

QUIET TITLE ACTIONS



The Basics Plus Selected Advanced Topics

Each attendee receives a copy of the new Third Edition of
Geoffrey Anderson's book *Colorado Quiet Title Actions!*

COLORADO
QUIET TITLE ACTIONS
THIRD EDITION
Geoffrey P. Anderson

LIVE PROGRAM & LIVE WEBCAST:

MAY 20, 2016

Live program at the Colorado CLE Classroom, 1900 Grant Street, Suite 300, Denver, CO

TOPICS TO BE DISCUSSED INCLUDE:

- Mechanics of a Quiet Title Action
- Lis Pendens
- Access Issues
- Adverse Possession and Boundary Disputes
- Parties and Service
- Defense of a Quiet Title Action
- Researching Quiet Title Facts

VIDEO REPLAYS: JUNE 9, 2016 • Denver, Colorado Springs, and Grand Junction

CLE CREDITS: Submitted for 7 General CLE Credits

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Quiet Title Actions

The Basics Plus Selected Advanced Topics

An action to quiet title is brought to establish a party's title to real property, thereby "quieting" any challenges to the title. When the cloud on the title is removed, the plaintiff is free of claims against the property.

Experienced experts will walk you through the quiet title process. You will learn the mechanics of the quiet title lawsuit, and about the more advanced issues when handling a quiet title case. From service of process and identification of the parties, to the most successful strategies in defending a quiet title action, you will get what you need to best serve your clients. **REGISTER TODAY!**

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ABOUT THE FACULTY

Geoffrey P. Anderson, Esq., Sweetbaum Sands Anderson PC, Denver, CO

Geoffrey P. Anderson is a shareholder at Sweetbaum Sands Anderson PC in Denver where his practice focuses primarily on real estate litigation, real estate transactions, and commercial litigation. Litigation matters have included real estate title issues, title insurance matters, mined land reclamation issues, construction defect and mechanics' lien litigation, and enforcement of security interests, among others. Mr. Anderson also represents buyers, sellers, and lenders in real estate transactions. Mr. Anderson is a member of the Title Standards Committee of the Colorado Bar Association, the Real Estate Section Council and the Forms Committee of the Colorado Real Estate Commission. He is the author of the book *Colorado Quiet Title Actions*, Third Ed. (CLE in Colorado 2016), the chapter on "Easements" in *Colorado Real Estate Forms Book* (Bradford Publishing), and the editor of the chapter on judicial foreclosures in Krendl, *Colorado Methods of Practice* (Thompson West 2014). He is a volunteer at public radio station KUVU, 89.3 FM where he is an announcer on a jazz shift from 8 to 10 p.m. Tuesdays and occasionally on Saturdays from 4 to 6 on All Blues. He is also an occasional contributor of concert reviews to allaboutjazz.com and kuvo.org.

Joshua D. McMahon, Esq., Sweetbaum Sands Anderson PC, Denver, CO

Joshua D. McMahon joined Sweetbaum Sands Anderson PC in April, 2011 and is a Shareholder practicing primarily in the areas of commercial and real estate litigation. Mr. McMahon's particular areas of experience include real estate title disputes, quiet title actions, title insurance, water, environmental, natural resources and mining. Mr. McMahon has represented clients before the Colorado, State and Federal Courts and on appellate matters before the U.S. Court of Appeals for the Tenth Circuit and the Colorado Court of Appeals. Mr. McMahon was selected to the 2015 Colorado *Super Lawyers Rising Star* list in real estate law.

AGENDA - Presented by *Geoffrey P. Anderson and Joshua D. McMahon*

8:00 am Registration and Continental Breakfast

8:30 am Mechanics of a Quiet Title Action

- Investigation
- Litigation Guarantee
- Legal Description
- Jurisdiction and Venue
- Default Judgment
- The Decree

9:30 am Parties and Service

- Parties with a Record Interest
- Parties in Possession
- Business Entities
- Unknown Parties
- Effect of the Servicemembers Civil Relief Act on Parties and Service

10:20 am Networking Break

10:30 am Lis Pendens

- When to Record
- Where to Record
- Effect of Lis Pendens
- Release
- Potential Liability

11:20 am Defense of a Quiet Title Action

11:40 am Lunch (on your own)

1:00 pm Adverse Possession and Boundary Disputes

- Adverse Possession: Elements
- Adverse Possession: Colorado's 2008 Adverse Possession Legislation
- Boundary Disputes

2:20 pm Networking Break

2:30 pm Access Issues

- Written Easements
- Off Record Easements
- Public Roads

3:20 pm Researching Quiet Title Facts

- Chain of Title
- Aerial Photographs
- Historic Maps
- Government Archives
- Witnesses

4:10 pm Adjourn

Colorado Quiet Title Actions

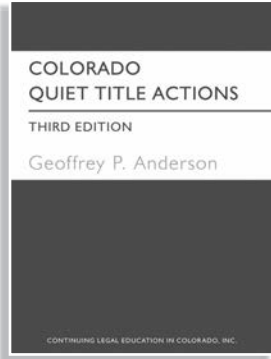
Third Edition

By **Geoffrey P. Anderson, Esq.**

Colorado Quiet Title Actions, Third Edition provides a step-by-step discussion of how to evaluate, investigate, file, and resolve lawsuits over real estate title problems. Useful to the novice as well as the skilled practitioner, the book includes discussions of identification of parties, whether the parties have a right to a jury trial, how to handle defunct companies, service of process, military parties, and many other issues that arise in preparing a quiet title lawsuit.

Quiet title actions are unique in that they often require evidence of historic land usages going back 20 to 100 years or more. The author discusses many research techniques and sources of historical information that can make or break a quiet title case.

In addition, the author extensively discusses typical substantive legal issues that arise in quiet title actions. The treatment of Colorado adverse possession law is especially thorough. Other substantive law topics include prescriptive easements, public roads, boundary disputes, partition, equitable subrogation, spurious liens, and more. Also included are 50 forms in MS Word™ and a searchable PDF of the book.



SUMMARY TABLE OF CONTENTS:

- Chapter 1** - Quiet Title – Setting the Stage
- Chapter 2** - Mechanics of a Quiet Title Action
- Chapter 3** - Parties and Service
- Chapter 4** - Defense of a Quiet Title Action
- Chapter 5** - Working with Experts
- Chapter 6** - Lis Pendens
- Chapter 7** - Quiet Title Actions Against the Federal Government
- Chapter 8** - Judicial Foreclosures
- Chapter 9** - Receivers
- Chapter 10** - Adverse Possession
- Chapter 11** - Colorado Boundary Disputes
- Chapter 12** - Access Issues
- Chapter 13** - Spurious Liens, Partition, Equitable Subrogation, Water Rights, Treasurers' Deeds, Fraudulent Release of Deeds of Trust, and Transfer Fees
- Chapter 14** - Researching Quiet Title Facts
- Chapter 15** - Settlement Strategies
- Chapter 16** - Warranty Deed Claims
- Chapter 17** - Trial Considerations
- Chapter 18** - Attorney Fees in Quiet Title Actions
- Chapter 19** - Legal Ethics Considerations in Quiet Title Actions
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- Appendix** - Colorado Real Estate Title Standards

QUIET TITLE ACTIONS



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STEP 1 - REGISTRATION TYPE: *(Select live program, live webcast, or video replay)*

LIVE PROGRAM: May 20, 2016 - In Denver at the Colorado CLE Classroom, 1900 Grant St., Suite 300 (RE052016L)

LIVE WEBCAST: May 20, 2016* - Must have access to high-speed internet (RE052016W)

WEBCAST PARTICIPANTS: You must register by May 16 in order to receive a copy of the **Colorado Quiet Title Actions, Third Edition in print before the start of class.*

VIDEO REPLAY: June 9, 2016 - Please indicate video replay location:

Denver: Colorado CLE Classroom, 1900 Grant Street, Suite 300 (RE052016V)

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