

LIST OF CHAPTERS

Chapter 1	QUIET TITLE — SETTING THE STAGE	1
Chapter 2	MECHANICS OF A QUIET TITLE ACTION	43
Chapter 3	PARTIES AND SERVICE	79
Chapter 4	DEFENSE OF A QUIET TITLE ACTION	113
Chapter 5	WORKING WITH EXPERTS	123
Chapter 6	LIS PENDENS	129
Chapter 7	QUIET TITLE ACTIONS AGAINST THE FEDERAL GOVERNMENT	139
Chapter 8	JUDICIAL FORECLOSURES	149
Chapter 9	RECEIVERS	193
Chapter 10	ADVERSE POSSESSION	241
Chapter 11	COLORADO BOUNDARY DISPUTES	293
Chapter 12	ACCESS AND EASEMENT ISSUES	311
Chapter 13	SPURIOUS LIENS, PARTITION, EQUITABLE SUBROGATION, WATER RIGHTS, TREASURER'S DEEDS, FRAUDULENT RELEASE OF DEEDS OF TRUST, AND TRANSFER FEES	349
Chapter 14	RESEARCHING QUIET TITLE FACTS	381
Chapter 15	SETTLEMENT STRATEGIES	403
Chapter 16	WARRANTY DEED CLAIMS	457
Chapter 17	TRIAL CONSIDERATIONS	467

Colorado Quiet Title Actions

Chapter 18	ATTORNEY FEES IN QUIET TITLE ACTIONS	475
Chapter 19	LEGAL ETHICS CONSIDERATIONS IN QUIET TITLE ACTIONS	489
APPENDIX A		505
	2014 Colorado Real Estate Title Standards	507
SUBJECT INDEX		619

TABLE OF CONTENTS

Chapter 1	QUIET TITLE — SETTING THE STAGE	1
§ 1.1	HISTORY OF QUIET TITLE ACTIONS	2
§ 1.2	PURPOSE OF QUIET TITLE ACTIONS	2
§ 1.3	THE RECORDING ACT	3
§ 1.4	ACTUAL NOTICE, CONSTRUCTIVE NOTICE, AND INQUIRY NOTICE	4
	§ 1.4.1—Actual Notice	4
	§ 1.4.2—Constructive Notice	4
	§ 1.4.3—Inquiry Notice	5
	§ 1.4.4— <i>Sender v. Cygan</i>	6
§ 1.5	COLORADO REAL ESTATE TITLE STANDARDS	7
§ 1.6	INTRODUCTION TO OFF RECORD TITLE ISSUES	8
§ 1.7	ZONING	9
§ 1.8	A BRIEF HISTORY OF PRIVATE PROPERTY: THE MOST CREATIVE AND DESTRUCTIVE FORCE IN HISTORY	9
	§ 1.8.1—Introduction	9
	§ 1.8.2—English Ship’s Defeat Of China During The First Opium War	9
	§ 1.8.3—The Rise Of Private Property In England	10
	§ 1.8.4—Meanwhile, In China	13
	§ 1.8.5—Ownership Before The Rise Of Private Property	14
	§ 1.8.6—Destruction, Displacement Caused By The Creation Of Private Property	17
	§ 1.8.7—The Morality Of Private Property	20

Colorado Quiet Title Actions

§ 1.8.8—Comparison Of Development In England
Versus Other European Countries 24

§ 1.8.9—Case Studies — Pre-World War II 27

§ 1.8.10—Post-World War II Land Reforms 30

§ 1.8.11—Case Study: Common Ownership In
The Italian Dolomites 34

Chapter 2 MECHANICS OF A QUIET TITLE ACTION 43

§ 2.1 INTRODUCTION 44

§ 2.2 INVESTIGATION 46

§ 2.3 LITIGATION GUARANTEE 47

§ 2.4 LEGAL DESCRIPTION 47

§ 2.5 JURISDICTION AND VENUE 48

§ 2.6 RIGHT TO A JURY TRIAL 49

 § 2.6.1—Determining The Character Of The Action 49

 § 2.6.2—Limitations On Jury Trials In
 Real Estate Matters 50

 § 2.6.3—Making A Jury Demand 52

 § 2.6.4—Appeal 53

§ 2.7 DEFAULT JUDGMENT 53

§ 2.8 THE DECREE 54

§ 2.9 CIVIL ACCESS PILOT PROJECT 55

EXHIBITS

Exhibit 2A—Cover Sheet — JDF 601 59

Exhibit 2B—Complaint Under Rule 105 61

Exhibit 2C—Summons 63

Table of Contents

Exhibit 2D—Motion for Publication 65
Exhibit 2E—Summons by Publication 67
Exhibit 2F—Motion for Entry of Default and
Default Judgment 69
Exhibit 2G—Affidavit 71
Exhibit 2H—Order for Service by Publication 73
Exhibit 2I—Final Order and Default Judgment 75
Exhibit 2J—Decree Quieting Title 77

Chapter 3 PARTIES AND SERVICE 79

§ 3.1 PARTIES 79

§ 3.1.1—Parties With Record Interest And Parties
In Possession — Rule 105(b) And
C.R.S. § 38-35-114 79
§ 3.1.2—Public Trustee, County Treasurer 81
§ 3.1.3—Homeowners’ Associations 81
§ 3.1.4—Service On Legal Entities 81
§ 3.1.5—Mutual Ditch Companies 95
§ 3.1.6—Government Parties 95
§ 3.1.7—Unnamed Parties 95
§ 3.1.8—Military Parties 95
§ 3.1.9—*Lobato v. Taylor* 95
§ 3.1.10—Deceased Parties 97

§ 3.2 UNKNOWN PARTIES 98

§ 3.3 SERVICEMEMBERS CIVIL RELIEF ACT 99

§ 3.4 MILITARY ATTORNEY 101

§ 3.5 SERVICE OF PROCESS 104

Chapter 4	DEFENSE OF A QUIET TITLE ACTION	113
§ 4.1	STATUTE OF LIMITATIONS	113
§ 4.2	DEFENDING A QUIET TITLE ACTION	116
§ 4.2.1	Disclaimer	116
§ 4.2.2	Quitclaim Deed	116
§ 4.2.3	Do Nothing	116
§ 4.2.4	Set-Off For Improvements	116
§ 4.2.5	Defend Vigorously	117
§ 4.2.6	Make A Title Insurance Claim	117
§ 4.2.7	Stay In The Case, Don't Participate, But Agree To Abide By The Final Decree	118

EXHIBIT

Exhibit 4A—Disclaimer Under Rule 105(c)	121
---	-----

Chapter 5	WORKING WITH EXPERTS	123
§ 5.1	SURVEYORS	123
§ 5.1.1	Improvement Location Certificate	124
§ 5.1.2	Monumented Land Survey	124
§ 5.1.3	Land Survey Plat	124
§ 5.1.4	Improvement Survey Plat	125
§ 5.1.5	ALTA Survey	125
§ 5.1.6	Centerline Survey	125
§ 5.1.7	Survey Considerations	125
§ 5.2	APPRAISERS	126

Table of Contents

Chapter 6	LIS PENDENS	129
------------------	--------------------------	-----

§ 6.1	INTRODUCTION	129
§ 6.2	WHEN AND WHERE TO RECORD	130
§ 6.3	EFFECT OF NOTICE OF LIS PENDENS	131
§ 6.4	RELEASE	132
§ 6.5	POTENTIAL LIABILITY FOR RECORDING A LIS PENDENS	133
EXHIBIT		
	Exhibit 6A—Notice Of Lis Pendens	137

Chapter 7	QUIET TITLE ACTIONS AGAINST THE FEDERAL GOVERNMENT	139
------------------	---	-----

§ 7.1	REAL PROPERTY QUIET TITLE ACTIONS WHEN THE UNITED STATES IS A PARTY	139
§ 7.2	LIMITED WAIVER OF SOVEREIGN IMMUNITY — SCOPE AND EXCLUSIONS	140
§ 7.3	RIGHT, TITLE, OR INTEREST	141
§ 7.4	TWELVE-YEAR STATUTE OF LIMITATIONS	141
§ 7.5	OTHER PROCEDURAL ASPECTS	142
EXHIBITS		
	Exhibit 7A—Complaint (Federal)	145
	Exhibit 7B—Federal Disclosure Statement	147

Chapter 8	JUDICIAL FORECLOSURES	149
§ 8.1	INTRODUCTION	00
§ 8.2	INITIATING JUDICIAL FORECLOSURE	150
§ 8.2.1	—Pre-filing Conditions	151
§ 8.2.2	—Judicial Foreclosure Proceedings And Judgment	152
§ 8.2.3	—Sheriff’s Sale	154
EXHIBITS		
	Exhibit 8A—Civil Case Cover Sheet	165
	Exhibit 8B—Complaint For Foreclosure Pursuant To Rule 105	167
	Exhibit 8C—Notice Of Commencement Of Action (Lis Pendens)	171
	Exhibit 8D—Judgment And Decree Of Foreclosure	173
	Exhibit 8E—Sheriff’s Combined Notice	177
	Exhibit 8F—Sheriff’s Notice Of Sale	179
	Exhibit 8G—Report And Return Of Sheriff	181
	Exhibit 8H—Certificate Of Mailing	183
	Exhibit 8I—Notice Of Intent To Cure Default Or Violation	185
	Exhibit 8J—Sheriff’s Certificate Of Purchase	187
	Exhibit 8K—Sheriff’s Deed	189
	Exhibit 8L—Bid	191
<hr/>		
Chapter 9	RECEIVERS	193
§ 9.1	INTRODUCTION	194
§ 9.2	APPOINTMENT BY STATUTE	195
§ 9.3	APPOINTMENT BY CONTRACTUAL AGREEMENT	196

Table of Contents

§ 9.4	RECEIVERSHIP AS THE SOLE CLAIM FOR RELIEF	197
§ 9.5	EX PARTE APPOINTMENT BY EXIGENT CIRCUMSTANCES	197
§ 9.6	ASSIGNMENT OF RENTS	198
§ 9.7	COURT CONSIDERATION — PRESERVING THE STATUS QUO	199
§ 9.8	MOTION AND COMPLAINT	200
	§ 9.8.1—Complaint	200
	§ 9.8.2—Motion	201
§ 9.9	PROPOSED ORDER	201
§ 9.10	COMMON OBJECTIONS	202
§ 9.11	RECEIVERS, OATH, AND BOND	203
	§ 9.11.1—Oath	204
	§ 9.11.2—Bond	204
§ 9.12	RECEIVER MANAGEMENT	204
	§ 9.12.1—Monthly Reports	205
	§ 9.12.2—Receiver’s Certificates	205
	§ 9.12.3—Interim Motions And Fee Applications	205
§ 9.13	DISCHARGE AND WINDING UP	206
EXHIBITS		
	Exhibit 9A—Appointment Clause	209
	Exhibit 9B—Verified Complaint For <i>Ex Parte</i> Appointment Of Receiver	211
	Exhibit 9C—Motion For <i>Ex Parte</i> Appointment Of Receiver	215

Colorado Quiet Title Actions

Exhibit 9D—Order For *Ex Parte* Appointment
Of Receiver 217

Exhibit 9E—List Of Order Considerations 225

Exhibit 9F—Receiver’s Oath 227

Exhibit 9G—Motion For Limitation Of Access
To Court Files 229

Exhibit 9H—Receiver’s Certificate 231

Exhibit 9I—Application For Award Of Interim
Compensation For Receiver 233

Exhibit 9J—Order Setting Bar Date For Filing
Objections To Application For Award
Of Interim Compensation For Receiver 235

Exhibit 9K—Motion For Approval Of Receiver’s
Final Report 237

Exhibit 9L—Order Approving Motion For Approval
Of Receiver’s Final Report 239

Chapter 10 ADVERSE POSSESSION 241

§ 10.1 INTRODUCTION 243

§ 10.2 STATUTORY ADVERSE POSSESSION LAW 244

§ 10.2.1—The Boulder Case 244

§ 10.2.2—2008 Statutory Changes 246

§ 10.3 COMMON LAW ADVERSE POSSESSION 248

§ 10.3.1—Problems With The Current Adverse
Possession Test 248

§ 10.3.2—The Common Law Elements Of Adverse
Possession — What Are The Elements
And How Do You Prove Them? 251

Table of Contents

§ 10.4	ACTUAL POSSESSION — THE WHO, WHAT, WHEN, AND WHERE OF ADVERSE POSSESSION	252
	§ 10.4.1—Actual Possession — The Law	252
	§ 10.4.2—Actual Possession — Examples	253
§ 10.5	ADVERSE OR NON-PERMISSIVE POSSESSION ...	254
	§ 10.5.1—Adverse Possession — The Law	254
	§ 10.5.2—Adverse Possession — Examples	254
§ 10.6	HOSTILE POSSESSION — ACTING AS IF THE LAND IS YOURS	255
	§ 10.6.1—Hostility Means Claim Of Right	255
	§ 10.6.2—Hostile Possession — The Law	257
	§ 10.6.3—Hostile Possession — Examples	257
	§ 10.6.4—Hostile Possession And The New “Good Faith” Requirement	258
	§ 10.6.5—Recognition Of Title In Record Owner — <i>Segelke Case Versus Schoenherr Case</i>	258
§ 10.7	OPEN AND NOTORIOUS POSSESSION — GIVING NOTICE	261
	§ 10.7.1—Open And Notorious Possession — The Law	261
	§ 10.7.2—Open And Notorious Possession — Examples	261
§ 10.8	EXCLUSIVE POSSESSION — JOINT POSSESSION DEFEATS ADVERSE POSSESSION	262
	§ 10.8.1—Exclusive Possession — The Law	262
	§ 10.8.2—Exclusive Possession — Examples	263

§ 10.9	CONTINUOUS POSSESSION — ALL ELEMENTS FOR 18 YEARS	266
	§ 10.9.1—Disruption Of Continuity — The Law	266
	§ 10.9.2—Disruption Of Continuity — Examples	267
	§ 10.9.3—Tacking — The Law	268
	§ 10.9.4—Tacking — Examples	269
§ 10.10	STATUTORY PERIOD — 18 YEARS	270
§ 10.11	THE NEW “GOOD FAITH” REQUIREMENT	270
§ 10.12	DAMAGES AND REIMBURSEMENT OF TAXES AND ASSESSMENTS (PLUS INTEREST)	272
§ 10.13	PRESUMPTIONS	273
	§ 10.13.1—Initial Presumption	273
	§ 10.13.2—Presumption Of Permissive Possession	274
	§ 10.13.3—Presumptions Of Adverse Possession	274
	§ 10.13.4—Presumptions Arising From Fences	275
	§ 10.13.5—What Happens Once Presumption Is Met	275
§ 10.14	BURDEN OF PROOF	276
	§ 10.14.1—Adverse Possession Asserted Affirmatively — Clear And Convincing	276
	§ 10.14.2—Adverse Possession Asserted Defensively — Preponderance Of The Evidence	277
§ 10.15	OTHER ISSUES	278
	§ 10.15.1—No Adverse Possession Against Sovereign	278
	§ 10.15.2—What Happens Once Vested	278
	§ 10.15.3—Transferring Title After Adverse Possession	278
	§ 10.15.4—Disrupting An Adverse Possession Claim	278
	§ 10.15.5—All Elements Must Be Proved And Determined	279
	§ 10.15.6—Affirmative Or Defensive Claim	279
	§ 10.15.7—Other Adverse Possession Statutes	279

Table of Contents

§ 10.16	WHAT'S NEXT: EASEMENTS BY PRESCRIPTION AND BOUNDARY-ACQUIESCENCE	279
§ 10.17	TERMINATION OF EASEMENTS BY ADVERSE POSSESSION	280
<hr/>		
Chapter 11	COLORADO BOUNDARY DISPUTES	293
<hr/>		
§ 11.1	INTRODUCTION	294
§ 11.2	RECOGNITION AND ACQUIESCENCE	295
	§ 11.2.1—Recognition	295
	§ 11.2.2—Acquiescence — Generally	295
	§ 11.2.3—Acquiescence — Mutuality Required	295
	§ 11.2.4—Acquiescence — Notice/ Knowledge Required	296
	§ 11.2.5—Acquiescence — Possession And Dominion Over Property As Evidence	296
§ 11.3	BOUNDARY VERSUS BARRIER	296
	§ 11.3.1—Barrier	296
	§ 11.3.2—Boundary	297
§ 11.4	COMMON OWNERSHIP DESTROYS ACQUIESCENCE	297
§ 11.5	INTERPLAY OF BOUNDARY DISPUTE AND ADVERSE POSSESSION STATUTES	297
§ 11.6	PROCEDURAL ASPECTS OF BOUNDARY DISPUTE LAW	298
	§ 11.6.1—Alternative Methods Of Resolution	298
	§ 11.6.2—Rules Of Civil Procedure Not Applicable	298
	§ 11.6.3—Pleadings Necessary	299
	§ 11.6.4—Notice	299
	§ 11.6.5—Commissioner's Report	299

Colorado Quiet Title Actions

§ 11.6.6—Court Decision	300
§ 11.6.7—Appeal	301
§ 11.6.8—Practical Considerations	301
§ 11.7 SETTING BOUNDARY LINES BY PAROL AGREEMENT	302
§ 11.8 COLORADO FENCE LAW	302
§ 11.9 WATER COURSES AS BOUNDARIES	303
§ 11.10 BOUNDARY BY ESTOPPEL	304
§ 11.11 DOCTRINE OF RELATIVE HARDSHIPS	305
<hr/>	
Chapter 12 ACCESS AND EASEMENT ISSUES	311
<hr/>	
§ 12.1 INTRODUCTION	312
§ 12.2 INTERPRETING WRITTEN EASEMENTS	312
§ 12.3 OFF RECORD PRIVATE ROADS	314
§ 12.3.1—Adverse Possession (Prescriptive Easements)	314
§ 12.3.2—Easement By Necessity	315
§ 12.3.3—Easement By Implication	316
§ 12.3.4—Easement By Estoppel	316
§ 12.3.5—Private Condemnation	317
§ 12.4 RESTRICTIONS ON AND CHANGES IN USE	321
§ 12.4.1—Restrictions On Use	321
§ 12.4.2—Changes In Use	322
§ 12.5 PUBLIC ROADS	323
§ 12.5.1—Adverse Use	325
§ 12.5.2—R.S. 2477	327
§ 12.5.3—State Control Of Public Roads	331
§ 12.5.4—County And Local Control Of Public Roads	331

Table of Contents

§ 12.6	ACCESS TO MINERAL INTERESTS	333
§ 12.7	EASEMENTS AND PROPERTY TAXES	334
§ 12.8	DRAINAGE EASEMENTS	334
§ 12.9	TERMINATION	335
§ 12.10	RAILROAD EASEMENTS	336
§ 12.11	RECREATIONAL EASEMENTS	339
	§ 12.11.1—Lake Or Reservoir Easements	339
	§ 12.11.2—Hunting Or Fishing Easements	342
<hr/>		
Chapter 13	SPURIOUS LIENS, PARTITION, EQUITABLE SUBROGATION, WATER RIGHTS, TREASURER'S DEEDS, FRAUDULENT RELEASE OF DEEDS OF TRUST, AND TRANSFER FEES	349
<hr/>		
§ 13.1	SPURIOUS LIENS	350
	§ 13.1.1—Spurious Liens And Documents Law	350
	§ 13.1.2—Petition	351
	§ 13.1.3—Notice	351
	§ 13.1.4—Response	352
	§ 13.1.5—Hearing	352
	§ 13.1.6—Case Law And Statutes Addressing Spurious Liens And Documents	352
§ 13.2	PARTITION	354
	§ 13.2.1—Jurisdiction, Venue, And Parties	355
	§ 13.2.2—Statutory Partition Procedure	356
	§ 13.2.3—Partition In Kind Or Public Sale Of The Property	356
	§ 13.2.4—Division Of Proceeds	358

§ 13.3	EQUITABLE SUBROGATION	359
	§ 13.3.1—Factors Governing The Application Of Equitable Subrogation	359
	§ 13.3.2— <i>Hicks v. Londre</i> And <i>Joondeph v.</i> <i>Hicks: The Upshot</i>	365
	§ 13.3.3—Voluntary Subordination	365
§ 13.4	WATER RIGHTS	366
§ 13.5	TREASURER’S DEEDS	367
	§ 13.5.1—Requirements For The Treasurer’s Notice	368
	§ 13.5.2—Tax Lien Sale	368
	§ 13.5.3—Determining Who Should Receive Notice Of The Tax Lien Sale	369
	§ 13.5.4—Challenging A Treasurer’s Deed	370
	§ 13.5.5—Standing To Bring A Claim Challenging The Treasurer’s Actions	370
	§ 13.5.6—Effect Of Adverse Possession	370
	§ 13.5.7—Reformation Of A Treasurer’s Deed	371
§ 13.6	“FRAUDULENT” RELEASE OF DEED OF TRUST	371
§ 13.7	TRANSFER FEES	372
<hr/>		
Chapter 14	RESEARCHING QUIET TITLE FACTS	381
§ 14.1	INTRODUCTION	381
§ 14.2	CHAIN OF TITLE	382
§ 14.3	AERIAL PHOTOGRAPHS	384
§ 14.4	HISTORIC MAPS	385

Table of Contents

§ 14.5	GOVERNMENT ARCHIVES	387
	§ 14.5.1—Government Surveys, Notes, And Plats	387
	§ 14.5.2—Land Entry Records	387
§ 14.6	IDENTIFYING WITNESSES	388
EXHIBITS		
	Exhibit 14A—Figures A Through D	391
<hr/>		
Chapter 15	SETTLEMENT STRATEGIES	403
<hr/>		
§ 15.1	INTRODUCTION	404
§ 15.2	QUITCLAIM DEED	404
§ 15.3	DISCLAIMER	405
§ 15.4	EASEMENT AGREEMENT	405
§ 15.5	BOUNDARY AGREEMENTS	406
§ 15.6	ROAD ASSOCIATIONS	407
§ 15.7	MEDIATION CONSIDERATIONS	408
	§ 15.7.1—Preparing For Mediation	409
	§ 15.7.2—Presenting Opening Positions	409
	§ 15.7.3—Using Creative Forms Of Settlement To Overcome Impasse	409
	§ 15.7.4—Finalizing The Agreement	410
EXHIBITS		
	Exhibit 15A-1—Easement Deed, Short Form	413
	Exhibit 15A-2—Easement Deed, Long Form	415
	Exhibit 15B—Road Association Covenants, Conditions, And Restrictions	423

Exhibit 15C—Road Association Articles Of Incorporation	431
Exhibit 15D—Road Association Bylaws	435
Exhibit 15E—Road Association Easement Agreement	441
Exhibit 15F—Quitclaim Deed (From A Corporation)	443
Exhibit 15G—Quitclaim Deed (To A Corporation)	445
Exhibit 15H—Quitclaim Deed (Corporation To Joint Tenants)	447
Exhibit 15I—Quitclaim Deed (Corporation To Corporation)	449
Exhibit 15J—Quitclaim Deed (Short Form)	451
Exhibit 15K—Quitclaim Deed	453
Exhibit 15L—Quitclaim Deed (To Joint Tenants)	455

Chapter 16 WARRANTY DEED CLAIMS 457

§ 16.1 INTRODUCTION	457
§ 16.2 LIABILITY OF PRIOR GRANTORS	458
§ 16.3 REQUIREMENTS TO BRING AN ACTION FOR BREACH OF COVENANT OF WARRANTY	459
§ 16.4 STATUTE OF LIMITATIONS	461
§ 16.5 DAMAGES	461
§ 16.6 QUITCLAIM DEEDS	462
§ 16.7 SPECIAL WARRANTY DEEDS	463

Chapter 17 TRIAL CONSIDERATIONS 467

§ 17.1 INTRODUCTION	467
§ 17.2 PAROL EVIDENCE AFTER <i>LAZY DOG</i>	468

Table of Contents

§ 17.3	HEARSAY EXCEPTIONS FOR WITNESS TESTIMONY	469
§ 17.4	EXHIBITS	469
§ 17.5	TESTIMONY	471
§ 17.6	VIEW OF THE PREMISES	472
§ 17.7	PREPARATION OF THE DECREE	473
<hr/>		
Chapter 18	ATTORNEY FEES IN QUIET TITLE ACTIONS	475
<hr/>		
§ 18.1	INTRODUCTION	475
§ 18.2	ATTORNEY FEES UNDER CONTRACT	476
§ 18.3	ATTORNEY FEES UNDER C.R.S. § 13-17-102	478
§ 18.4	ATTORNEY FEES UNDER C.R.C.P. 11	480
§ 18.5	ATTORNEY FEES FOR DISCOVERY VIOLATIONS — C.R.C.P. 37	481
§ 18.6	ATTORNEY FEES FOR WRONGFUL ACTS	482
§ 18.7	ATTORNEY FEES UNDER THE COLORADO COMMON INTEREST OWNERSHIP ACT	483
§ 18.8	ATTORNEY FEES UNDER 42 U.S.C. § 1988	484
§ 18.9	ATTORNEY’S CHARGING LIEN	484

Chapter 19	LEGAL ETHICS CONSIDERATIONS IN QUIET TITLE ACTIONS	489
-------------------	---	-----

§ 19.1	INTRODUCTION	489
§ 19.2	ANALYSIS	490
§ 19.2.1	Attorney Discipline Cases In Colorado Involving Quiet Title Actions	490
§ 19.2.2	Conflicts Of Interest	490
§ 19.2.3	Confidentiality	493
§ 19.2.4	Communication	495
§ 19.2.5	Settlement	497

APPENDIX A		505
-------------------	--	-----

	2014 Colorado Real Estate Title Standards	507
--	--	-----

SUBJECT INDEX		619
----------------------	--	-----
