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RD-17 (SINGLE PARCEL) Book 20, Page 22

Know all Men by these Presents, That, whereas, the following described real property, viz.:

East .07 feet of West Twenty (20) feet of Lot Ten (10) in Block Eight (8), Sunnyside Addition, Subdivision of Lots One (1) and Two (2) and part of Lot Four (4).

situate in the City and County of Denver, and State of Colorado, was subject to taxation for the year A. D. 19 60; and whereas, the taxes assessed upon said real property for the year aforesaid, remained due and unpaid at the date of the sale hereinafter named; and whereas, the Manager of Revenue ex-officio Treasurer of the said City and County of Denver, did on the 16th day of November, A. D. 19 61, by virtue of the authority vested in him by law, at (an adjourned sale) the sale begun and publicly held on the 16th day of November, A. D. 1961, expose to public sale, at the office of the Manager of Revenue, ex-officio Treasurer, in the City and County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the said real property above described, for the payment of the taxes, interest and costs then due and remaining unpaid on the said real property; ~~and whereas, at the time~~ and place aforesaid ..... of the City and County of ..... and State of Colorado, having bid on the above described property, the sum of ..... Dollars, and ..... Cents, being the whole amount of taxes, interest and costs then due and remaining unpaid upon said real property, for that year; and the said ..... having offered in ..... said bid to accept interest upon the said sum at the rate of ..... per cent. per annum for the first six months and at the rate of ..... per cent. per annum for the next six months, and at the rate of ..... per cent. per annum for the second year, and at the rate of ..... per cent. per annum for the third year, and the said rate of interest being the lowest rate of interest at which any person offered to pay the said taxes, interest and costs so due upon the said property for that year, and payment of the said sum having been made by ..... to the said Manager of Revenue ex-officio Treasurer, the said property was stricken off to ..... at that price.

AND, WHEREAS, The said ..... did on the ..... day of ....., A. D. 19....., duly assign the certificate of the sale of property as aforesaid, and all ..... rights, title and interest in said property to ..... of the City and County of ..... and State of .....

AND, WHEREAS, The said ..... did on the ..... day of ....., A. D. 19....., duly assign the certificate of sale of property as aforesaid, and all ..... rights, title and interest in and to said property to ..... of the City and County of ..... and State of .....

AND, WHEREAS, At the sale so held as aforesaid by the Manager of Revenue ex-officio Treasurer, no bids were offered or made by any person or persons for the said property, and no person or persons having offered to pay the said taxes, interest and costs upon the said property for that year, and the Manager of Revenue ex-officio Treasurer having become satisfied that no sale of said property could be had, therefore the said property was by the then Manager of Revenue ex-officio Treasurer of the said City and County of Denver, stricken off to the said City and County of Denver, and the certificate of sale was duly issued therefor to the said City and County of Denver in accordance with the statute in such case made and provided.

~~AND, WHEREAS, The said City and County of Denver, acting by and through its Manager of Revenue~~ ex-officio Treasurer, and in conformity with an order of the Board of Equalization, sitting and acting as a Board of County Commissioners of the City and County of Denver, duly entered of record on the ..... day of ....., A. D. 19....., did duly assign the certificate of sale of the said property, so issued as aforesaid to said City and County, and all its rights, title and interest in said property held by virtue of said sale to ..... of the City and County of ..... and State of ..... for the sum of ..... Dollars and ..... Cents.

AND, WHEREAS, The said ..... did on the ..... day of ....., A. D. 19....., duly assign the certificate of the sale of the said property as aforesaid, and all ..... rights, title and interest in and to said property to ..... of the City and County of ..... and State of .....

AND, WHEREAS, The said ..... did on the ..... day of ....., A. D. 19....., duly assign the certificate of the sale of the said property as aforesaid, and all ..... rights, title and interest in and to said property to ..... of the City and County of ..... and State of .....

AND, WHEREAS, The said City and County of Denver has paid subsequent taxes on said property in the amount of ($1.71) One Dollars and Seventy One Cents; and whereas, more than three years have elapsed since the date of the said sale, and the said property, or any part thereof, have not been redeemed therefrom as provided by law.

AND, WHEREAS, The said property was assessed for that year at a sum of less ~~more~~ than one hundred dollars.

SKLD, Inc. NC SKL18619 DV 55015-1965.002

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AND, WHEREAS, All of the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the Manager of Revenue, ex-officio Treasurer of said City and County of Denver.

NOW, THEREFORE, I, Charles L. Temple Manager of Revenue, ex-officio Treasurer of the City and County of Denver, for and in consideration of the sum paid to the Manager of Revenue, ex-officio Treasurer of the City and County of Denver, as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained and sold and by these presents do grant, bargain and sell the above and foregoing described real estate unto the said City and County of Denver

heirs and assigns, forever; subject, however, to all the rights of redemption by minors, insane persons, or idiots, provided by law.

IN WITNESS WHEREOF, I, Charles L. Temple Manager of Revenue, ex-officio Treasurer of the City and County of Denver, as aforesaid, by virtue of the authority aforesaid, have hereunto set my hand and seal this 19th day of February, A. D. 1965.

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CHARLES L. TEMPLE (SEAL)
Manager of Revenue, ex-officio Treasurer of the City and County of Denver.

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

By [signature]
Deputy Treasurer

I hereby certify that before me, a Notary Public in and for said City and County, personally appeared the above named Manager of Revenue, ex-officio Treasurer of said City and County, personally known to me to be the Manager of Revenue, ex-officio Treasurer of said City and County at the date of the execution of the above conveyance, and to be the identical person whose name is affixed to the foregoing deed, and who executed the above conveyance as Manager of Revenue, ex-officio Treasurer of the said City and County, and who acknowledged the execution of the same to be his voluntary act and deed as Manager of Revenue, ex-officio Treasurer of said City and County, for the purposes therein expressed.

Given under my hand and official seal, this day of , A. D. 19

My commission expires

Notary Public, City and County of Denver, Colorado.

STATE OF COLORADO, City and County of Denver ss.

I hereby certify that before me, Miriam C. Keck a Notary Public in and for said City and County, personally appeared the above named Roy W. Cass, Deputy Treasurer of said City and County, personally known to me to be the Deputy Treasurer of said City and County at the date of the execution of the above conveyance and to be the identical person whose name is affixed to the foregoing deed, and who executed the above conveyance on behalf of the Manager of Revenue, ex-officio Treasurer of the said City and County, and who acknowledged the execution of the same to be his voluntary act and deed as Deputy Treasurer of said City and County, for the purposes therein expressed.

Given under my hand and official seal, this 19th day of February A. D. 1965.

My commission expires February 26, 1967. [signature]
Notary Public, City and County of Denver, Colorado

No. 55015

Treasurer's Deed
CITY AND COUNTY OF DENVER
FILED IN RECORDER'S OFFICE ON 9386 285
FEB 23 11 22 AM '65

Manager of Revenue ex-officio Treasurer of the City and County of Denver
City & County of Denver
F. J. SERAFINI
Clerk & Recorder

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

I hereby certify that this Deed was filed for record in my office at o'clock M., 19 and is duly recorded in Book Page No.

By Deputy.

Fee, $

Room 310

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