF COLORADO,	
Calty aid County of Denver	
I, ROY F. SMITH	54
said City and County, in the State aforesaid, do hereby certify that	419
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the foregoing Deed, appeared before me this day in person, and acknowledged that he signed	d,
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said City and County, in the State aforesaid, do hereby certify that DALE HINNAN
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. Notary Public
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said City and County, in the State aforesaid, do hereby certify that DALE HINNAN
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. Notary Public
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WARRANT STATE OF COLORADO STATE STATE OF COLORADO STATE OF COLORAD

ANO ASTORIA CONTROL PROPERTY OF THE PROPERTY O BOOK 4678 PAGE 398 SECTIONS OF MONSON RECOGNIBERS No. 733 WARRANTY DEED_For Sale by The C. F. Hoeckel Blank Book & Litho. Co., Denver, Colo. This Beed, Made this 28th----- day of May ------- in the year of our Lord one thousand nine hundred and thirty-two .--- between DALE HIMMAN --and State of Colorado, of the first part, and Denver of the City and County of 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, --County of -- -- -- -- -- and State of Colorado, of the second part; of-the---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) ----of the first part in hand paid by the said part y of the second part, the receipt to the said part y granted, bargained, sold and conveyed, and by these whereof is hereby confessed and acknowledged, has grant, bargain, sell, convey and confirm, unto the said party of the second part, presents do es heirs and assigns forever, all the following described lot s or parcel of land, situate, lying and State of Colorado, to-wit: County of Denver and being in the City 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 recends 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 part y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances. Un Have and to Hold the said premises above bargained and described, with the appurtenances, of the second part, its/ heirs and assigns forever. And the said part # unto the said part y the first part, for him sel f his heirs, executors, and administrators, do es covenant, grant, successors bargain and agree to and with the said part y 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, 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. ACTIC AND S and the above bargained premises in the quiet and peaceable possession of the said part. Y 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 part y of the first part shall and will WARRANT AND FOREVER DEFEND. In Witness Whereof, the said part y of the first part has hereunto set the day and year first above written. and seal hand Dale Hoere may SEAL)

Signed, Sealed and Delivered in the Presence of

Description O.K.

(SEAL)

BOOK 4678 PAGE 398

NO.561846- RECORDED 9.26 A MAJULY 28,1932 AFFERT C. MONSON. RECORDER.

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

hts deed, Made this 28ta	学的大规则的 经发生的 计多数的 医皮肤性 医多种性 医多种性 医多种性 医多种性 医多种性 医多种性 医多种性 医多种	图》在·哈德·伊马多尔特·特别的企业和企业的企业的企业的企业的企业。	(例如於特別的數學的數學的數學的特別的專門及FB以及所述的關鍵。
thousand nine hundred and thirty-two	between DALE HIMAN	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	i salami I i i i i i i i i i i i i i i i i i i
		neid (er pertoand
he City and County of Denver	comporation duly org	anized and exis	ting undem
ly AND COUNTY OF BENVER 1 by virtue of the Constitution and le	Ws of the State ofand State	of Colorado, of the	second part;
Witnesseth, That the said party	of the first part, for	and in consideration	of the sum of
O HUNDRED AND TWENTY AND NO/100 (\$220			DOLLARS,
the said part y of the first part in hand pai		of the second par	t, the receipt
ereof is hereby confessed and acknowledged, ha	granted, bargained,	sold and conveyed,	and by these
esents do es grant, bargain, sell, convey an			second part,
ts/ successors ts/ heirs and assigns forever, all the follow			situate, lying
d being in the City and County of ots 1 to 16, both inclusive, Block 19,			
ots 1 to 6, both inclusive, in Block 1			pting that
art lying in Arkins Court as conveyed	by deed from The Co	lorado Mortgago	and
ovestment Company limited to City of I	enver, Recorded in	Book 1024, Page	637, of
he records in the Clerk and Recorder!s	office of the City	and County of	Denver.
Co have and to the above bargained property of the said premise into the said party of the second part, its the first part, for him self his he pargain and agree to and with the said party at the time of the ensealing and delivery of these peonveyed, as of good, sure, perfect, absolute and in a good right, full power and lawful author form aforesaid, and that the same are free and clear assessments and incumbrances of whatever kind or a	es above bargained and descriptions of the second part, increasents, he is ndefeasible estate of inherity to grant, bargain, sell a from all former and other	escribed, with the a ver. And the said pa strators, do es con successors ts/ heirs and well seized of the p itance, in law, in feath	ppurtenances, rt x of venant, grant, l assigns, that remises above e simple, and, in manner and
and the above bargained premises in the quiet and persuccessors its/ heirs and assigns, against all ar whole or any part thereof, the said part y of DEFEND:		s lawfully claiming o	r to claim the
In Witness Wherenf, the said part y hand and seal the day and year first above wri	of the first part he		his
Signed, Sealed and Delivered in the Preser	nce of) Alake	are conserved a la l	
		LYOCAL FI	7.24 ((SEAL)
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FORM APPROVED:		- HOLLE	(SEAL)
JANIES DEPARTITO PROCESSION AND AND AND AND AND AND AND AND AND AN			jepsi iz bilgi ilili
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northwesterly along the southwest line of shirty-fourth street a distance of lighty-live and 25/00 (52.23) feet; thence southwesterly one right line, a distance of two hundred and thirty-oix and 56/00 (256.06) feet more or less to place of beginning; containing thirty-eight hundredths-(38) of an acre, more or less, and bring a fortion of lots numbered one (1) two (2) three (3) four (4) fire (5) six (6) secre (7) eight (8) nine (9) and ten (0) in block numbered forestien (1) first addition to Ironton.

Is Have and to Hold the same, together with all and sin-Julas the appartenances and privileges thereunts belonging or in areperise thereunto appertaining, and all the estate right, title interest and claim whitever of the said party of the fire part ather in law or equity, to the only perper use, bruefit and takely of the said party of the second part, its successor and assigns fower. And the said facty of the wind but, of the second pair it incleasers and lessions forcers, that the profeenty hereby converged of the date of this convergence is free and clear from all claims, liens, dimendo and incumbrances and ther it has good right and full powers to covery all the title to said profcrty which it acquired from its grantors, and it further cornects and agrees that the title is acquired by said party of the first pay and hereby convered to said party of the record fact it will forcers barrant and Defend against any other claim ordered by reacon of any prior contract, Easement or conveyance by it make in Wither Whereof The said party of the fillet parties recents caused to it subscribed the corporate name, by denuel I. Tilmore, its duly guthorized agent and attorney in fact. The Colondo Marigage and Sweetman Gondany Limited by famuel S. Elmore

Ligned, Lealed and Delivered in presence of

State of Colorado
Country of arapalor of Seo. St. Estabrook, a Notary Cablic in and
for said Country in the State aforesaid do hereby certify that Samuel
J. Tilmore who is personally known to me to bothe person who
bubscribed the name of the Colorado Martgage and Incretment Company, Limited to the annexed Deed, as attorney in fact of said
company, appeared before me this day in person and acknowledges
that he signed sealed and delivered the said instrument piviting
for and on brack of the said the Colorado Mortgage and most
mant Company, Similed and that the same was the free and ook
untary set and deed of said the Colorado Mortgage and Investment
Company, Limited, by him subscribed and executed as atterney in

1967300 denance thereunto belonging of in anywice affectaining, and the serve similand reversione remainder and remainders, rente issues and profite thereof and all the estate right little interest, claims and demand whatever of the said party of the first part either in laworequity, of in and to the above bargained premises, with the hereditamente and affortenances. To have and to hold the exist premises alove borgained and two best with the appartenances unto the said fearly of the second hart and ete successore forever. And the said party of the first part covenante grante bargains and agrees to and with the said party of the second part, and its successore that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed as of sort sure perfect, absolute and indefeasible estate of inheritance in low in fee simple, and has sord right, full power, and lawful and therety 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 grante, bargains, sales, liene laces, assessments and incumbrances of whatever kind a nature cover, and the above bargained premiete in quiet and perceable possession of the said faity of the second part, and ite successore, against all and every fareon or persome languely claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever In witness where of the said party of the first part hathe coused its Corporate name to be hereunto subscribed by the hand of its President it's Corporate Chat to be hereunto affixed, and attacked by its decretary. the day and year first above written. allet -The Denargo Land Company Chamuel & Rathron Corporate By brawford Hill Georetary (Seal) President. approved as to form and Oscentine it. a. Lindsley, per three O. Fronteno, asst. attorney for the bily and County of Denver Male of bolorado. City and banty of Demond of Janue M. Hurin, a hotary Outher in and for said bily and County, in the State aforewell, to herely certify that branford will President, and Chmuel P. Rathron Secretary, of The Denargo Land Company, who are perconally known to me to be such officers, and the fiereone where name are subscribed to the armered deld, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said inchannest of writing as the act and deed of The Denargo Land Company for the wie and purposes therein set forth, and that the said Recident had authority from said bompany traign its name. and the said Cheretary to allach its confrorate seal to said instrument

Manager of Page