

**CLTA FORM NO. 1 LITIGATION GUARANTEE
EXHIBIT "A"
LEGAL DESCRIPTION**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 1734414

Guarantee No.: G-2902-5069

That portion of the Southwest quarter of the Southeast quarter of Section 15 in Township 13 South, Range 68 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:
From the Southwest corner of the Southwest quarter of the Southeast quarter of said Section 15 run North 42° 42' East 853.3 feet to a point on the Westerly right of way line of U.S. Highway No. 24 for the point of beginning of the tract to be described hereby;
Thence North 44° 41' West on said right of way line a distance of 160 feet;
Thence South 45° 19' West 120 feet;
Thence South 44° 41' East 160 Feet;
Thence North 45° 19' East 120 feet to the point of beginning, together with an easement for a right of way for a pipeline across property adjoining the property herein conveyed from any point on the property herein conveyed to Fountain Creek.

APN: 8315400024

(End of Legal Description)

**CLTA FORM NO. 1 LITIGATION GUARANTEE
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY

File No.: 1734414

Guarantee No.: G-2902-5069

Part I

1. Any and all unpaid taxes and assessments and any unredeemed tax sales.
2. All rights to any and all minerals, ore and metals of any kind and character, and all coal, asphaltum, oil, gas and other like substances in or under said land, the rights of ingress and egress for the purposes of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances, as reserved in Patent from the State of Colorado, recorded recorded June 14, 1917 in Book 290 at Page 129.
3. Right of way including its terms and conditions, whether in fee or easement only, as granted to The Mountain States Telephone and Telegraph Company, as described in instrument recorded November 13, 1931 in Book 852 at Page 264 as Reception No. 8520264.
4. Any assessment or lien of Cascade Fire Protection District as disclosed by the instrument recorded August 8, 1956 in Book 1584 at Page 549 as Reception No. 09408.
5. Any assessment or lien of Green Mountain Falls - Chipita Park Fire Protection District as disclosed by the instrument recorded September 7, 1956 in Book 1590 at Page 573 as Reception No. 12781.
6. Resolution No. 95-415, General-109 recorded January 3, 1996 in Book 6795 at Page 176 as Reception No. 96001104.
7. Lack of Marketability of Title for a period of 9 years from the date of the Treasurers Deed recorded March 25, 2021, as Reception No. 221059725 to Richard Grayckowski, resulting from the exercise of any right to challenge the status of Title under the Tax Sale Statutes of the State of Colorado.

NOTE: This exception may be deleted if either of the following options are exercised:

(a) Quiet Title Action. (There will be a lack of marketability exception for a period of 6 months from the date Quiet Title Decree is issued.)

Or

(b) Obtain and record a properly executed deed from the prior owner Melvin Fleckenstein , who lost the property at tax sale.

Part II

8. Treasurers Deed recorded March 25, 2021, as Reception No. 221059725.

Please be advised that our search did not disclose any open Deed of Trust of record. If you should have knowledge of any outstanding obligations, please contact the Title Department immediately for further review Prior to closing.

**CLTA FORM NO. 1 LITIGATION GUARANTEE
SCHEDULE B**

ISSUED BY
STEWART TITLE GUARANTY

(End of Exceptions)

**CLTA FORM NO. 1 LITIGATION GUARANTEE
SCHEDULE C**

ISSUED BY
STEWART TITLE GUARANTY

Addresses

Paragraph Number	Recording Information	Mailing Address
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