

ALTA COMMITMENT
Land Title Insurance Corporation
Schedule A

Order Number: SR55067358

Customer Ref-Loan No.:

Property Address:

10260 PEACEFUL VALLEY ROAD, COLORADO SPRINGS, CO 80925

1. Effective Date:

12-04-2017 At 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment \$0.00
Proposed Insured:
A BUYER 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:

GEORGE A. CUSIC AND PAMELA J. CUSIC

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

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 8, PEACEFUL VALLEY LAKE ESTATES, FIRST FILING; THENCE SOUTH 00 DEGREES 23 MINUTES 50 SECONDS EAST ON THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 1 IN SAID BLOCK 8 FOR 660.0 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREBY; THENCE CONTINUE SOUTH 00 DEGREES 23 MINUTES 50 SECONDS EAST ON SAID WEST LINE OF LOT 1 FOR 630.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PEACEFUL VALLEY ROAD; THENCE SOUTH 89 DEGREES 37 MINUTES 52 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE FOR 314.25 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 50 SECONDS WEST FOR 630.25 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 52 SECONDS EAST FOR 314.25 FEET TO THE POINT OF BEGINNING.

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ALTA COMMITMENT
Land Title Insurance Corporation
Schedule B, Part I

(Requirements)

Order Number: SR55067358

The following are the 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. RELEASE OF DEED OF TRUST DATED JULY 15, 2013 FROM GEORGE A. CUSIC AND PAMELA J. CUSIC TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF ENT FEDERAL CREDIT UNION TO SECURE THE SUM OF \$190,300.00 RECORDED JULY 19, 2013, UNDER RECEPTION NO. 213092900.
2. RELEASE OF DEED OF TRUST DATED OCTOBER 08, 2016 FROM GEORGE A. CUSIC AND PAMELA J. CUSIC TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF ENT CREDIT UNION TO SECURE THE SUM OF \$124,700.00 RECORDED OCTOBER 14, 2016, UNDER RECEPTION NO. 216118910.

NOTE: THE ABOVE DEED OF TRUST SECURES A LINE OF CREDIT.

3. WARRANTY DEED FROM GEORGE A. CUSIC AND PAMELA J. CUSIC TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.