

Schwenke, DJ

From: Michael Butler <mbutler451@gmail.com>
Sent: Friday, August 7, 2026 9:22 AM
To: Schwenke, DJ
Subject: Fwd: HS0861663-23218 Highway 94, Calhan, CO

----- Forwarded message -----

From: Heritage Title Company <orders@valuecheck.com>
Date: Tue, Jun 23, 2026, 1:39 PM
Subject: HS0861663-23218 Highway 94, Calhan, CO
To: <mbutler451@gmail.com>



We appreciate your business!

We are thankful for the opportunity to work with you on your transaction. Below you will find a digital copy of your Title Commitment for the property with hyperlinks to supporting documentation. Please scroll down and click on the blue links below to view the referenced documentation. You will receive your title policy after the closing of the transaction. Should you have any questions about "What is Title Insurance?" please visit our website at www.heritagetco.com and click on the "Consumers" tab. Thank you.

HTC Heritage Title Company
Making Transactions Personal

 Commonwealth

heritagetco.com

Pursuant to your real estate contract, the title commitment attached is for your records and review only, you will receive your title policy after the closing of the property. Thank You.

Your Preliminary Title Commitment

Our File No. HS0861663

Effective Date: June 18, 2026

PROPERTY ADDRESS: 23218 HIGHWAY 94

This commitment was delivered to the following parties, disclosed to the Company to be involved in this transaction:

Michael Butler

Val Lightbody
Julie Hemingway
Kristina Wendling

The delivery/email address of each party is intentionally not displayed, in order to protect the Personal Private Information (PPI) of all.

IS THIS A SALE TRANSACTION? Are the seller's in this transaction US Citizens? If not click [HERE](#) for important information regarding FIRPTA

ONLINE FRAUD IS ON THE RISE - click [HERE](#) before wiring your funds

E&O Certificate - Click [HERE](#)

Agents and Lenders - Click [HERE](#) for the best resource to calculate net sheets, closing cost estimates and much more...

[Click here for your complete Title Commitment](#)

[Click here for your Tax Certificate](#)

Thank you for your new order! We truly appreciate the opportunity to work with you on your transaction. Below you will find a digital copy of your Title Commitment for the property with hyperlinks to supporting documentation. Please scroll down and click on the blue links below to view the referenced documentation. You will receive your title policy after the closing of the transaction. Should you have any questions about "What is Title Insurance?" please visit our website at www.heritagetco.com and click on the "Consumer Tab". Thank You.

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Amendment 2: Added Req. No. 7

WIRING INSTRUCTIONS

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

NOTE: Wired funds are required on all cash purchase transactions

****Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your escrow officer immediately to verify the information prior to sending funds.****

LEGAL DESCRIPTION

Legal -1: Parcel A:

The East 1/2 of the Northwest 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 14 South, Range 63 West of the 6th Principal Meridian, County of El Paso, State of Colorado.

Parcel B:

A non-exclusive Easement for Ingress and Egress over the Easterly 60 feet of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 14 South, Range 63 West of the 6th Principal Meridian, as Created by Easement Grant and Agreement recorded November 6, 1996 under Reception No. 96141186, County of El Paso, State of Colorado.

BORROWERS

[GWH, LLC, a Colorado limited liability company](#)

LENDER

Rocky Mountain Bank & Trust

PROPOSED COVERAGES

ALTA Loan Policy 2021

Proposed Insured: Rocky Mountain Bank & Trust, its successors and/or assigns as their respective interests may appear.

Proposed Policy Amount: \$475,000.00

ESTIMATED TITLE CHARGES

Loan Policy 1 Premium	\$1621.00
Tax Certificate	\$13.50

REQUIREMENTS

1. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. 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): GWH, LLC, a Colorado limited liability company

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

4. 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.
5. Furnish for recordation a full release of deed of trust:

Amount: \$401,920.15

Trustor/Grantor: GWH LLC, a Colorado limited liability company

Trustee: Public Trustee of El Paso County

Beneficiary: INBANK

Recording Date: April 5, 2023

Recording No.: [223027987](#)

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement of 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.

Assignment of Rents and Leases:

Assigned to: INBANK

Assigned by: GWH LLC, a Colorado limited liability company

Recording Date: April 5, 2023

Recording No.: [223027988](#)

NOTE: Statement of Authority for GWH LLC, a Colorado limited liability company recorded March 17, 2025 at Reception No. [225021198](#) discloses the following person(s) authorized to sign on behalf of the entity, pursuant to Colorado Revised Statutes:

Michael Butler, Managing Member and/or John Jackson, Manager

6. INTENTIONALLY DELETED

7. The following document satisfactory to the Company must be signed, delivered and recorded:

Withdrawal of the Notice of Election and Demand for Sale by the Public Trustee numbered EPC202600443, recorded June 2, 2026 at [226051454](#), based upon the Deed of Trust recorded April 2023 at [223027987](#), for the benefit of InBank.

NOTE: Exception number 5 will be removed from the Owner's and/or Lender's Policy provided the Company conducts the closing.

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.

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

EXCEPTIONS

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.
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

8. Covenants, conditions and restrictions and other instruments recorded in the Public Records purporting to impose a transfer fee or a conveyance fee payable upon the transfer of an interest in

real property or payable for the right to make or accept such a transfer, and any and all fees, liens, or charges, whether recorded or unrecorded, if any, currently due and payable or that will become due and payable, and any other rights deriving therefrom, that are assessed pursuant thereto.

9. All existing roads, highways, ditches, utilities, reservoirs, canals, pipelines, power, telephone, or water lines, railroads, aircraft overflight paths and rights of way and easements thereof.
10. All restrictions, covenants, declarations, conditions, leases, agreements and mineral reservations of record, and any and all modifications thereof if any.
11. Note: The liability of the Company hereunder is expressly limited to the value of the real property described herein and its permanent fixtures, and this liability must not be construed to include any dwellings or structures such as manufactured housing units, which are not permanently affixed to the Land. (This exceptions affects the manufactured home on the property, not the modular home assessed as real property.)
12. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$162,707.00
Trustor/Grantor	GWH LLC, a Colorado limited liability company
Trustee:	Public Trustee of El Paso County
Beneficiary:	Lisa M. Hernandez
Recording Date:	May 21, 2025
Recording No:	225042838

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$150,000.00
Trustor/Grantor	GWH LLC, a Colorado limited liability company
Trustee:	Public Trustee of El Paso County
Beneficiary:	NDTCO as Custodian FBO Lisa Hernande SEP IRA
Recording Date:	May 21, 2025

14. Recording No: [225042845](#)

IMPORTANT CONTACTS

Escrow Closer:	Julie Hemingway
Phone:	719-639-7809
FAX:	866-828-9543
E-Mail:	jhemingway@heritagetco.com
Address:	5755 Mark Dabling Blvd, Suite 225 Colorado Springs, CO 80919

Thank you for trusting us with your transaction!
Please contact your Escrow Closer, Closing Assistant
or Title Representative with any questions,
as replies to this message will not be read.

DISCLAIMER/DISCLOSURES/EXPLANATIONS OF COVERAGE

The information provided in the Title Snapshot is for preview purposes only. Any conflict with the information displayed herein and the contents of the official Title Commitment issued in connection with this order will be controlled by said official Title Commitment. Questions regarding any discovered conflict should be directed to the Contact Persons shown herein.