

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: _____
Asset Mgmt No.: _____

QUIT CLAIM DEED
(3875 N. Niagara Street)

THIS QUIT CLAIM DEED, is made this ____ day of _____, 2020, between the CITY AND COUNTY OF DENVER, a Colorado municipal corporation and home rule city ("Grantor") and MONACO SELF-STORAGE INVESTMENT COMPANY LLC, a Colorado limited liability company f/k/a MONACO SELF-STORAGE LLC ("Grantee").

WITNESS, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold, conveyed, and QUITCLAIMED, and by these presents does remise, release, sell, convey and Quitclaim unto Grantee, it successors and assigns forever the following real property, together with improvements, if any, situate, lying and being in the said County of Denver, and State of Colorado described as follows:

SEE ATTACHED **EXHIBIT A**

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 Grantor, either in law or equity, to the only proper use, benefit and behoove of Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

Attest:

City and County of Denver

By: _____
Paul Lopez, Clerk and Recorder, Ex-Officio
Clerk of the City and County of Denver

Michael B. Hancock, Mayor

Approved as to Form:

Kristin M. Bronson Attorney for
the City and County of Denver

By: _____

STATE OF COLORADO }
COUNTY OF DENVER } ss.

The foregoing instrument was acknowledged before me this ____ day of _____, 2020 by Michael B. Hancock as Mayor of the City and County of Denver.

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC
My commission expires: _____

EXHIBIT A
Legal Description

EXHIBIT A
LEGAL DESCRIPTION
SHEET 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN LOT 7 AND LOT 42, BLOCK 16, FIRST ADDITION TO EAST SWANSEA, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 42;

THENCE S 89°57'31" W, ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 108.19 FEET TO THE **POINT OF BEGINNING**;

THENCE S 00°11'03" E, A DISTANCE OF 9.90 FEET;

THENCE S 89°48'57" W, A DISTANCE OF 20.00 FEET TO A POINT IN SAID LOT 7;

THENCE N 00°11'03" W, A DISTANCE OF 9.95 FEET TO THE NORTH LINE OF SAID LOT 7;

THENCE N 89°57'31" E, ALONG THE NORTH LINE OF SAID LOTS 7 AND 42, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS AN AREA OF 198.5 SQUARE FEET.



PREPARED BY: KARL E. CHESLEY, PLS #37054
FOR AND ON BEHALF OF:
R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVE.
DENVER, COLORADO 80204
JOB #: DC16134 October 26, 2016

