



# ADAMS COUNTY TREASURER

## Certificate Of Taxes Due

Account Number R0086231

Certificate Number 2017-087070

Parcel 0182134200001

Order Number

Assessed To

Vendor ID Counter

ALI MIR ABDUL HANNAN AND  
C/O:ALI MIR MINHAZ  
8699 E STOLL PL  
DENVER, CO 80238

### Legal Description

### Situs Address

DESC: BEG 715 FT N AND 30 FT E OF SW COR NW4 NW4 SEC 34 TH E 417/40 FT TH N 219/35 18500 SMITH RD AURORA  
FT TH NWLY ALG S LN U P RR ROW 427 FT TH S 270/25 FT TO POB 34/3/66 2/35A

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2016	\$6,291.14	\$0.00	\$0.00	(\$6,291.14)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 09/05/2017</b>					<b>\$0.00</b>

Tax Billed at 2016 Rates for Tax Area 360 - 360

Authority	Mill Levy	Amount	Values	Actual	Assessed
AURORA	8.6050000	\$510.88	UNIM LND 1-4.99 AC	\$204,732	\$59,370
ADAMS COUNTY	27.0550000	\$1,606.25	Total	\$204,732	\$59,370
SD 28	69.6850000	\$4,137.20			
URBAN DRAINAGE SOUTH PLATTE	0.0610000*	\$3.62			
URBAN DRAINAGE & FLOOD CONT	0.5590000*	\$33.19			

Taxes Billed 2016 105.9650000 \$6,291.14

\* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER, ADAMS COUNTY, Brigitte C. Grimm.

Treasurer, Adams County, Brigitte Grimm

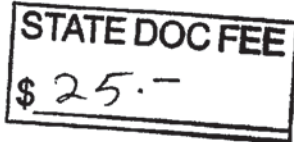
*Brigitte C. Grimm*



4430 S. Adams County Parkway

Brighton, CO 80601

WARRANTY DEED



THIS DEED , Made this July 22, 2015 between

CMO Enterprises, Inc., a Colorado corporation  
of the County of Adams and State of COLORADO, grantor, and

Mir Abdul Hannan Ali and Mir Minhaz Ali as joint tenants, whose address is 8699 E. Stoll Pl., Denver, CO 80238  
of the City and County of Denver, State of Colorado, grantee(s);

WITNESS, That the grantor, for and in consideration of the sum of Two Hundred Fifty Thousand And 00/100 DOLLARS (\$250,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 18500 East Smith Road, Aurora, CO 80011

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 grantor, 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 grantees, their heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has 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, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review), of the contract dated June 22, 2015, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

CMO Enterprises, Inc., a Colorado corporation

By: Carl M. Occhiohero, President

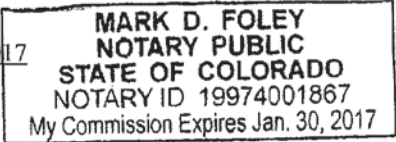
STATE OF COLORADO  
COUNTY OF Denver

} ss:

The foregoing instrument was acknowledged before me this 22nd day of July, 2015, by Carl M. Occhiohero, President of CMO Enterprises, Inc., a Colorado corporation

Witness my hand and official seal.

My Commission expires: 1/30/2017



Notary Public



Exhibit A

That part of the NW 1/4 NW 1/4, Section 34, Township 3 South, Range 66 West of the 6th P.M., described as follows:

Beginning at a point 715 North and 30 feet East of the Southwest corner of said NW 1/4 NW 1/4; thence East 417.40 feet; thence North 219.35 feet, more or less, to the South line of the Union Pacific Railroad company right of way; thence Northwesterly, along said South Line, 427 feet, more or less, to a point on a line which is 30 feet East of the West line of said Section 34 ; thence South 270.25 feet, more or less, to the point of beginning, County of Adams and State of Colorado.