

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 61320-02-005

2020 TAXES PAYABLE 2021

Owner Per Tax Record: BUKHALO PETER P
 BUKHALO GALINA A
 Property Type: Real Estate
 Property Location: 1350 RANGELY DR
 Property Description: LOT 5 BLK 6 SUN HILLS SUB 3

Alerts:

<u>Assessed Value</u>		
Land	\$	17460
Improvement	\$	29830
TOTAL	\$	47290

<u>Tax District: JDD</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007755	366.73
EPC ROAD & BRIDGE (UNSHARED)	0.000330	15.61
ACADEMY SCHOOL NO 20 - GEN	0.041840	1978.61
ACADEMY SCHOOL NO 20 - BOND	0.018376	869.00
PIKES PEAK LIBRARY	0.003855	182.30
DONALD WESCOTT FIRE PROTECTION	0.007000	331.03
DONALD WESCOTT FIRE NORTHERN SUBDISTRICT	0.014900	704.62
El Paso County TABOR Refund	0.000000	-18.58
TOTAL	0.094056	4429.32

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2020 taxes: 0.00

Amount due valid through MARCH 31st, 2021 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 09th day of MARCH A.D. 2021

Issued to: elpasoco\CALSecurity01 Fidelity Natl.Ttl.Co f/k/a SECURITY TTL
 Mark Lowderman
 Treasurer, El Paso County

Fee for issuing this certificate \$10.00 20210309 33650

By: 

Transaction Identification Data for reference only:

Issuing Agent: Fidelity National Title Company
 Issuing Office: 8055 E Tufts Ave, Suite 300, Denver, CO 80237
 Loan ID Number:
 Issuing Office File Number: 598-F0681561-310-WP, Amendment No. 3
 Property Address: 1350 Rangely Drive, Colorado Springs, CO 80921-2692
 Revision Number: Amendment No. 3, Amendment Date: April 7, 2021

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. **Commitment Date: April 5, 2021**
2. Policy to be issued:
 - (a) **ALTA Owners Policy 6-17-06**
 Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
 Proposed Policy Amount: **\$10,000.00**
 - (b) **None**
 Proposed Insured: **Cash**
 Proposed Policy Amount: **\$0.00**
 - (c) **None**
 Proposed Insured:
 Proposed Policy Amount: **\$0.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:
Peter P. Bukhalo and Galina A. Bukhalo
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

PREMIUMS:

Owners Coverage	625.00
Tax Cert	13.50

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C165 Commitment for Title Insurance (Adopted 6-17-06 Revised 08-01-2016)

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EXHIBIT A
LEGAL DESCRIPTION

Lot 5, Block 6, Sun Hills Subdivision No. 3, El Paso County, Colorado, according to the plat thereof recorded in Plat Book A-2, at Page 29, County of El Paso, State of Colorado.

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SCHEDULE B
PART I – REQUIREMENTS

All of the following Requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
- d. Evidence that any and all assessments for common expenses, if any, have been paid.
- e. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Peter P. Bukhalo and Galina A. Bukhalo

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

- f. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- g. Furnish for recordation a full release of deed of trust:

Amount:	\$150,000.00
Trustor/Grantor:	Peter P. Bukhalo and Galina A. Bukhalo
Trustee:	Public Trustee of El Paso County
Loan No.:	Unknown
Beneficiary:	Ent Credit Union
Recording Date:	November 20, 2019
Recording No:	<u>219146515</u>

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent.

- g. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- h. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

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SCHEDULE B
PART I – Requirements
(Continued)

[Click to view Tax Info](#)

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTE: Exception number 5 will be removed from the policy provided the company conducts the closing.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

Warranty Deed, recorded October 01, 2019 at Reception No. 219121335.

END OF REQUIREMENTS

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SCHEDULE B

PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which 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 encroachments, encumbrances, 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 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: Upon satisfaction of all requirements herein, the above exception will not be reflected on any proposed title policy identified in Schedule A.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Covenants, conditions and restrictions, which do not include a forfeiture or reverter clause, set forth in the instrument recorded March 4, 1960 in Book 1793 at Page 438. And as modified February 9, 1982 in Book 3530 at Page 819 and further modified July 20, 1982 in Book 3589 at Page 503 and January 20, 1995 in Book 6593 at Page 294 and July 26, 1995 in Book 6690 at Page 1080. Provisions regarding race, color, creed, and national origin, if any, are deleted.
9. The property is located in Southeastern Colorado Water Conservancy District and the property is subject to annual assessments which are included in the annual general tax.

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SCHEDULE B
PART II – Exceptions
(Continued)

10. Reservation by Sun Hills, Inc. of all surface and ground water rights except well water necessary for domestic and irrigation use on the described premises only.
11. Excepting therefrom one-half of all oil, gas and minerals and rights pertaining thereto underlying the said premises herein above granted as reserved in Deed recorded July 12, 1951 in Book 1303 at Page 512, records of El Paso County, Colorado.
12. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording Date: March 11, 1959
Recording No: Plat Book A2 at Page 29

END OF EXCEPTIONS

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**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 61320-02-041

2020 TAXES PAYABLE 2021

Owner Per Tax Record: BUKHALO PETER
 BUKHALO GALINA
 Property Type: Real Estate
 Property Location: 1360 RANGELY DR
 Property Description: LOT 4 BLK 6 AN AMENDED PLAT OF LOTS 2, 3 & 4 BLK 6
 SUN HILLS SUB NO 3

Alerts:

<u>Assessed Value</u>		
Land	\$	17460
Improvement	\$	75180
TOTAL	\$	92640

<u>Tax District: JDD</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007755	718.42
EPC ROAD & BRIDGE (UNSHARED)	0.000330	30.57
ACADEMY SCHOOL NO 20 - GEN	0.041840	3876.06
ACADEMY SCHOOL NO 20 - BOND	0.018376	1702.35
PIKES PEAK LIBRARY	0.003855	357.13
DONALD WESCOTT FIRE PROTECTION	0.007000	648.48
DONALD WESCOTT FIRE NORTHERN SUBDISTRICT	0.014900	1380.34
El Paso County TABOR Refund	0.000000	-36.41
TOTAL	0.094056	8676.94

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2020 taxes: 0.00

Amount due valid through MARCH 31st, 2021 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 09th day of MARCH A.D. 2021

Issued to: elpasoco\CALSecurity01 Fidelity Natl.Til.Co f/k/a SECURITY TTL Mark Lowderman
 Treasurer, El Paso County

Fee for issuing this certificate \$10.00 20210309 33550

By: 

Transaction Identification Data for reference only:

Issuing Agent: Fidelity National Title Company
Issuing Office: 8055 E Tufts Ave, Suite 300, Denver, CO 80237
Loan ID Number:
Issuing Office File Number: 598-F0681569-310-WP, Amendment No. 3
Property Address: 1360 Rangely Drive, Colorado Springs, CO 80921-2692
Revision Number: Amendment No. 3, Amendment Date: April 7, 2021

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. **Commitment Date: April 2, 2021**
2. Policy to be issued:
 - (a) **ALTA Owners Policy 6-17-06**
 Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
 Proposed Policy Amount: **\$10,000.00**
 - (b) **None**
 Proposed Insured:
 Proposed Policy Amount: **\$0.00**
 - (c) **None**
 Proposed Insured:
 Proposed Policy Amount: **\$0.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:
Peter Bukhalo and Galina Bukhalo
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

PREMIUMS:

Owners Coverage	625.00
Tax Cert	13.50

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EXHIBIT A
LEGAL DESCRIPTION

Lot 4, Block 6, an Amended Plat of Lots 2, 3 and 4, Block 6, Sun Hills Subdivision No. 3,
County of El Paso, State of Colorado.

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SCHEDULE B
PART I – REQUIREMENTS

All of the following Requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
- d. Evidence that any and all assessments for common expenses, if any, have been paid.
- e. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Peter Bukhalo and Galina Bukhalo

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

- f. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- g. Deed of Trust sufficient to encumber the estate or interest in the Land described or referred to herein for the benefit of the Proposed Insured Lender.
- h. Furnish for recordation a full release of deed of trust:

Amount:	\$500,000.00
Trustor/Grantor:	Peter Bukhalo and Galina Bukhalo
Trustee:	Public Trustee of El Paso County
Loan No.:	Unknown
Beneficiary:	Ent Federal Credit Union
Recording Date:	March 26, 2015
Recording No:	<u>215028507</u>

- i. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
- j. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

[Click to view Tax Info](#)

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SCHEDULE B
PART I – Requirements
(Continued)

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTE: Exception number 5 will be removed from the policy provided the company conducts the closing.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

There are no conveyances affecting said land recorded within 24 months of the date of this report

END OF REQUIREMENTS

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AMERICAN
LAND TITLE
ASSOCIATION



SCHEDULE B

PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which 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 encroachments, encumbrances, 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 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: Upon satisfaction of all requirements herein, the above exception will not be reflected on any proposed title policy identified in Schedule A.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Reservations as set forth in deeds recorded April 30, 1973 in Book 2581 at Page 984 and December 13, 1996 at Reception No. 96153806.
9. Covenants, conditions and restrictions, which do not include a forfeiture or reverter clause, set forth in the instrument recorded March 4, 1960 in Book 1793 at Page 438. And as modified February 9, 1982 in Book 3530 at Page 819 and further modified July 20, 1982 in Book 3589 at Page 503 and January 20, 1995 in Book 6593 at Page 294 and July 26, 1995 in Book 6690 at Page 1080. Provisions regarding race, color, creed, and national origin, if any, are deleted.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B
PART II – Exceptions
(Continued)

10. The purchaser will be responsible for his own source of water supply, as stated on the plat.
11. The property is located in Southeastern Colorado Water Conservancy District and the property is subject to annual assessments which are included in the annual general tax.
12. Reservation by Sun Hills, Inc. of all surface and ground water rights except well water necessary for domestic and irrigation use on the described premises only.
13. Excepting therefrom one-half of all oil, gas and minerals and rights pertaining thereto underlying the said premises herein above granted as reserved in Deed recorded July 12, 1951 in Book 1303 at Page 512, records of El Paso County, Colorado.
14. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording Date: May 1, 2000
Recording No: Plat Book 100 at Page 96

END OF EXCEPTIONS

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