



ONE REPORT

To:
Attn: ANDREA MINNICH
Fax:

Date Ordered: 07-13-2016
Order Number 669419
Phone: 719-492-0774

Address: 14010 JUDGE ORR RD PEYTON, CO 80831

County: EL PASO

LEGAL DESCRIPTION

SEE DEED FOR FULL LEGAL.

OWNERSHIP & ENCUMBRANCES

Certification Date: 07-11-2016

OWNERSHIP: PRAIRIE STONE, LLC

<u>Doc Type</u>	<u>Doc Fee</u>	<u>Date</u>	<u>Reference#</u>
QUIT CLAIM DEED	NA	01-04-2006	952

ENCUMBRANCES AND OTHER DOCUMENTS

<u>Item</u>	<u>Payable To</u>	<u>Amount</u>	<u>Date</u>	<u>Reference#</u>
DEED OF TRUST	RATZ LEROY	\$48,000.00	05-20-11	49813
DEED OF TRUST MOD	CASTLE ROCK BK	#50005-2006	08-21-07	109365
DEED OF TRUST	CASTLE ROCK BK	\$250,000.00	04-06-06	50005

Cust Ref#

By: CHELSEA ELWOOD
Land Title
Property Resource Specialist
Email: celwood@ltgc.com
Phone: 303-850-4192
Fax:

This ONE REPORT is based on a limited search of the county real property records and is intended for informational purposes only. The ONE REPORT does not constitute any form of warranty or guarantee of title or title insurance, and should not be used by the recipient of the ONE REPORT as the basis for making any legal, investment or business decisions. The recipient of the ONE REPORT should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE REPORT, and no other person, and (2) the amount paid for the ONE REPORT.



Prepared For:

ANDREA MINNICH

Reference: 14010 JUDGE ORR RD PEYTON, CO 80831

Attached are the additional documents you requested:

Doc Type

Recorded

Reception#/BookPage

CHELSEA ELWOOD

Land Title

Property Resource Specialist

Email: celwood@ltgc.com

Phone: 303-850-4192

Fax:

ADD.DOCS 669419

Colorado Escrow and Title Services, LLC
520 Main Street, Suite C
Longmont, CO 80501
Phone: 303-678-8500
Fax: 303-678-8509

Transmittal Information

Date: 12/02/2016
File No: 28976CET
Property Address: 14010 Judge Orr Road, Peyton, CO 80831
Buyer\Borrower: Rick Rippberger and David Lee
Seller: Prairie Stone, LLC

For changes and updates please contact your Escrow or Title officer(s):

Escrow Officer: Kelley M. Abernathy Colorado Escrow and Title Services, LLC 520 Main Street, Suite C Longmont, CO 80501 Phone: 303-678-8500 Fax: 303-678-8509 E-Mail: kabernathy@coloescrow.com	Title Officer: Nate Abernathy Colorado Escrow and Title Services, LLC 520 Main Street, Suite C Longmont, CO 80501 Phone: 303-678-8500 Fax: 303-678-8509
Processor: Kelley M. Abernathy E-Mail: kabernathy@coloescrow.com	

Copies Sent to: Version 3 - effective date changed.

Buyer:
Rick Rippberger and David Lee
Email: rlr1236@gmail.com
Email: dplee67@gmail.com

Seller:
Prairie Stone, LLC
Attn: Andrea Minnich
Email: andreaminnich@msn.com

Seller's Agent:
Prime Real Estate Management Services,
LLC
Attn: Nelson Miner
Email: npminer@aol.com

Buyer's Attorney:
Hensley & Kennedy, P.C.
Attn: John F. Hensley
Email: jfh@hensleyandkennedy.com

Attn: Eiman Tehrani
Email: eiman.tehrani@gmail.com

Westcor Land Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION I
REQUIREMENTS

Effective Date: November 15, 2016 at 8:00am

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premium, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (d) You must tell us in writing the name of anyone not referred to in this document who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions relating to the interest or the loan.
- (e) **Copy of the current Operating Agreement for Praire Stone, LLC, a limited liability company, setting forth the name of the manager(s), and its members, and their respective powers.**

NOTE: The above requirement must be submitted to and approved by the Company, but need not be recorded.

NOTE: This Commitment may be subject to additional Requirements and/or Exceptions upon receipt of the documents described in the requirement above.

- (f) **Statement of Authority for Prairie Stone, LLC evidencing the existence of the entity and authority of person authorized to execute instruments, conveying, encumbering or otherwise affecting title to real property on behalf of the entity, and containing the other information required by C.R.S. 38-30-172, evidencing the existence of said entity on or prior to its acquisition of title to the land herein.**
- (g) **Deed sufficient to convey fee simple estate or interest in the land described or referred to herein, to the proposed insured, Schedule A, Item 2A.**

NOTE: Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the legal address of the purchaser (not necessarily the same as the property address) be included on the face of the deed to be recorded.

NOTE: 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.

- (h) **Deed of Trust from Rick Rippberger and David Lee to the Public Trustee of the County of El Paso,**

for the use of , to secure \$1,160,000.00.

- (i) **Release by the Public Trustee of the County of El Paso of the Deed of Trust from Prairie Stone, LLC, for the use of Castle Rock Bank, to secure \$250,000.00 dated April 3, 2006 recorded April 6, 2006 at Reception No. 206050005.**

NOTE: Modification recorded August 21, 2007 at Reception No. 20719365.

- (j) **Release by the Public Trustee of the County of El Paso of the Deed of Trust from Prairie Stone LLC, for the use of LeRoy Ratz, to secure \$48,000.00 dated April 29, 2011 recorded May 20, 2011 at Reception No. 211049813.**
- (k) **Alta/Acsm Survey must be provided to the company. Exception will be taken to adverse matters thereby disclosed.**
- (l) **Receipt by the company of the attached agreement indemnifying it against unfiled mechanic's and materialmen's liens.**

Westcor Land Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II
EXCEPTIONS

Effective Date: **November 15, 2016 at 8:00am**

The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
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 value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. **Terms, agreements, provisions, conditions and obligations as contained in Avigation Easement recorded April 8, 1969 in Book 2285 at Page 310.**
10. **Terms, agreements, provisions, conditions and obligations as contained in Grant of Right-of-Way recorded March 12, 1971 in Book 2394 at Page 891.**
11. **Terms, agreements, provisions, conditions and obligations as contained in Clear Zone Avigation Easement recorded October 11, 1990 in Book 5780 at Page 1348.**
12. **Terms, agreements, provisions, conditions and obligations as contained in Grant of Right of Way recorded April 21, 1995 in Book 6636 at Page 890.**
13. **Terms, agreements, provisions, conditions and obligations as contained in Findings and Order recorded September 13, 2007 at Reception No. 207118750, Reception No. 207118751 and Reception No. 207118752.**
14. **Right-of-way for Judge Orr Road.**

15. Any existing leases or tenancies.

NOTE: Upon satisfactory compliance with item no.(s) e - 1 of Schedule B-1 hereof, and provided this company conducts the closing of the transaction to be insured hereunder, item nos. 1 - 6 of standard exceptions above will be deleted from the owner's and lender's policy of title insurance to be issued.

NOTE: The policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.