



**Land Title Guarantee Company  
Customer Distribution**



**PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.**

Order Number: **SC55075240-2**

Date: **03/27/2019**

Property Address: **3980 WALKER ROAD, COLORADO SPRINGS, CO 80908**

**PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS**

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**For Closing Assistance**

**For Title Assistance**

Robert Hayes  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(303) 850-4136 (Work)  
(719) 634-3190 (Work Fax)  
[rohaves@ltgc.com](mailto:rohaves@ltgc.com)

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**Seller/Owner**

G3 INVESTMENTS, INC.  
Attention: GEORGE C HESS III  
1710 JETSTREAM DRIVE #200  
COLORADO SPRINGS, CO 80921  
(719) 534-0984 (Work)  
(719) 534-0998 (Work Fax)  
[geohessiii@hotmail.com](mailto:geohessiii@hotmail.com)  
Delivered via: Electronic Mail

ALESSI & ASSOCIATES, INC.  
Attention: JOE ALESSI  
2989 BROADMOOR VALLEY RD  
Colorado Springs, CO 80906  
(719) 540-8832 (Work)  
[jalessi@alessi3a.com](mailto:jalessi@alessi3a.com)  
Delivered via: Electronic Mail

**Seller/Owner**

G3 INVESTMENTS, INC.  
Attention: GEORGE HESS  
[hess@vhco.com](mailto:hess@vhco.com)  
Delivered via: Electronic Mail

NORWOOD DEVELOPMENT GROUP  
Attention: RALPH BRADEN  
111 S TEJON #222  
COLORADO SPRINGS, CO 80903  
(719) 593-2600 (Work)  
(719) 659-8014 (Home)  
[rbraden@nor-wood.com](mailto:rbraden@nor-wood.com)  
Delivered via: Electronic Mail



**Land Title Guarantee Company**  
**Estimate of Title Fees**

Order Number: **SC55075240-2** Date: **03/27/2019**  
Property Address: **3980 WALKER ROAD, COLORADO SPRINGS, CO 80908**  
Parties: **A PURCHASER TO BE DETERMINED**  
**G3 INVESTMENTS, INC., A COLORADO CORPORATION**

Visit Land Title's Website at [www.ltgc.com](http://www.ltgc.com) for directions to any of our offices.

<b>Estimate of Title insurance Fees</b>	
"TBD" Commitment	\$269.00
	<b>Total \$269.00</b>
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Thank you for your order!</b>	

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

**Chain of Title Documents:**

[El Paso county recorded 07/16/2018 under reception no. 218081760](#)

[El Paso county recorded 08/04/2005 under reception no. 205119515](#)

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule A**

Order Number: SC55075240-2

**Property Address:**

3980 WALKER ROAD, COLORADO SPRINGS, CO 80908

**1. Effective Date:**

03/23/2019 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"TBD" Commitment

\$5,000.00

Proposed Insured:

A PURCHASER TO BE DETERMINED

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

A Fee Simple

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

G3 INVESTMENTS, INC., A COLORADO CORPORATION

**5. The Land referred to in this Commitment is described as follows:**

PARCEL A:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 11, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A PERPETUAL, BUT NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT OVER AND ACROSS THE NORTHERLY 30 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OVER AND ACROSS THE WESTERLY 30 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

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**AMERICAN  
LAND TITLE  
ASSOCIATION**



**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part I**  
**(Requirements)**

**Order Number:** SC55075240-2

**All of the following Requirements must be met:**

**This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**

1. **WARRANTY DEED FROM G3 INVESTMENTS, INC., A COLORADO CORPORATION TO A PURCHASER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.**

**NOTE: SAID DOCUMENT CAN BE EXECUTED BY THE PRESIDENT, VICE-PRESIDENT OR CHAIRMAN OF THE BOARD (CEO) OF THE CORPORATION. IF ANY OTHER OFFICER OF THE CORPORATION OR AGENT EXECUTES SAID DOCUMENT ON BEHALF OF THE CORPORATION, A POWER OF ATTORNEY/RESOLUTION MUST BE PROVIDED TO LAND TITLE GRANTING SAID AUTHORIZATION.**

**NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A FINAL AFFIDAVIT AND AGREEMENT AT CLOSING.**

**NOTE: ITEM 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.**

**NOTE: UPON PROOF OF PAYMENT OF 2018 TAXES, ITEM 6 WILL BE AMENDED TO READ:**

**TAXES AND ASSESSMENTS FOR THE YEAR 2019, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.**

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: SC55075240-2

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHTS OF OTHERS IN AND TO THE USE OF THAT PERPETUAL BUT NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT AS DESCRIBED IN DEED RECORDED FEBRUARY 16, 1966 IN BOOK 2118 AT PAGE 287.
10. A PERPETUAL AND NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT OVER THE SOUTHERLY 30 FEET OF SUBJECT PROPERTY AS DESCRIBED IN INSTRUMENT RECORDED JANUARY 26, 1971 IN BOOK 2386 AT PAGE 552.
11. EASEMENT GRANTED TO MOUNTAIN STATES ELECTRIC ASSOCIATION, INC., FOR ELETRICAL, TELEPHONE AND/OR TELEGRAPH, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED OCTOBER 16, 1972, IN BOOK 2531 AT PAGE 918.
12. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 17, 1973, IN BOOK 2644 AT PAGE 771.

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: SC55075240-2

NOTE: THE ABOVE COVENANTS WERE PURPORTEDLY REVOKED BY INSTRUMENT RECORDED OCTOBER 18, 2004, UNDER RECEPTION NO. 204173662.

13. TERMS, CONDITIONS AND PROVISIONS OF DEED RECORDED APRIL 28, 1975 IN BOOK 2747 AT PAGE 81.
14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ROAD MAINTENANCE AGREEMENT RECORDED JANUARY 19, 1995 IN BOOK 6592 AT PAGE 1373.
15. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTIONS REGARDING THE BOUNDARIES FOR COUNTY PET ANIMAL CONTROL/DOG LICENSING RECORDED OCTOBER 20, 1999 AT RECEPTION NO. 99163142, RECORDED NOVEMBER 7, 2002 AT RECEPTION NO. 202195447, RECORDED JANUARY 23, 2003 AT RECEPTION NO. 203015803, RECORDED AUGUST 11, 2006 AT RECEPTION NO. 206118779, RECORDED AUGUST 29, 2007 AT RECEPTION NO. 207113049, AND RECORDED AUGUST 29, 2007 AT RECEPTION NO. 207113050.
16. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE TRI-LAKES FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 11, 2003, UNDER RECEPTION NO. 203158907, AND RECORDED FEBRUARY 27, 2004, UNDER RECEPTION NO. 204033306.
17. TERMS, CONDITIONS AND PROVISIONS OF FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, AND JUDGMENT AND DECREE OF THE WATER COURT RECORDED JUNE 27, 2018 AT RECEPTION NO. 218073674.
18. ANY INCREASE OR DECREASE IN THE AREA OF THE LAND AND ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH HAS BEEN CREATED BY OR CAUSED BY ACCRETION OR RELICTION, WHETHER NATURAL OR ARTIFICIAL; AND THE EFFECT OF THE GAIN OR LOSS OF AREA BY ACCRETION OR RELICTION UPON THE MARKETABILITY OF THE TITLE OF THE LAND. THE WATER WAY TRAVERSING SUBJECT PROPERTY SHOWN BY THE COUNTY ASSESSOR'S MAP IS STORED IN OUR SYSTEM AS IMAGE 10256727.