



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **SCB55099248-6**

Date: **03/28/2023**

Property Address: **4645 NORTH CURTIS ROAD, PEYTON, CO 80831**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance

Beth Schantz
102 S TEJON #760
COLORADO SPRINGS, CO 80903
(303) 850-4162 (Work)
(719) 634-3190 (Work Fax)
bschantz@ltgc.com

LAND DEVELOPMENT CONSULTANTS, INC
Attention: DANIEL L. KUPFERER
3898 MAIZELAND ROAD
COLORADO SPRINGS, CO 80909
(719) 338-1331 (Cell)
(719) 528-6133 (Work)
(719) 528-6848 (Work Fax)
dkupferer@ldc-inc.com
Delivered via: Electronic Mail



**Land Title Guarantee Company
Estimate of Title Fees**

Order Number: **SCB55099248-6** Date: **03/28/2023**
Property Address: **4645 NORTH CURTIS ROAD, PEYTON, CO
80831**
Parties: **A BUYER TO BE DETERMINED
NANCY M. MANLEY**

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title Insurance Fees	
"TBD" Commitment	\$271.00
Research Income 5 HOURS AT \$135.00 PER HOUR	\$675.00
Research Income TBD UPDATE 02/23/2022	\$135.00
TBD - TBD Income	\$-946.00
	Total \$135.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

[El Paso county recorded 02/18/2008 under reception no. 208024503](#)

[El Paso county recorded 02/18/2008 under reception no. 208024502](#)

[El Paso county recorded 10/01/1968 under reception no. 626582 at book 2256 page 472](#)

Plat Map(s):

[El Paso county recorded 07/29/2002 under reception no. 202122985](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: SCB55099248-6

Property Address:

4645 NORTH CURTIS ROAD, PEYTON, CO 80831

1. Effective Date:

03/21/2023 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:

NANCY M. MANLEY

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

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

A TRACT OF LAND BEING ALL OF LOT 2, MANLEY SUBDIVISION FILING NO. 1 AND A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22,

THENCE N 00°35'14" E ALONG THE WESTERLY LINE THEREOF, 503.50 FEET;

THENCE S 89°24'46" E 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 AS PLATTED IN MANLEY SUBDIVISION FILING NO. 1, RECORDED JULY 29, 2002 UNDER RECEPTION NO. [202122985](#) OF THE RECORDS OF EL PASO COUNTY AND THE EAST RIGHT OF WAY LINE OF CURTIS ROAD AND THE POINT OF BEGINNING;

THENCE N 00°35'14" E ALONG SAID EAST RIGHT OF WAY LINE, 463.18 FEET TO THE NORTHWEST CORNER OF LOT 2 AS PLOTTED IN SAID MANLEY SUBDIVISION FILING NO. 1;

THENCE N 89°45'17" E ALONG THE NORTH LINE OF SAID LOT 2, 590.07 FEET;

THENCE N 00°35'14" E ALONG THE EAST LINE OF LOT 1 MANLEY SUBDIVISION FILING NO. 1, 350.72 FEET TO A POINT ON THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4 OF SECTION 22;

THENCE N 89°44'58" E ALONG SAID NORTH LINE, 669.69 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE SW 1/4;

THENCE S 00°32'27" W ALONG THE EAST LINE OF SAID SW 1/4 OF THE SW 1/4, 1316.62 FEET TO THE

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Old Republic National Title Insurance Company
Schedule A

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SOUTHEAST CORNER THEREOF;

THENCE S 89°45'24" W ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE SW 1/4, 391.21 FEET TO THE SOUTHEAST CORNER OF SAID MANLEY SUBDIVISION FILING NO. 1;

THE FOLLOWING 4 COURSES ARE ALONG THE BOUNDARY OF SAID MANLEY SUBDIVISION FILING NO. 1;

THENCE N 00°50'51" W, 662.31 FEET;

THENCE N 89°44'33" W, 262.93 FEET;

THENCE S 29°47'59" W, 179.46 FEET;

THENCE S 88°59'57" W, 502.62 FEET TO THE POINT OF BEGINNING.

PREPARED BY LAND DEVELOPMENT CONSULTANTS, INC.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: SCB55099248-6

All of the following 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. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF MANLEY SUBDIVISION FILING NO. 2.

NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

2. WARRANTY DEED FROM NANCY M. MANLEY 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.

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Old Republic National Title Insurance Company
Schedule B, Part II

(Exceptions)

Order Number: SCB55099248-6

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that 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 encroachment, encumbrance, 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 the 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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that 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; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. THE EFFECT OF ANY DAMAGE, FAILURE OF TITLE, OR OTHER LOSS, DIRECTLY OR INDIRECTLY ASSOCIATED WITH ANY TRAILER, MOBILE HOME OR SIMILAR PERSONAL PROPERTY LOCATED ON SUBJECT PROPERTY.

NOTE: THIS POLICY DOES NOT INSURE ANY MOBILE HOME(S) IN PLACE OR TO BE PLACED ON THE PREMISES INSURED HEREIN.

10. RIGHTS AND RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED MARCH 27, 1901 IN BOOK 208 AT PAGE 236.
11. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE BLACK SQUIRREL CONSERVATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MARCH 02, 1954, IN BOOK 1419 AT PAGE 104.

NOTE: EL PASO COUNTY ASSESSOR RECORDS SHOW SUBJECT PROPERTY IS NOW IN THE EL PASO COUNTY CONSERVATION DISTRICT.

12. RIGHT OF WAY AND EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY AND COMMUNICATION LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 27, 1968, IN BOOK 2250 AT PAGE 687.

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(Exceptions)

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13. EASEMENT FOR ROADWAY PURPOSES, AND INCIDENTAL PURPOSES, AS GRANTED IN DEED RECORDED JANUARY 18, 1971, IN BOOK 2385 AT PAGE 143.
14. RIGHT OF WAY AND EASEMENT GRANTED TO EL PASO COUNTY MUTUAL TELEPHONE COMPANY, FOR COMMUNICATION LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 17, 1973, IN BOOK 2614 AT PAGE 372.
15. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE UPPER BLACK SQUIRRELL CREEK GROUNDWATER MANAGEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 11, 1979, IN BOOK 3260 AT PAGE 701.
16. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 670 AND FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 587.
17. THE EFFECT OF NOTICE REGARDING UNDERGROUND FACILITIES OF THE EL PASO COUNTY TELEPHONE COMPANY, RECORDED JANUARY 29, 1982, IN BOOK 3527 AT PAGE 176.
18. THE EFFECT OF NOTICE REGARDING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 00-260 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED AUGUST 16, 2000 UNDER RECEPTION NO. 200097484 AND RERECORDED SEPTEMBER 12, 2000 UNDER RECEPTION NO. 200109261.
20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 00-277 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED MARCH 09, 2001 UNDER RECEPTION NO. 201029126.
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 00-278 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED MARCH 21, 2001 UNDER RECEPTION NO. 201033982.
22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 01-434 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED JANUARY 15, 2002 UNDER RECEPTION NO. 202008055.
23. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MANLEY SUBDIVISION FILING NO. 1 RECORDED JULY 29, 2002 UNDER RECEPTION NO. 202122985.
24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN PRIVATE ACCESS AND MAINTENANCE AGREEMENT RECORDED JULY 29, 2002 UNDER RECEPTION NO. 202122986.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 01-435 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED SEPTEMBER 12, 2002 UNDER RECEPTION NO. 202154330.
26. EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY AND COMMUNICATION LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 07, 2009, UNDER RECEPTION NO. 209001523.

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(Exceptions)

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27. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF MANLEY SUBDIVISION FILING NO. 2 RECORDED _____ UNDER RECEPTION NO. _____. (TO BE EXECUTED AND RECORDED)