

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS, That,

THE CITY AND COUNTY OF DENVER

whose address is 1437 Bannock, Denver, Colorado 80203

* County of Denver

and State of Colorado, for the consideration of

ten (10) and 00/100

dollars.

in hand paid, hereby sell(s) and convey(s) to

THE GEORGE W. CLAYTON TRUST,

whose legal address is 3801 Martin Luther King Blvd., Denver, Colorado 80205

County of Denver

, and State of Colorado

the following real property situate in the

City and County of Denver

and State of Colorado, to wit:

See Exhibit A attached hereto and made a part hereof in its entirety

Approved as to form:

Pat A. Webb

City Attorney's Office

~~/also known by street and number/
~~/also known by schedule or parcel number/~~~~

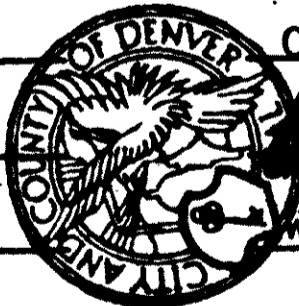
~~with all its appurtenances/~~

Signed and delivered this 30th day of NOVEMBER, 19 2000.

ATTEST:

Rosemary Rodriguez, Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

Rosemary Rodriguez



CITY AND COUNTY OF DENVER

Wellington E. Webb
Wellington E. Webb, Mayor

Clerk and Recorder

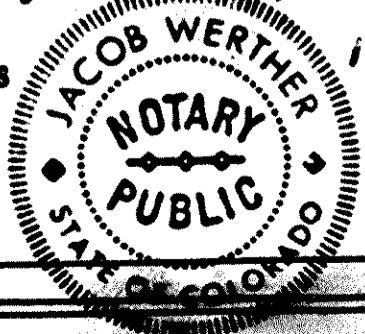
STATE OF COLORADO,

City and County of Denver } ss.

The foregoing instrument was acknowledged before me this 14th day of NOVEMBER

19 2000, by Wellington E. Webb, Mayor, and by Rosemary Rodriguez, Clerk and Recorder of the City and County of Denver, Colorado

My commission expires



1/21/00

Witness my hand and official seal.

[Signature]
Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

LEGAL DESCRIPTION OF COMMERCIAL PARCEL
(adjacent to Park Hill Golf Course)

A PARCEL OF LAND IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 30; THENCE NORTH 00°08'13" WEST ALONG THE EASTERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 59.00 FEET; THENCE SOUTH 89°38'54" WEST ALONG A LINE 59.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 72.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°38'54" WEST ALONG A LINE 59.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 478.68 FEET; THENCE THE FOLLOWING (3) COURSES:

- 1) NORTH 00°37'56" WEST A DISTANCE OF 1264.16 FEET;
- 2) NORTH 89°39'27" EAST A DISTANCE OF 483.58 FEET;
- 3) SOUTH 82°31'11" EAST A DISTANCE OF 28.58 FEET;

THENCE SOUTH 00°08'13" EAST ALONG A LINE 50.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A DISTANCE OF 1089.19 FEET TO AN ANGLE POINT; THENCE SOUTH 07°17'27" WEST A DISTANCE OF 172.52 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

RETURN TO
DENVER CITY ATTORNEY'S OFFICE
1437 BANNOCK STREET, ROOM 323
DENVER, COLORADO 80202
ATTN: _____