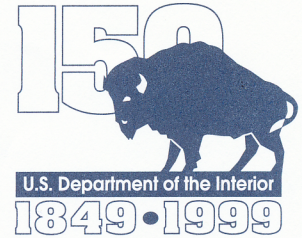




United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Colorado State Office
2850 Youngfield Street
Lakewood, Colorado 80215-7076



IN REPLY REFER TO:
CO-935
2000

JUL 26 2001

Mr. Laurence Rene', Goodman
C/o 299 Bear Drive
Golden, Near [80403]
Colorado, USA

Dear Mr. Goodman:

This replies to your April 30, 2001, inquiry concerning guarantee of title. If you do not have a copy of Homestead Certificate No. 214, Central City Land District, Colorado, one is enclosed.

Title to this land came to the United States in the Louisiana Purchase of 1803, and remained in the United States until June 4, 1890, when the homestead certificate was issued after entryperson Clark had fulfilled the requirements of the homestead laws. This certificate transferred title in the land to Hiram Clark. The United States does not guarantee title to lands it conveys to non-federal ownership. When entryperson Clark received the certificate, he undoubtedly recorded it with the Gilpin County Clerk and Recorder, thus beginning a chain of title. When Mr. Clark (as Grantor) transferred his title to another party (Grantee), he would likely have given a warranty deed, carrying with it the obligation of the grantor to defend the title to the land conveyed if it is later found to be flawed. The deed of conveyance is recorded with the County Clerk and Recorder, as are all subsequent transfers of title, thus forming a continuous chain of title of record in the county from the time the homestead certificate was issued until the present.

Present practice for persons purchasing real estate is to obtain a title insurance policy through a land title company. The title company reviews the entire chain of title from the time it left the United States, identifies any situations that may become problem areas, and agrees to insure the title to the land. This process places the "backup and guarantee of title" in the non-federal sector.

If you have further questions, please call Andy Senti, at 303-239-3713.

Sincerely,

Ann J. Morgan
State Director

Enclosure