Boulder County Tax Assessor  
Attn: Mr. Adam Hoppe  
1325 Pearl St., 2nd floor  
Boulder, CO 80302

Dear Sirs:

I request that the enclosed Warranty Deed be re-recorded.

The reason for re-recording the deed is to correct scrivener’s errors in the property description, Exhibit “A”, as described in the “Affidavit Re: Scrivener’s Error Pursuant to C.R.S. 38-35-109(5)” from Fidelity National Title Company, which you received last week.

The corrected items due to scrivener’s error are shown in boldface on the enclosed Exhibit “A”.

A check for $31.00 is enclosed.

Any correspondence regarding this matter should be directed to me, since my father (Gordon Shaw Novak) passed away last December.

Adam Hoppe has been especially knowledgeable and helpful in finding these errors and helping to get them corrected; we appreciate his help very much.

Thank you.

Sincerely yours,

Gordon Shaw Novak Jr.  
512 471-9569  
novak@cs.utexas.edu
STATE OF COLORADO  
COUNTY OF Denver

I, Steve Wood, being first duly sworn upon oath under penalty of perjury, states and avers as follows:

1. I am a Vice-President at Fidelity National Title Company. I have personal knowledge of and can testify in a court of competent Jurisdiction regarding the facts set forth herein.

2. The legal description of the land affected hereby is the following:

Parcel A:

Beginning at a point from which the S ¼ corner of Sec. 11, T 3 N, R 73 W of the 6th P.M. bears S 00°54' W, 1,970.06 feet; thence N 79°35' E, 141.48 feet; thence N 89°55' E, 146.90 feet; thence N 25°00' W, 89.86 feet; thence S 81°35' W, 120.39 feet; thence N 94°40' W, 45.86 feet; thence N 89°35' W, 111.86 feet; thence S 36°57' W, 139.13 feet to the place of beginning, County of Boulder, State of Colorado.

Parcel B:

A tract of land in the Northwest quarter of the Southeast quarter (NW¼ SE¼) of Section 11, T 3 N, R 73 W of the 6th P.M. bounded by the following lines: Beginning at a point from which the S ¼ corner of Sec. 11, T 3 N, R 73 W of the 6th P.M. bears S 5°34' W, 1,902.94 feet; thence N 82°23' W, 102.68 feet; thence S 79°35' W, 141.48 feet; thence S 36°57' W 96.12 feet; thence N 82°62' E, 162.0 feet to the place of beginning, County of Boulder, State of Colorado.

Parcel C:

A parcel of land situated in the Northwest ¼ of the Southeast ¼ of Section 11, T 3 N, R 73 W of the 6th P.M. described as beginning at a steel pin marking the Southwesterly corner of a tract of land recorded in Book 901 at Page 472, Boulder County records, said steel pin bears N 00°54' E, 1,970.06 feet from the South ¼ corner of said Sec. 11, thence N 0°57' E, 136.13 feet to the true point of beginning, the Northwesterly corner of said tract, thence N 3°57' E, 37.1 feet, thence N 69°35' E, 350.2 feet more or less to the Westerly right of way line of Colorado Highway No. 7, thence S 24°42' E, 148.6 feet along said Westerly right of way line of said Highway to a steel pin, thence S 70°59' W, 163.0 feet, thence S 81°55' W, 120.39 feet, thence N 94°40' W, 45.86 feet, thence N 89°35' W, 111.86 feet more or less to the true point of beginning, County of Boulder, State of Colorado.

3. The record owner of the land affected hereby is:

Gordon Shaw Novak

4. The instruments affecting the land, which contains a Scrivener's Error:

Warranty Deed between Tamara Davies Odean and Tyson Howard Davies, grantor, and Gordon Shaw Novak, grantee, recorded January 24, 2005 at Reception No. 2660050 in the official records for the City and County of Boulder, State of Colorado.

5. The Scrivener's Error, which is to be corrected by this affidavit:

The legal description incorrectly reads:

Parcel A:

Beginning at a point from which the S ¼ corner of Sec. 11, T 3 N, R 73 W of the 6th P.M. bears S 00°54' W, 1,970.06 feet; thence N 79°35' E, 141.48 feet; thence N 89°55' E, 146.90 feet; thence N 25°00' W, 89.86 feet; thence S 81°35' W, 120.39 feet; thence N 94°40' W, 45.86 feet; thence N 89°35' W, 111.86 feet; thence S 36°57' W, 139.13 feet to the place of beginning, County of Boulder, State of Colorado.
Parcel C:

Beginning, County of Boulder, State of Colorado, from a point on a steel line located in Section 12, T. 3 N., R. 73 W. of the 6th Principal Meridian, to a point on a steel line located in Section 13, T. 3 N., R. 73 W. of the 6th Principal Meridian, and thence south to the point of beginning.

Parcel D:

Beginning, County of Boulder, State of Colorado, from a point on a steel line located in Section 12, T. 3 N., R. 73 W. of the 6th Principal Meridian, and thence east to the point of beginning.

Parcel A:

Beginning, County of Boulder, State of Colorado, from a point on a steel line located in Section 12, T. 3 N., R. 73 W. of the 6th Principal Meridian, and thence south to the point of beginning.
Parcel A:

Beginning at a point from which the S 1/4 corner of Sec. 11, T. 3N., R. 73 W. of the 6th P.M. bears S. 00°54' W, 1,970.06 feet; thence N. 79°35' E, 141.48 feet; thence N. 89°56' E, 146.90 feet; thence N. 25°00' W, 89.80 feet; thence S. 81°51' W, 120.39 feet; thence N. 9°40' W, 45.66 feet; thence N. 89°35' W, 111.88 feet; thence S. 3°57' W, 130.13 feet to the place of beginning, County of Boulder, State of Colorado.

Parcel B:

A tract of land in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 11, T. 3 N., R. 73 W. of the 6th P.M. bounded by the following lines: Beginning at a point from which the S1/4 corner of Sec. 11, T. 3N. R. 73W. of the 6th P.M. bears S. 5°34' W., 1,902.94 feet; thence N. 8°23' W., 102.68 feet; thence S. 79°35' W., 141.48 feet; thence S. 3°57' W., 96.12 feet; thence N. 82°52' E., 162.0 feet to the place of beginning, County of Boulder, State of Colorado.

Parcel C:

A parcel of land situated in the Northeast 1/4 of the Southeast 1/4 of Section 11, T. 3N., R. 73 W. of the 6th, P.M. described as beginning at a steel pin marking the South Westerly corner of a Tract of land recorded in Book 901 at Page 472 Boulder County, Records said steel pin bears N. 00°54' E. 1,970.06 feet from the South 1/4 corner of said Sec. 11, thence N. 0°57' E, 136.13 feet to the true point of beginning the North Westerly corner of said tract, thence N. 3°57' E. 37.1 feet, thence N. 69°35' E. 350.2 feet more or less to the Westerly right of way line of Colorado Highway No. 7, thence S. 24°42' E. 148.6 feet along said Westerly right of way line of said Highway to a steel pin, thence S. 70°59' W. 163.0 feet, thence S. 81°55' W. 120.39 feet, thence N. 9°40' W, 45.66 feet, thence N. 69°35' W. 111.88 feet more or less to the true point of beginning, County of Boulder, State of Colorado.
Dear Sirs:

I would like to request a correction of the ownership information listed for property 58364 on your records.

The property ownership information for two adjacent properties was updated at the same time by the same deed document. Boulder county changed the ownership information for one of the properties, but failed to update the other property.

The correct property is:

Account Id R0058147
Parcel Number 119711400023
Owners NOVAK GORDON SHAW JR., NOVAK DANIEL MCCORMICK, BURTON KATHARINE EILEEN NOVAK

Address 801 LOMA LINDA AUSTIN, TX 78746
Situs Address 11474 PEAK TO PEAK HY MOUNTAINS 80510 MOUNTAINS
Legal TR 1912 .58 AC TR 1929 .26 AC NW 1/4 SE 1/4 & TR 3544 1 AC 11-3N-73 1.84 ACS M/L PER DEED 1501789-90 3/6/95 BCR

The property that needs to be corrected is:

Account Id R0058364
Parcel Number 119711400024
Owners NOVAK GORDON S
Address 2028 S AUSTIN ST APT 406 AMARILLO, TX 79109-1958
Situs Address 11482 PEAK TO PEAK DR MOUNTAINS 80510 MOUNTAINS
Legal TRACTS 2213-2214-1214 BOOK 11-3N-73 .99 AC M/L

The property 58364 should be corrected to have the same ownership names as the property 58147, and the same mailing address.

If you look up the records for the 58147 property, you probably have on file a copy of the deed document, and you can see that the document updated the ownership of both properties at the same time.

If needed, I can fax or send to you a copy of the deed document.

Thank you.
Sincerely,
Gordon Shaw Novak Jr.
512 471-9569 work