

GUARDIAN TITLE AGENCY, LLC

DELIVERY RECEIPT

COLDWELL BANKER RESIDENTIAL BROKERAGE
2075 RESEARCH PARKWAY #B
COLORADO SPRINGS, CO 80920
ATTN: JOHN NIX
EMAIL: johndnix@yahoo.com

SONSHIP PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

,
(VIA EMAIL)

For Closing Questions

Contact: Susan M. Perry
2075 Research Pkwy, Suite C
Colorado Springs, CO 80920
Phone: (719) 265-1764
Fax: (719) 550-2347
Coloradosprings@guardiancolo.com

Title commitment is outdated. Title commitment must be up to date within thirty days prior to payment of fees and commencement of review period. Fees were paid on 3/20/20; therefore, the oldest acceptable title commitment or this project is 2/20/20.

Additionally, when this plat is recorded, you will need to provide an additional updated title commitment at that time.

Date: April 30, 2019
Our file no.: 3117419-02197
Seller: SONSHIP PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY
Buyer: TBD
Property: TBD Brown Road

Notes:

ATTENTION

For Your Protection...

Due to a substantial increase in email hacking and wire fraud impacting real estate closings, our policy regarding wiring of seller's proceeds, private party proceeds and agent commissions has been upgraded to better protect your funds from criminal attack!

We will no longer accept changes to your wire instructions once you have provided them to us.

If we receive a requested change in your wire instructions, you will automatically receive a check for your proceeds.

This new policy applies to all requests for a change whether coming from you, from a third party or a possible cyber hacker.

This procedure is to protect you and your proceeds from an increase in EMAIL HACKING and wire fraud in the Real Estate industry.

To Learn More Visit:

www.consumer.ftc.gov/blog/scammers-phish-mortgage-closing-costs



AFFILIATED BUSINESS ARRANGEMENT AND FDIC DISCLOSURE INSTRUCTIONS

Property Address: TBD Brown Road, Colorado Springs, CO 80908

File number: 3117419-02197

Dear Customer,

The Real Estate Settlement Procedures Act (RESPA) requires settlement providers to disclose Affiliate Business Arrangements. As part of the Realogy Corporation, Guardian Title Agency, LLC and Title Resource Guaranty Company (TRGC) are affiliate businesses.

In addition, attached is the Disclosure Regarding FDIC Coverage to identify the bank in which your funds may be deposited into during the course of the transaction.

Please execute the attached Disclosures and return them to us at your earliest convenience for our records.

Upon completion, please return to:

Fax: **(719) 550-2347**

Email:

or mail to:

**Guardian Title Agency
2075 Research Pkwy, Suite C
Colorado Springs, CO 80920**

Thank you in advance for your cooperation and we look forward to working with you throughout this transaction.

Sincerely,

Guardian Title Agency, LLC

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Consumer

Property: **TBD Brown Road**
Colorado Springs, CO 80908

From: Guardian Title Agency, LLC

File Number: **3117419-02197**

Thank you for contacting Guardian Title Agency, LLC (hereinafter "Agent"). This is to give you notice that Agent has a business relationship with Title Resources Guaranty Company, which is a title insurance underwriting company. The owner of Agent is also the owner of Title Resources Guaranty Company. Because of this relationship, this referral of business to the underwriter below may provide Agent a financial or other benefit.

Set forth below is the estimated charge or range of charges for the underwriting services listed. You are NOT required to use the underwriter below in connection with the provision of title services. THERE ARE FREQUENTLY OTHER UNDERWRITERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Companies	Description of Charges	Estimate of range of charges generally made by provider
Title Resources Guaranty Company ("TRGC")	Title Insurance premium	For Policy Coverage of \$100,000 \$760-\$1014 For Policy Coverage of \$300,000 \$1124-\$1416 For Policy Coverage of \$500,000 \$1488-\$1777 For Policy Coverage of \$1,000,000 \$2373-\$2708 For Policy Coverage of \$1,500,000 \$3168-\$3584

Acknowledgement of Receipt of Disclosure

I/we have read this disclosure form, and understand that Agent is referring me/us to use the above-described underwriter and may receive a financial or other benefit as the result of this referral.

SONSHIP PROPERTIES LLC, A COLORADO
LIMITED LIABILITY COMPANY

By: JUSTIN ENSOR, Authorized Signer

Date _____

Date _____



Disclosure Regarding FDIC Coverage:

We deposit funds received on your behalf in state or federally-chartered banks that are insured by the Federal Deposit Insurance Corporation ("FDIC"). The account is currently held at **Comerica Bank**. FDIC deposit insurance coverage applies to a maximum amount of \$250,000 per depositor for deposits held in the same legal ownership category at each bank. For example, funds held on your behalf in an account maintained by us will be combined with any individual accounts held directly by you at the same bank. You are responsible for monitoring the total amount of deposits that are owned directly or indirectly by you in any one bank. If you have questions about FDIC deposit insurance, contact your financial or legal advisors or go to <http://www.fdic.gov/deposit/deposits/index.html>. We do not guarantee the solvency of any bank into which funds are deposited and we assume no liability for any loss you incur due to the failure, insolvency or suspension of operations of any bank or the \$250,000 FDIC deposit insurance limit.

I acknowledge the foregoing disclosure and agree to your depositing my funds as described above.

SONSHIP PROPERTIES LLC, A COLORADO
LIMITED LIABILITY COMPANY

By: JUSTIN ENSOR, Authorized Signer

Date _____

Date _____

Referring to:

TBD Brown Road, Colorado Springs, CO 80908
3117419-02197

FACTS	WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	www.TitleResources.com	

Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Realty Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> • TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.



Commitment For Title Insurance
Issued by
Title Resources Guaranty Company

Transaction Identification Data for reference only:

Issuing Agent: **Guardian Title Agency**
Issuing Office: 2075 Research Pkwy, Suite C Colorado Springs, CO 80920

APN/Tax ID: 6100000483

ALTA® Registry ID: 1039445

Commitment Number: 3117419-02197-INFO

COMMITMENT FOR PLATTING \$500.00
(NOTE: CREDIT WILL BE ISSUED ON FUTURE SALES)

Commitment Date: APRIL 22, 2019 at 7:00AM
Purported Property Address:
TBD Brown Road, Colorado Springs, CO 80908

- 1. The estate or interest in the Land described or referred to in this Commitment is:** Fee Simple
- 2. Title is, at the Commitment Date, vested in:**
SONSHIP PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

The last deed(s) of record which purport to transfer title and/or are recorded within the past 24 months are:
WARRANTY DEED RECORDED OCTOBER 8, 2018 AT RECEPTION NO. 218116878.

- 3. The Land is described as follows:**

SEE EXHIBIT A: ATTACHED HERETO AND MADE A PART HEREOF

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty 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.

TRGC Form: Comm16 ALTA Commitment Form Adopted 08-01-2016 Technical Corrections 04-02-2018

Copyright 2006-2016 American Land Title Association. All rights reserved.

Use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association



EXHIBIT A

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, TO WIT:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, EXCEPT THE WESTERLY 30.00 FEET FOR PUBLIC ROAD PURPOSES, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12, SAID CORNER MONUMENTED BY AN ALLOY CAPPED STEEL PIN MARKED PLS #25361;

THENCE S89°04'51" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1305.15 FEET TO A POINT 30.00 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, SAID CORNER MONUMENTED BY A PLASTIC CAPPED STEEL PIN MARKED PLS #23875;

THENCE N00°13'51"W, 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1325.59 FEET TO A POINT ON THE NORTH LINE THEREOF, SAID CORNER MONUMENTED BY A PLASTIC CAPPED STEEL PIN MARKED PLS #23875;

THENCE N89°01'29"E, ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1307.46 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER MONUMENTED BY AN ALLOY CAPPED STEEL PIN MARKED PLS #13830;

THENCE S00°07'55"E, ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1326.90 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN INGRESS/EGRESS AND UTILITY EASEMENT OVER THE NORTHERLY 30' THEREOF,

COUNTY OF EL PASO, STATE OF COLORADO.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty 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.

TRGC Form: Comm16 ALTA Commitment Form Adopted 08-01-2016 Technical Corrections 04-02-2018

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association



SCHEDULE B,

1. Tax sales, taxes or assessments which 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.
2. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE EASEMENT RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204150806.
3. AN EASEMENT FOR ELECTRICAL LINES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY THE INSTRUMENT RECORDED DECEMBER 7, 2004 AT RECEPTION NO. 204200417.
4. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE NON-EXCLUSIVE PERMANENT EASEMENT RECORDED JULY 16, 2008 AT RECEPTION NO. 208080295.
5. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE NON-EXCLUSIVE PERMANENT EASEMENT RECORDED JULY 16, 2008 AT RECEPTION NO. 208080296.
6. NOTES AND EASEMENTS SPECIFIED UNDER THE IMPROVEMENT LOCATION CERTIFICATE PREPARED BY FORTH LAND SURVEYING, INC, DATED OCTOBER 2, 2018, PROJECT NO. 18092.
7. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE WATER RIGHTS SPECIAL WARRANTY DEED RECORDED OCTOBER 8, 2018 AT RECEPTION NO. 218116879.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty 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.

TRGC Form: Comm16 ALTA Commitment Form Adopted 08-01-2016 Technical Corrections 04-02-2018

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association



DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure of withholding provisions of C.R.S. 39-22-604.5 (Non-resident Withholding).

Colorado Division of Insurance Regulation 8-1-2 requires that "Every title entity shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for recording and filing of legal documents resulting from the transaction which was closed."

Colorado Division of Insurance Regulation 8-1-3, requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."

Pursuant to C.R.S. 10-11-122, the company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B-2.

- A. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Pursuant to Colorado Division of Insurance Regulation 8-1-2, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

FACTS	WHAT DOES GUARDIAN TITLE AGENCY DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons GUARDIAN TITLE AGENCY chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Guardian share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions? Go to www.guardiantitleagency.com

Who we are

Who is providing this notice? GUARDIAN TITLE AGENCY

What we do

How does GUARDIAN TITLE AGENCY protect my personal information? To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does GUARDIAN TITLE AGENCY collect my personal information? We collect your personal information, for example, when you

- Apply for insurance or pay insurance premiums
- Provide your mortgage information or show your driver's license
- Give us your contact information

We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing? Federal law gives you the right to limit only

- Sharing for affiliates' everyday business purposes – information about your creditworthiness
- Affiliates from using your information to market to you
- Sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions

Affiliates Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.*

Nonaffiliates Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *GUARDIAN TITLE AGENCY does not share with nonaffiliates so they can market to you.*

Joint Marketing A formal agreement between nonaffiliated financial companies that together market financial products or service to you.

- *GUARDIAN TITLE AGENCY does not share with nonaffiliated financial companies for joint marketing purposes.*

WARRANTY DEED

RECORDER'S STAMP

THIS DEED, made this 4th day of October, 2018, between

DEBORAH D. ROBERTSON LIVING TRUST DATED AUGUST 7, 2007

of the County of El Paso, State of Colorado, grantor(s), and

SONSHIP PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

whose legal address is 997 Elizabeth Dr. Rocky Ford, CO 81067

of the County of ~~El Paso~~, State of Colorado,

grantees: OTERO

DOC FEE \$32.00

WITNESS, that the grantor(s), for and in consideration of the sum of **Three Hundred Twenty Thousand and 00/100, (\$320,000.00)**, the receipt and sufficiency of which is hereby acknowledged, have/has granted, bargained, sold and conveyed, and by these presents do(es) grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in County of EL PASO and State of Colorado, described as follows:

EXHIBIT A

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, TO WIT:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, EXCEPT THE WESTERLY 30.00 FEET FOR PUBLIC ROAD PURPOSES, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12, SAID CORNER MONUMENTED BY AN ALLOY CAPPED STEEL PIN MARKED PLS #25361;

THENCE S89°04'51" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1305.15 FEET TO A POINT 30.00 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, SAID CORNER MONUMENTED BY A PLASTIC CAPPED STEEL PIN MARKED PLS #23875;

THENCE N00°13'51"W, 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1325.59 FEET TO A POINT ON THE NORTH LINE THEREOF, SAID CORNER MONUMENTED BY A PLASTIC CAPPED STEEL PIN MARKED PLS #23875;

THENCE N89°01'29"E, ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1307.46 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER MONUMENTED BY AN ALLOY CAPPED STEEL PIN MARKED PLS #13830;

THENCE S00°07'55"E, ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1326.90 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN INGRESS/EGRESS AND UTILITY EASEMENT OVER THE NORTHERLY 30' THEREOF,

COUNTY OF EL PASO, STATE OF COLORADO.

also known by street and number as **TBD BROWN ROAD, COLORADO SPRINGS, CO 80908;**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances,

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor(s), for him/herself, its/their heirs and personal representatives do(es) covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents are well seized of the premises above conveyed, have/had good, sure, perfect absolute and indefeasible estate of inheritance, in law, in fee simple, and have/had good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, EXCEPT FOR TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD IF ANY; AND DISTRIBUTION UTILITY EASEMENTS; AND MATTERS NOT SHOWN BY THE PUBLIC RECORDS BUT OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE; AND INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT; AND BENEFITS AND BURDENS OF ANY DECLARATION AND PARTY WALL AGREEMENTS, IF ANY AND SUBJECT TO THOSE EXCEPTIONS REFERRED TO IN TITLE INSURANCE COMMITMENT NO. 3117418-05797 ISSUED BY GUARDIAN TITLE AGENCY, LLC.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF the grantor(s) have/had executed this deed on the date set forth above.

DEBORAH D. ROBERTSON LIVING TRUST DATED AUGUST 7, 2007

Deborah D. Robertson
By: DEBORAH D. ROBERTSON, Trustee

STATE OF COLORADO
COUNTY OF EL PASO)ss.

The foregoing instrument was acknowledged before me this 21st day of October, 2018, by DEBORAH D. ROBERTSON, TRUSTEE OF DEBORAH D. ROBERTSON LIVING TRUST DATED AUGUST 7, 2007.

Witness my hand and official seal.

Susan M Perry
Notary Public

My commission expires 8.25.2022

SUSAN M PERRY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144033273
MY COMMISSION EXPIRES AUGUST 25, 2022

Name and Address of person Creating Newly Created Legal Description (§ 38-35-105, C.R.S.)
Guardian Title #3117418-05797

EL PASO COUNTY - COLORADO6100000483
SEC 12-11-66Total Market Value
\$2,005**OVERVIEW**

Owner:	SONSHIP PROPERTIES LLC
Mailing Address:	997 ELIZABETH DR ROCKY FORD CO, 81067-2410
Location:	SEC 12-11-66
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	TR IN SE4SE4 OF SEC 12-11-66 DESC AS FOLS: BEG AT THE SE CORNER OF SD SEC 12, TH S 89<04'51" W ALG THE S LN OF THE SE4 OF SD SEC 12 A DIST OF 1305.15 FT TO A PT 30.00 FT ELY OF THE SW CORNER THEREOF, TH N 00<13'51" W 30.00 FT ELY OF & PARALLEL WITH THE WEST LN OF SD SE4 OF THE SE4 OF SD SEC 12 1325.59 FT TO A PT ON THE N LN, TH N 89<01'29" E ALG THE N LN OF SD SE4SE4 OF SD SEC 12 1307.46 FT TO THE NE CORNER, TH S 00<07'55" E ALG THE E LN OF SD SE4SE4 OF SD SEC 12 1326.90 FT TO THE POB, TOG WITH A NONEXCLUSIVE 30.00 FT WIDE EASEMENT ALG THE NLY LN THEREOF FOR INGRESS/EGRESS, EX THE WLY 30.00 FT FOR PUBLIC RD

MARKET & ASSESSMENT DETAILS

	2018 Market Value	2018 Assessed Value
Land	\$2,005	\$580
Improvement	\$0	\$0
Total	\$2,005	\$580

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	29.000	39.77 Acres	\$2,005

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	10/08/2018	\$320,000	Good sale; Vacant land	218116878
+	04/07/2015	\$230,000	Good sale; Vacant land	215033360
+	09/17/2010	\$0	-	210091738
+	05/30/2007	\$0	-	207072422
+	05/24/2006	\$180,000	Family/In-House transfer; Vacant land	206075939
+	12/21/2004	\$0	-	204208160
+	11/16/2004	\$240,000	Good sale; Vacant land	204188911

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: PFL Levy Year: 2018 Mill Levy: 74.536

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.738	FINANCIAL SERVICES	(719) 520-6498
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	44.068	CHERYL WANGEMAN	(719) 488-4705
PIKES PEAK LIBRARY	4.000	MIKE VARNET	(719) 531-6333
TRI-LAKES MONUMENT FIRE PROTECTION	18.400	CHRISTOPHER TRUTY	(719) 484-0911
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598

