

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, as agent for the City and County of Denver

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. Wells*  
City Attorney's Office  
1437 Bannock Street, Denver, Colorado 80203  
303-733-1111  
1437 Bannock Street, Denver, Colorado 80203

Signed and delivered this 13<sup>TH</sup> day of NOVEMBER, 2000.

ATTEST:

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

*Rosemary Rodriguez*  
Clerk and Recorder

STATE OF COLORADO,

City and County of Denver

CITY AND COUNTY OF DENVER

*Wellington E. Webb*  
Wellington E. Webb, Mayor

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of NOVEMBER, 2000, by Wellington E. Webb, Mayor, and by Rosemary Rodriguez, Clerk and Recorder of the City and County of Denver, Colorado

My commission expires



*[Signature]*  
Notary Public

Witness my hand and official seal.

\*If in Denver, insert "City and".

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

LEGAL DESCRIPTION OF GOLF COURSE LAND  
(excluding 14-acre Commercial Parcel)

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER OF SECTION 19 AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 30, ALL IN 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 SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST; THENCE NORTH 89°40'10" EAST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 19 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'08" WEST ALONG A LINE 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 19 A DISTANCE OF 909.31 FEET; THENCE NORTH 03°44'42" EAST A DISTANCE OF 150.33 FEET; THENCE NORTH 00°04'08" WEST ALONG A LINE 60.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 19 A DISTANCE OF 175.00 FEET; THENCE THE FOLLOWING (5) COURSES:

- 1) NORTH 44°57'00" EAST A DISTANCE OF 91.95 FEET;
- 2) NORTH 89°56'36" EAST A DISTANCE OF 290.00 FEET;
- 3) NORTH 00°04'44" WEST A DISTANCE OF 115.00 FEET;
- 4) NORTH 89°55'48" EAST A DISTANCE OF 1025.05 FEET;
- 5) NORTH 00°04'45" WEST A DISTANCE OF 1114.17 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SMITH ROAD AND A POINT OF NON-TANGENT CURVATURE; THENCE THE FOLLOWING (3) COURSES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SMITH ROAD:
  - 1) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5607.93 FEET, A CENTRAL ANGLE OF 09°02'08" AND AN ARC LENGTH OF 884.37 FEET, (THE CHORD OF WHICH BEARS SOUTH 84°28'25" EAST A DISTANCE OF 883.46 FEET) TO A POINT OF NON-TANGENCY;
  - 2) SOUTH 80°43'42" EAST A DISTANCE OF 89.72 FEET;
  - 3) SOUTH 79°58'45" EAST A DISTANCE OF 28.82 FEET;

THENCE SOUTH 00°09'32" EAST ALONG A LINE 50.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 19 A DISTANCE OF 1086.52 FEET; THENCE SOUTH 00°09'08" EAST ALONG A LINE 50.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 19 A DISTANCE OF 1324.84 FEET; THENCE, SOUTH 00°08'13" EAST ALONG A LINE 50.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE NORTH

EXHIBIT A

ATTN: \_\_\_\_\_  
DENVER, COLORADO 80505  
1432 VANNOCK STREET ROOM 323  
DENVER CITY ATTORNEY'S OFFICE

RETURN TO:

ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 30 A DISTANCE  
OF 2.96 FEET; THENCE THE FOLLOWING (3) COURSES:  
1) NORTH 82°31'11" WEST A DISTANCE OF 28.58 FEET;  
2) SOUTH 89°39'27" WEST A DISTANCE OF 483.58 FEET;  
3) SOUTH 00°37'56" EAST A DISTANCE OF 1264.16 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  
1891.72 FEET; THENCE NORTH 00°00'00" WEST ALONG A LINE 50.00 FEET  
EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE NORTH  
ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30 A  
DISTANCE OF 1263.62 FEET TO THE POINT OF BEGINNING.