

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202
Project Description: 2018-Dedication-0000103 Corrective
Asset Mgmt No.: 20-

QUIT CLAIM DEED
(3520 W. Conejos Place and 3526 W. Conejos Place)

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 TOWNHOMES on CONEJOS, LLC, a Colorado limited liability company (“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 is 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
SHEET 1 OF 3
LAND DESCRIPTION

TWO (2) PARCELS OF LAND BEING A PORTION OF LOTS 24, 26, 36 AND 37 WITHIN THE RESUBDIVISION OF BLOCK 31 CHELTENHAM HEIGHTS, ALSO LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON A 20 FOOT RANGE LINE WITHIN WEST CONEJOS PLACE BETWEEN LOWELL BOULEVARD AND KING STREET, SAID LINE IS ASSUMED TO BEAR SOUTH 89°53'09" EAST, A DISTANCE OF 390.01 FEET, MONUMENTED AT THE INTERSECTION OF LOWELL BOULEVARD AND WEST CONEJOS PLACE BY A FOUND 2.5" ALUMINUM CAP (IN RANGE BOX), STAMPED P.L.S #16116, AND AT THE INTERSECTION OF KING STREET AND WEST CONEJOS PLACE BY A FOUND 2.5" ALUMINUM CAP (IN RANGE BOX), STAMPED P.L.S #16116.

WEST PARCEL:

COMMENCING AT SAID 2.5" ALUMINUM CAP STAMPED PLS #16116 FOUND AT THE INTERSECTION OF LOWELL BOULEVARD AND CONEJOS PLACE; THENCE SOUTH 69°09'47" EAST A DISTANCE OF 169.56 TO THE NORTHWEST CORNER OF SAID LOT 24 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID LOT 24, SOUTH 89°53'09" EAST A DISTANCE OF 2.00 FEET;
 THENCE DEPARTING SAID NORTH LINE, SOUTH 00°01'32" WEST, A DISTANCE OF 190.12' FEET;
 THENCE SOUTH 44°56'25" EAST A DISTANCE OF 28.30 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 37;
 THENCE NORTH 89°54'23" WEST, ALONG SAID SOUTH LINE OF LOT 37, A DISTANCE OF 22.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37;
 THENCE NORTH 00°01'32" EAST ALONG THE WEST LINE OF SAID LOTS 37 AND 24, A DISTANCE OF 210.12 FEET TO THE POINT OF BEGINNING.

CONTAINING ±620 SQ FT OR ±0.014 ACRES.

TOGETHER WITH:

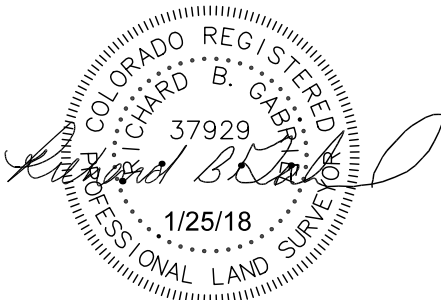
EAST PARCEL:

COMMENCING AT SAID 2.5" ALUMINUM CAP STAMPED PLS #16116 FOUND AT THE INTERSECTION OF KING STREET AND CONEJOS PLACE; THENCE SOUTH 69°07'40" WEST A DISTANCE OF 167.53 TO THE NORTHEAST CORNER OF SAID LOT 26 AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID LOTS 26 AND 36, SOUTH 00°02'06" WEST A DISTANCE OF 210.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36;
 THENCE NORTH 89°54'23" WEST, ALONG THE SOUTH LINE OF SAID LOT 36, A DISTANCE OF 22.00 FEET;
 THENCE DEPARTING SAID SOUTH LINE, NORTH 45°03'51" EAST, A DISTANCE OF 28.27 FEET;
 THENCE NORTH 00°02'06" EAST, A DISTANCE OF 190.10 FEET TO THE NORTH LINE OF SAID LOT 26;
 THENCE SOUTH 89°53'09" EAST, ALONG SAID NORTH LINE OF LOT 26, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±620 SQ FT OR ±0.014 ACRES.

TOTAL AREA: ±1240 QS. FT. OR ±0.028 ACRES.



RICHARD BRUCE GABRIEL
COLORADO P.L.S. 37929

SHEET 1 OF 3



720 W. 84TH AVENUE, UNIT #240
 THORNTON, COLORADO 80260



PH. 303-702-1617
 FAX. 303-702-1488
 WWW.POWERSURVEYING.COM

DRAWING BY: RBG DATE: 1-25-18
 PROJECT NO. 501-17-098

POINT OF COMMENCEMENT - WEST
PARCEL
RANGE POINT - FND 2.5" AC (IN
RANGE BOX)
P.L.S 16116 - INTERSECTION LOWELL
BLVD AND W. CONEJOS RIVER

POINT OF COMMENCEMENT - EAST
PARCEL
RANGE POINT
FND 2.5" AC(IN RANGE BOX)
PLS 16116
INTERSECTION KING STREET AND W.
CONEJOS PL



- | | |
|---|--|
|  | FOUND RANGE POINT AS NOTED |
|  | FOUND YELLOW PLASTIC CAP
STAMPED P.L.S. 37929 |
| FND | FOUND |
| (M) | AS MEASURED |
| (R) | RECORDED |
| YPC | YELLOW PLASTIC CAP |
| P.O.B. | POINT OF BEGINNING |



SCALE: 1' = 20'



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Established 1941

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THORNTON, COLORADO 80260

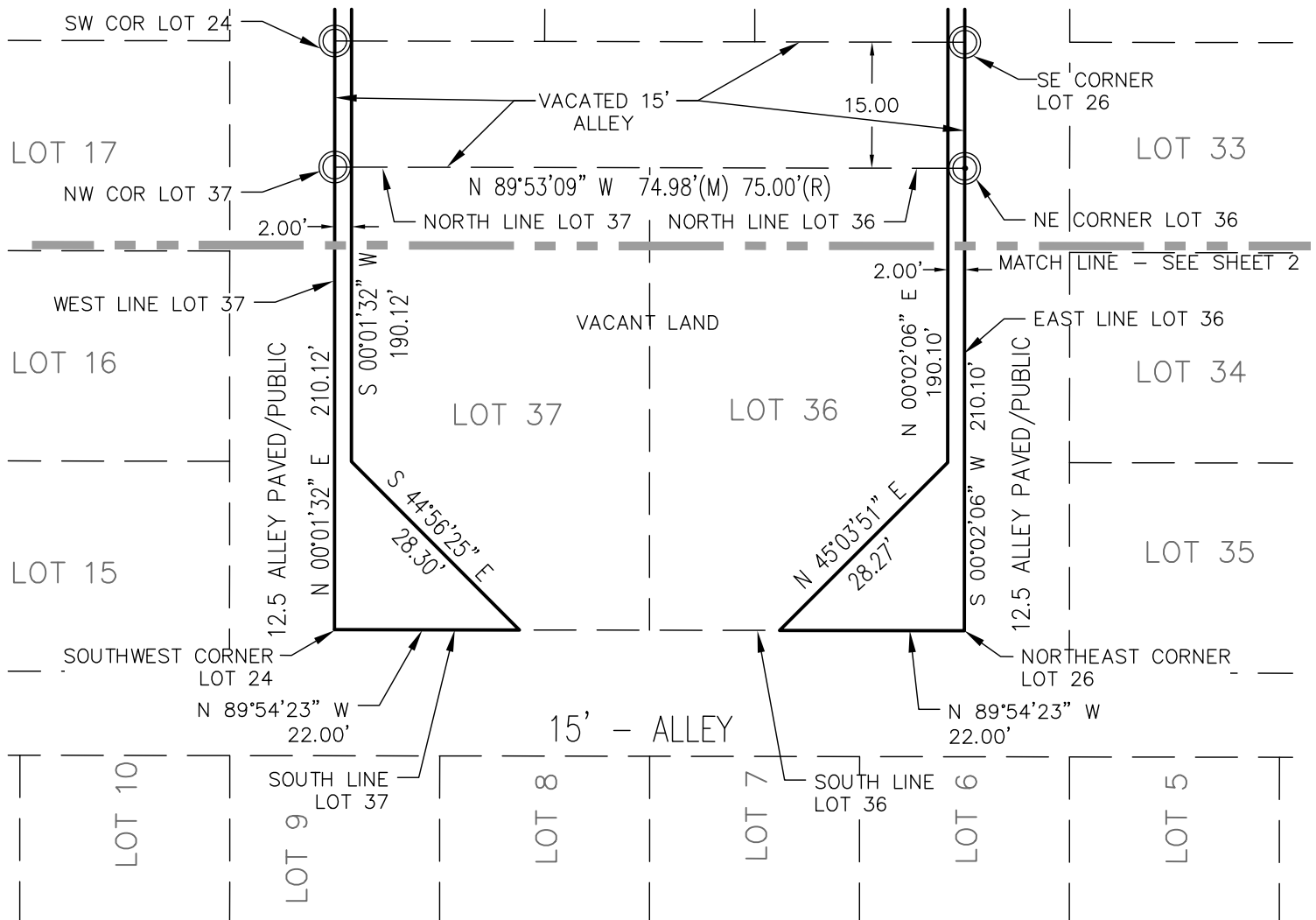
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

EXHIBIT A

EXHIBIT OF LEGAL DESCRIPTION

SHEET 3 OF 3



LEGEND:

-  FOUND RANGE POINT AS NOTED
-  FOUND YELLOW PLASTIC CAP STAMPED P.L.S. 37929
- FND FOUND
- (M) AS MEASURED
- (R) RECORDED
- YPC YELLOW PLASTIC CAP
- P.O.B. POINT OF BEGINNING



SCALE: 1' = 20'

SHEET 3 OF 3



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