

Transaction Identification Data for reference only:

Issuing Agent: Fidelity National Title Company
Issuing Office: 361 West Highway 24, STE 100, P.O. Box 769, Woodland Park, CO 80866
Loan ID Number:
Issuing Office File Number: 510-F0621042-310-WP
Property Address: 11750 Woodland Road, Woodland Park, CO 80863
Revision Number:

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: **September 17, 2018**
2. Policy to be issued:
 - (a) **ALTA Owners Policy 6-17-06**
Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below**
Proposed Policy Amount: **\$0.00**
 - (b) **None**
Proposed Insured:
Proposed Policy Amount: **\$0.00**
 - (c) **None**
Proposed Insured:
Proposed Policy Amount: **\$0.00**
3. The estate or interest in the Land described or referred to in this Commitment is:
FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:
Mitchell Family Enterprises LLC, a Colorado limited liability company, as to Parcel A and Robert C. Schleicher and Lora G. Schleicher, as to Parcel B
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

PREMIUMS:

Informational Commitment: \$550.00

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EXHIBIT A
LEGAL DESCRIPTION

Parcel A:
Lots 13 and 15, Timber Ridge Subdivision Filing No. 2,
County of El Paso,
State of Colorado

Parcel B:
Lots 12 and 18, Timber Ridge Subdivision Filing No. 2,
County of El Paso,
State of Colorado

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SCHEDULE B
PART II – Exceptions
(Continued)

SCHEDULE B
PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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 taxes.

8. The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted as reserved in United States patents recorded November 3, 1897 in Book 143 at Page 348 and January 30, 1923 in Book 575 at Page 519; and any and all assignments thereof or interest therein.

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SCHEDULE B
PART II – Exceptions
(Continued)

9. An undivided one-half interest in all oil, gas and other minerals as reserved by Jewel G. Ramsay in Quit-Claim Deed recorded March 28, 1957 in Book 1623 at Page 525, and any and all assignments thereof or interests therein.
10. Reservations of certain water rights and an undefined easement for water pipeline as contained in Deed recorded February 25, 1958 in Book 1668 at Page 614.
11. Terms, conditions, provisions, agreements and obligations contained in the Agreement recorded June 12, 1996 in Book 6907 at Page 158.
12. Reservations of underground and surface waters and water rights, ditches and ditch rights of way, and all fixtures and equipment used in connection therewith, as contained in Special Warranty Deed recorded June 25, 1996 in Book 6915 at Page 1331.
13. Easements, notes and notices as set forth on the plat of TIMBER RIDGE SUBDIVISION FILING NO. 2 recorded May 30, 1996 at Reception No. 96066394.
14. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 12, 2011
Recording No: 211078096

15. Deed recorded April 5, 2002 at Reception No. 202054741 makes reference to water rights.
16. Terms, conditions, provisions, agreements and obligations contained in the Unrecorded Lease with Option to Purchase by and between Mitchell Family Enterprises LLC (landlord) and Robert C. Schleicher and Lora G. Schleicher (tenant).
17. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Mitchell Family Enterprises, LLC., a Colorado limited liability company
Purpose: ingress and egress
Recording Date: March 7, 2018
Recording No: Reception No. 218026510

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SCHEDULE B
PART II – Exceptions
(Continued)

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

Amount: \$750,000.00
Trustor/Grantor Robert C. Schleicher and Lora G. Schleicher
Trustee: Public Trustee of El Paso County
Beneficiary: Mitchell Family Enterprises, LLC., a Colorado limited liability company
Recording Date: March 7, 2018
Recording No: Reception No. 218026511

END OF EXCEPTIONS

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