

This Deed, Made this fifth day of September in the year of our Lord one thousand nine

WARRANTY DEED.

Augustus G. Heaton

TO

The City and County of Denver

Filed for Record at 3:20 o'clock P. M.

Nov. 21 1906

Albion K. Vickery  
Recorder.

hundred and six between Augustus G. Heaton of the City of Washington D. C.

of the City and County of Denver, and State of Colorado, of the first part, and The City and County of Denver, a Municipal Corporation

of the City and County of Denver, 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 Thousand Five Hundred (\$7500#) 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, had granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs and assigns 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:

All of Block Twenty Three (23) of Downings Addition to North Denver as shown by the recorded plat thereof.

This deed is given pursuant to the proceedings had and made by the Park Commission of the City and County of Denver under the provisions of the Charter for acquiring land in Highland Park District for Park purposes, and the grantor herein ratifies, confirms, and approves all the acts and proceedings in the premises, as far as the same affects the interest in the real estate in this deed conveyed.

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 Augustus G. Heaton

party of the first part, for himself his heirs, executors and administrators, do 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 sealing 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 had 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.

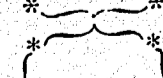
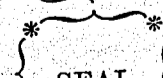
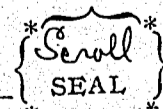
the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said party of the first part had hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

A. C. Wells

Augustus G. Heaton



STATE OF  
District of Columbia  
CITY AND COUNTY

I, \_\_\_\_\_  
County, in the State of

who is personally known to me  
he signed,



STATE OF  
CITY AND COUNTY

I, \_\_\_\_\_  
State aforesaid, do hereby

who are personally known to me  
president and \_\_\_\_\_  
and who are known to me

acknowledged: That

said instrument was b

I further certify



District of Columbia  
before whom  
I was sworn,  
of deeds and  
oaths, and  
believe that  
I am with  
said Court  
Official Seal



of our Lord one thousand nine  
Heaton of the  
Colorado, of the first part, and  
pal Corporation  
Colorado, of the second part;  
consideration of the sum of  
Dollars,  
of the second part, the receipt  
ld and conveyed, and by these  
of the second part, its  
d, situate, lying, and being in

by the recorded  
mission of the  
in Highland Park  
all the acts and  
this deed conveyed.

the reversion and reversions,  
of the said part of the first

Heaton

executors and administrators,  
assigns, that at the time of the  
od, sure, perfect, absolute and  
in, sell and convey the same in  
assessments and incumbrances of

s and assigns, against all and  
T AND FOREVER DEFEND.

ear first above written.

SEAL  
SEAL  
SEAL  
SEAL

STATE OF COLORADO, }  
District of Columbia } ss.  
CITY AND COUNTY OF DENVER, }

I, Albert L. Wells a Notary Public in and for the said City and County, in the State aforesaid, do hereby certify that Augustus G. Heaton

who is personally known to me to be the person whose name is subscribed to the foregoing Deed, he 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.



I further certify that Given under my hand and notarial seal, this 30<sup>th</sup> day of October A. D. 1906 My Commission expires August 27 1910.

Albert L. Wells  
Notary Public.

STATE OF COLORADO, }  
CITY AND COUNTY OF DENVER, }

I, \_\_\_\_\_ a Notary Public in and for said City and County, in the State aforesaid, do hereby certify that \_\_\_\_\_

who are personally known to me to be the same persons whose names are subscribed to the foregoing deed as having executed the same respectively as \_\_\_\_\_ president and \_\_\_\_\_ secretary of The \_\_\_\_\_ and who are known to me to be such officers respectively, \_\_\_\_\_

appeared before me this day in person, and severally acknowledged: That the seal affixed to the foregoing instrument is the corporate seal of The \_\_\_\_\_ that the same was thereunto affixed by the authority of said \_\_\_\_\_; that said instrument was by like authority subscribed with the corporate name of said \_\_\_\_\_; as to the said \_\_\_\_\_ that he is the \_\_\_\_\_ president of said \_\_\_\_\_ as to the said \_\_\_\_\_ that he is the \_\_\_\_\_ secretary \_\_\_\_\_

I further certify that my commission as notary public will expire on the \_\_\_\_\_ day of \_\_\_\_\_ A. D. 190\_\_\_\_  
Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 190\_\_\_\_



\_\_\_\_\_  
Notary Public.

District of Columbia: S.S.: I John R. Young, Clerk of the Supreme Court of the District of Columbia, the same being a Court of Record, having a seal, do hereby certify that Albert L. Wells before whom the annexed instrument in writing was executed and whose name is subscribed thereto, was at the time of signing the same a Notary Public in and for said District, duly commissioned and sworn, and authorized by the laws of said District to take the acknowledgment and proof of deeds and other instruments in writing, to be recorded in said District, and to administer oaths, and that I am well acquainted with the handwriting of said Notary and verily believe that the signature to said instrument is genuine.  
In witness whereof, I have hereunto subscribed my name and affixed the seal of said Court, at the City of Washington D.C. the 30<sup>th</sup> day of October A.D. 1906.  
John R. Young Clerk

