

Land Title Guarantee Company

Case SR156175
Policy 156175LTDH
Loan #

ENDORSEMENT 107.12-06
Change Date of Policy

The effective Date of Policy is hereby changed from
JANUARY 14, 2019 AT 5:00 P.M.
to APRIL 8, 2019 AT 5:00 P.M.

The Company hereby insures:

(1) That, except as otherwise expressly provided herein, there are no liens, encumbrances or other matters shown by the Public Records, affecting said estate or interest, other than those shown in said policy, except:
NONE

(2) That, as shown by the Public Records, the Title to said estate or interest is vested in the vestees shown in Schedule A:
BSK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

This endorsement is issued as part of the Policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the Policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Policy and of any prior endorsements.

Dated: April 11, 2019

Representing Land Title Insurance Corporation

Date: January 17, 2019

BSK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
7340 UTAH LANE
COLORADO SPRINGS, CO 80922

Subject: Attached Title Policy SR156175
for 7340 UTAH LANE COLORADO SPRINGS CO 80922

Enclosed please find the Owner's Title Insurance Policy for your purchase of the property listed above.

This title policy is the final step in your real estate transaction, and we want to take a moment to remind you of its importance. Please review all information in this document carefully and be sure to safeguard this policy along with your other legal documents.

Your owner's policy insures you as long as you own the property and requires no additional premium payments.

Please feel free to contact any member of our staff if you have questions or concerns regarding your policy, or you may contact the Final Policy Department directly at 719-634-4821.

As a Colorado-owned and operated title company for over 45 years, with offices throughout the state, we take pride in serving our customers one transaction at a time. We sincerely appreciate your business and welcome the opportunity to assist you with any future real estate needs. Not only will Land Title be able to provide you with the title services quickly and professionally, but you may also be entitled to a discount on title premiums if you sell or refinance the property described in the enclosed policy.

Thank you for giving us the opportunity to work with you on this transaction. We look forward to serving you again in the future.

Sincerely,

Land Title Guarantee Company

Form AO/LTIC

Our Order No. SR156175

Schedule A

Amount \$118,500.00

Property Address: 7340 UTAH LANE COLORADO SPRINGS CO 80922

1. Policy Date: April 15, 2003 at 5:00 P.M.

2. Name of Insured:

BSK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

3. The estate or interest in the Land described or referred to in this Schedule and which is covered by this policy is:

A Fee Simple

4. Title to the estate or interest covered by this policy at the date hereof is vested in:

BSK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The land referred to in this policy is described as follows:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

This Policy valid only if Schedule B is attached.

Land Title Guarantee Company
Representing Land Title Insurance Corporation

EXHIBIT "A" LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SAID SECTION 8; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8 A DISTANCE OF 535.14
FEET; THENCE ANGLE LEFT NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID
QUARTER SECTION A DISTANCE OF 230 FEET FOR THE TRUE POINT OF BEGINNING OF
TRACT TO BE DESCRIBED HEREBY; THENCE CONTINUE NORTHERLY AND PARALLEL TO THE
WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 230 FEET; THENCE ANGLE LEFT AND
PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 535.14 FEET,
MORE OR LESS, TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY ALONG
THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 230 FEET; THENCE ANGLE
LEFT EASTERLY AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE
OF 535.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING HOWEVER,
THE EASTERLY 15 FEET OF THE ABOVE-DESCRIBED LAND.

Form AO/LTIC

Our Order No. SR156175

Schedule B

This policy does not insure against loss or damage by reason of the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. TAXES AND ASSESSMENTS FOR THE YEAR 2003, NOT YET DUE OR PAYABLE.
6. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE METEX METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 08, 1986, IN BOOK 5112 AT PAGE 285.
7. EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS PUBLIC UTILITIES, FOR NATURAL GAS OR ANY OTHER UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 14, 1961, IN BOOK 1889 AT PAGE 399.
8. (ITEM INTENTIONALLY DELETED)

LAND TITLE GUARANTEE COMPANY

ENDORSEMENT 110.3 - 06

Case SR156175
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SCHEDULE A, ITEM 5 IS HEREBY AMENDED TO INCLUDE:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID QUARTER SECTION A DISTANCE OF 414.2 FEET; THENCE ANGLE RIGHT NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 230 FEET FOR THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE CONTINUED NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 230 FEET; THENCE ANGLE RIGHT EASTERLY AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 414.2 FEET, MORE OR LESS, TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 230 FEET; THENCE ANGLE RIGHT WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 414.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

THAT ENTIRE PORTION OF THE ROADWAY KNOWN AS UTAH LANE RUNNING ALONG THE ENTIRE EASTERLY EDGE OF THE PARCEL OF LAND DESCRIBED IN PARCEL A ABOVE AND EXTENDING SEVEN AND ONE HALF FEET TO THE MIDDLE OF SAID ROADWAY, SUBJECT TO A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES.

This endorsement is issued as part of the Policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the Policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Policy and of any prior endorsements.

ENDORSEMENT 110.3 EXHIBIT

AND

A NON EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 30 FEET WIDE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE P.M., DESCRIBED AS "PARCEL A" IN THAT DEED FROM EARL L. HALE AND DAISY M. HALE RECORDED APRIL 28, 1976 IN BOOK 2825 AT PAGE 320.

Land Title Guarantee Company

Case **SRI56175**
Policy **156175LTDE**
Loan #

ENDORSEMENT 107.12-06
Change Date of Policy

The effective Date of Policy is hereby changed from
APRIL 15, 2003 AT 5:00 P.M.
to **JANUARY 14, 2019 AT 5:00 P.M.**

The Company hereby insures:

(1) That, except as otherwise expressly provided herein, there are no liens, encumbrances or other matters shown by the Public Records, affecting said estate or interest, other than those shown in said policy, except:
SEE ENDORSEMENT 107.12 EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF

(2) That, as shown by the Public Records, the Title to said estate or interest is vested in the vestees shown in Schedule A:
BSK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

This endorsement is issued as part of the Policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the Policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Policy and of any prior endorsements.

Dated: **January 17, 2019**

Representing Land Title Insurance Corporation

ENDORSEMENT 107.12 EXHIBIT (ITEM 1)

DEED OF TRUST RECORDED AUGUST 27, 2007 UNDER RECEPTION NO. 207112212.

MODIFICATION RECORDED MARCH 21, 2018 UNDER RECEPTION NO. 218031603.

DEED OF TRUST RECORDED MARCH 20, 2018 UNDER RECEPTION NO. 218031253.

RESOLUTION RECORDED JULY 14, 2009 UNDER RECEPTION NO. 209080796 AND RERECORDED JULY 22, 2009 UNDER RECEPTION NO. 209084784.

GRANT OF RIGHT OF WAY RECORDED DECEMBER 7, 2004 UNDER RECEPTION NO. 204200389.