

Sportsman's Valley Property Owners Association

History supporting article # 3

1976

Dear: We are in receipt of your letter of _____, _____, concerning a piece of property you purchased from Mountain Properties Inc. The original plat was not accepted by the Park County Commissioners because of the small lot size, road grades and widths, no surveys, and other reasons. All people who received deeds with legal descriptions by lot and block numbers received invalid deeds. Carl Martin, in fact, sold these lots illegally, and has since been tried, convicted, and incarcerated for various frauds.

Sportsman's Valley Inc., and Sportsman's Valley Property Owner's Association is in no way associated with Mountain Properties Inc. (a defunct corporation). Sportsman's Valley is comprised of a group of individuals that joined together after finding out they had purchased property that was sold illegally. Most members held deeds of one to ten acres of land, and with these larger lot it became worth their while to invest additional monies to clear title to their land. Many persons held deeds, such as yours, to one or two lots (each lot was 30 X 90) and they found it was not worth their while to risk another \$400-\$500 to save a \$40 - \$80 lot. About 1972 a Quiet Title Suit was completed, with the result that all previous interests in the land were wiped clean because of the invalidity of the deeds. Those persons who had faithfully paid taxes on their property over the years subsequently received good title, insured by Transamerica Title Co.

The Quiet Title Suit was accomplished according to all the legalities in filing a suit of this nature.

Sportsman's Valley Inc. submitted a new plat to the Park County Planning Commissioner which was accepted and recorded. Sportsman's Valley Property Owner's Assoc. is comprised of the members of Sportsman's Valley Inc., and new purchasers of property within the plat. Sportsman's Valley Inc. no longer exists.

At the present time there are some parcels of land within Sportsman's Valley which are being offered for sale. The cost of the lots is about \$2000.00 per acre, and the size of the lots varies up to several acres. Surveys, and other fees, are additional.

We hope the above has provided you with a clear picture of the situation. Please feel free to contact us if you require further information. Very Truly Yours James F. Kline President S.V.P.O.A.