



Date: March 8, 2022
File No.: 370-F00018-22, Amendment No. 2
Buyer(s)/Borrower(s): Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Property: Walden Way, Monument, CO 80132
Assessor Parcel No.: 61150-00-008

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Amended effective date

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.

To: Land Resource Associates
9736 Mtn Rd
Chipita Park, CO 80809

Attn: David Jones
Phone: 719-684-8414
Fax: 719-684-8413
Email: chipita1@comcast.net

To: Custom Castles Building Co, Inc
1230 Scarsbrook Court
Monument, CO 80132

Attn: Matthew Dunston
Phone:
Fax:
Email: mattdunston@hotmail.com

END OF TRANSMITTAL

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



Fidelity National Title
Insurance Company

Commitment Number:

**370-F00018-22
Amendment 2**

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company 1277 Kelly Johnson Blvd., Suite 100 Colorado Springs, CO 80920 Main Phone: (719)590-1711 Email: FNTCKellyJohnson@fnf.com	

Order Number: 370-F00018-22
Property Address: Walden Way, Monument, CO 80132

SCHEDULE A

1. Commitment Date: March 2, 2022 at 08:00 AM
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: \$100,000.00
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:
 - Walden Holdings I, LLC., a Colorado limited liability company
5. The Land is described as follows:
 - SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PREMIUMS:

Owner's Policy Premium \$433.00

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 213109361 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST ONE-HALF (E1/2) OF SECTION 15, AND IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4 SW1/4) OF SECTION 14, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 15, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 15, AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560" FROM WHICH THE SOUTHWEST CORNER OF SAID NW1/4, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "BERGE-BREWER LS 9646" BEARS N88°08'01"W, A DISTANCE OF 2636.22 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°25'27"E ALONG THE WESTERLY LINE OF SAID NE1/4, SAID LINE ALSO BEING THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 201058229 AND THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 219121768, ALL OF SAID COUNTY RECORDS, A DISTANCE OF 1082.11 FEET TO THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 213109361, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 211122234 OF SAID COUNTY RECORDS;

THENCE S89°35'03"E ALONG THAT LINE COMMON TO SAID RECEPTION NO. 213109361 AND SAID RECEPTION NO. 211122234, A DISTANCE OF 854.59 FEET TO THE EASTERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF WALDEN III, FILING 2, AS RECORDED UNDER RECEPTION NO. 613967 OF SAID COUNTY RECORDS;

THENCE ALONG THAT LINE COMMON TO SAID RECEPTION NO. 213109361 AND SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES:

- 1.) THENCE S07°23'22"E, A DISTANCE OF 8.12 FEET;
- 2.) THENCE S07°44'05"E, A DISTANCE OF 149.86 FEET;
- 3.) THENCE S22°42'50"E, A DISTANCE OF 349.65 FEET;
- 4.) THENCE S32°11'25"E, A DISTANCE OF 299.80 FEET;
- 5.) THENCE S37°31'17"E, A DISTANCE OF 350.65 FEET;
- 6.) THENCE N59°00'43"E, A DISTANCE OF 50.06 FEET TO THE MOST WESTERLY CORNER OF WALDEN III, FILING 3, AS RECORDED UNDER RECEPTION NO. 800707 OF SAID COUNTY RECORDS;

THENCE CONTINUING ALONG SAID EASTERLY LINE AND THE WESTERLY LINE OF SAID WALDEN III, FILING 3 THE FOLLOWING THREE (3) COURSES:

- 1.) THENCE S27°51'18"E, A DISTANCE OF 990.82 FEET;
- 2.) THENCE S38°51'53"E, A DISTANCE OF 838.44 FEET;

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EXHIBIT "A"
Legal Description

3.) THENCE S47°21'06"E, A DISTANCE OF 424.50 FEET TO THE SOUTHWEST CORNER OF SAID

WALDEN III, FILING 3, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF WALDEN PRESERVE 2, FILING NO. 4, AS RECORDED UNDER RECEPTION NO. 220714513 OF SAID COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1.) THENCE S80°11'30"W, A DISTANCE OF 343.12 FEET;
- 2.) THENCE S44°28'12"W, A DISTANCE OF 844.52 TO THE NORTHWESTERLY CORNER OF SAID WALDEN PRESERVE 2, FILING NO. 4 AND A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND AS RECORDED UNDER SAID RECEPTION NO. 213109361, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF WALDEN III, AS RECORDED UNDER RECEPTION NO. 417849 OF SAID COUNTY RECORDS;

THENCE ALONG THAT LINE COMMON TO SAID WESTERLY LINE AND SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

- 1.) THENCE N54°22'41"W, A DISTANCE OF 688.47 FEET;
- 2.) THENCE N38°59'22"W, A DISTANCE OF 349.86 FEET;
- 3.) THENCE N24°59'50"W, A DISTANCE OF 374.99 FEET;
- 4.) THENCE N11°37'08"W, A DISTANCE OF 59.99 FEET;
- 5.) THENCE N15°50'20"W, A DISTANCE OF 545.94 FEET;
- 6.) THENCE N26°21'13"W, A DISTANCE OF 609.82 FEET;
- 7.) THENCE N60°50'09"W, A DISTANCE OF 499.91 FEET TO THE POINT OF BEGINNING,
COUNTY OF EL PASO,
STATE OF COLORADO

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
5. Evidence that any and all assessments for common expenses, if any, have been paid.
6. 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): Walden Holdings I, LLC.

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

7. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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.

END OF SCHEDULE B, PART I

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**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 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: Upon satisfaction of all requirements herein, the above exception will not be reflected on any proposed title policy identified in Schedule A.

6. Water rights, claims or title to water, whether or not disclosed 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. 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 9, 2005

Recording No: [205122348](#), Amendment recorded November 19, 2012 at Reception No. [212137689](#) and June 30, 2015 at Reception No. [215068490](#) and June 30, 2015 at Reception No. [215068494](#) and May 22, 2020 at Reception No. [220070553](#).

9. Reservations as set forth in deed recorded April 24, 1951 in [Book 1292 at Page 23](#).

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

10. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Douglas County Soil Conservation District, as evidenced by instrument(s) recorded October 10, 1960 at [169543](#).
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: American Telephone and Telegraph Company

Purpose: communication systems
Recording Date: July 30, 1964
Recording No: [Book 2026 at Page 628](#)
12. All mineral rights conveyed to Walden Corporation in Deed recorded July 18, 1968 in [Book 2244 at Page 286](#) and any and all assignments thereof or interests therein.
13. An easement for electric, telephone and/or telegraph lines and incidental purposes granted to Mountain View Electric Association, Inc. by the instrument recorded June 11, 1971 in [Book 2414 at Page 663](#).
14. Reservations as set forth in deed recorded March 30, 1982 in [Book 3547 at Page 577](#).
15. Reservations as set forth in deed recorded June 11, 1985 in [Book 5020 at Page 429](#).
16. An easement for pipeline and incidental purposes granted to Peoples Natural Gas Company by the instrument recorded July 11, 1988 in [Book 5530 at Page 321](#) and in [Book 5530 at Page 325](#) and in [Book 5530 at Page 333](#). Assignment recorded in connection therewith July 24, 2008 at Reception No. [208083871](#).
17. An easement for electric, telephone and/or telegraph lines and incidental purposes granted to Mountain View Electric Association, Inc. by the instrument recorded November 4, 1988 in [Book 5573 at Page 1234](#).
18. An easement for utility lines and water lines and incidental purposes granted to Walden Corporation by the instrument recorded May 6, 2002 at Reception Nos. [202073591](#) and at Reception No. [202073592](#) and at Reception No. [202073593](#) and at Reception No. [202073595](#) and at Reception No. [202073596](#) and at Reception No. [202073597](#). Releases recorded in connection therewith September 30, 2005 at Reception No. [205154117](#); September 3, 2005 at Reception No. [205137835](#); September 30, 2005 at Reception No. [205154116](#) and September 30, 2005 at Reception No. [205154121](#).
19. An easement for water storage tank and incidental purposes granted to Walden Corporation by the instrument recorded May 6, 2002 at Reception No. [202073594](#).
20. An easement for water wells and incidental purposes granted to Walden Corporation by the instrument recorded May 6, 2002 at Reception No. [202073598](#).
21. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Donald Wescott Fire Protection District, as evidenced by instrument(s) recorded August 15, 2003 at [203188592](#).

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

22. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Tri-Lakes Fire Protection District, as evidenced by instrument(s) recorded February 27, 2004 at Reception No. [204033303](#) and February 27, 2004 at [204033311](#).
23. Terms, conditions, provisions, agreements and obligations contained in the Walden Preserve Subdivision PUD Development Guidelines as set forth below:
- Recording Date: February 7, 2005
Recording No: [205018612](#)
24. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 04-555 as set forth below:
- Recording Date: February 17, 2005
Recording No: [205023414](#)
25. Terms, conditions, provisions, agreements and obligations contained in the Findings of Fact, Conclusions of Law, Ruling of the Referee, Judgment and Decree in the non-tributary Arapahoe and Laramie-Fox Hills and the non-tributary Dawson Aquifers, Case No. 02CW (WD#1) and Case No. 02CW117 (WD#2) as set forth below:
- Recording Date: March 25, 2005
Recording No: [205042890](#). Special Warranty Deed in connection therewith recorded August 9, 2005 at Reception No. [205122351](#).
26. Terms, conditions, provisions, agreements and obligations contained in the Subdivision Improvements Agreement as set forth below:
- Recording Date: August 9, 2005
Recording No: [205122347](#)
27. Terms, conditions, provisions, agreements, easements and obligations contained in the Private Detention Basin Maintenance Agreement and Easement as set forth below:
- Recording Date: August 9, 2005
Recording No: [205122349](#)
28. Terms, conditions, provisions, agreements, easements and obligations contained in the Detention Basin Maintenance Easement Grant to Walden Property Owners Association as set forth below:
- Recording Date: August 9, 2005
Recording No: [205122350](#)

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

29. Terms, conditions, provisions, agreements and obligations contained in the Development Agreement, Walden Preserve Filing No. 1 as set forth below:
- Recording Date: August 9, 2005
Recording No: [205122352](#)
30. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 04-556 as set forth below:
- Recording Date: October 14, 2005
Recording No: [205163757](#)
31. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 05-292 as set forth below:
- Recording Date: January 20, 2006
Recording No: [206008988](#)
32. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 09-218 as set forth below:
- Recording Date: June 17, 2009
Recording No: [209068842](#)
33. Terms, conditions, provisions, agreements and obligations contained in the License Agreement June 17, 2009 as set forth below:
- Recording Date: June 17, 2009
Recording No: [209068843](#)
34. Terms, conditions, provisions, agreements and obligations contained in the Findings of Fact, Conclusions of Law, Ruling of the Referee, Judgment and Decree in the Nontributary Arapahoe and Laramie-Fox hills and the Not Nontributary Aquifers as set forth below:
- Recording Date: August 9, 2005
Recording No: [205122353](#)
35. Terms, conditions, provisions, agreements, easements and obligations contained in the Temporary Access Easement to Walden Way for Emergency Purposes as set forth below:
- Recording Date: May 5, 2006
Recording No: [206066528](#)

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

36. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 09-259 as set forth below:
- Recording Date: July 14, 2009
Recording No: [209081391](#)
37. Terms, conditions, provisions, agreements, easements and obligations contained in the Ingress/Egress & Improvement Easement Grant as set forth below:
- Recording Date: October 13, 2006
Recording No: [206151588](#)
38. Deeds recorded April 15, 2005 at Reception No. [205053672](#) and April 5, 2005 at Reception No. [205048457](#) and August 9, 2005 at Reception No. [205122351](#) make reference to water rights.
39. Terms, conditions, provisions, agreements and obligations contained in the Map as set forth below:
- Recording Date: December 6, 2012
Recording No: [212145668](#)
40. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 14-109 as set forth below:
- Recording Date: April 1, 2014
Recording No: [214026891](#)
41. This property is subject to the terms, conditions, provisions, agreements and obligations contained in the PUD Development Guidelines recorded July 10, 2014 at Reception No. [214068052](#).
42. This property is subject to the Walden Preserve 2 PUD Development Plan recorded July 30, 2014 at Reception No. [214068053](#).
43. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 14-322 as set forth below:
- Recording Date: August 27, 2014
Recording No: [214078089](#)
44. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Walden Metropolitan District No. 2, as evidenced by instrument(s) recorded November 17, 2014 at [214105771](#).

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

45. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 15-023 as set forth below:
Recording Date: January 16, 2015
Recording No: [215004812](#)
46. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 15-025 as set forth below:
Recording Date: January 16, 2015
Recording No: [215004814](#)
47. Terms, conditions, provisions, agreements and obligations contained in the El Paso County Special Districts Annual Report and Disclosure Form as set forth below:
Recording Date: January 23, 2015
Recording No: [215006922](#)
48. Terms, conditions, provisions, agreements and obligations contained in the Parks Land Agreement as set forth below:
Recording Date: August 13, 2014
Recording No: [214073311](#)
49. This property is subject to the Walden Preserve 2 Amended PUD Development Plan recorded May 26, 2016 at Reception No. [216056505](#).
50. This property is subject to the Walden Preserve 2-Filings 4, 5, 6 & 7 Amended PUD Development Plan recorded January 6, 2020 at Reception No. [220001683](#).
51. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 20-38 as set forth below:
Recording Date: January 30, 2020
Recording No: [220013594](#)
52. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$634,888.00
Trustor/Grantor: Walden Holdings I, LLC., a Colorado limited liability company
Trustee: El Paso
Beneficiary: Integrity Bank & Trust
Recording Date: June 24, 2019
Recording No.: [219069359](#)

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

53. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$90,001.25
Trustor/Grantor: MA Infrastructure LLC., a Colorado limited liability company
Trustee: El Paso
Beneficiary: Integrity Bank & Trust
Recording Date: October 8, 2019
Recording No.: [219125162](#)
54. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$687,971.20
Dated: May 8, 2020
Trustor/Grantor: Walden Holdings I, LLC., a Colorado limited liability company
Trustee: El Paso
Beneficiary: Integrity Bank & Trust
Recording Date: May 13, 2020
Recording No.: [220065437](#)
55. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$1,386,719.05
Dated: June 11, 2020
Trustor/Grantor: Walden Holdings I, LLC., a Colorado limited liability company
Trustee: El Paso
Beneficiary: Integrity Bank & Trust
Recording Date: June 15, 2020
Recording No.: [220083179](#)

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Heritage Title Company, Inc. conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes 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.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.

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DISCLOSURE STATEMENT
(continued)

- o A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- o Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

**AFFIDAVIT AND INDEMNITY AGREEMENT
TO FIDELITY NATIONAL TITLE COMPANY**

STATE OF _____

Order No.: 370-F00018-22

COUNTY OF _____

Property: Walden Way, Monument, CO 80132

The undersigned Borrower(s) ("Borrower") of the above described property, makes the following statements and representations to Fidelity National Title Company:

1. This is written evidence to you that there are no unpaid bills, and to the extent there may be unpaid bills that the undersigned undertakes and agrees to cause the same to be paid such that there shall be no mechanics or materialmen's liens affecting the property for materials or labor furnished for construction and erection, repairs or improvements contracted by or on behalf of the undersigned on property located at:

Walden Way, Monument, CO 80132

and legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

2. We further represent that there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.
3. We further represent that there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed or taxes assessed against us which may result in liens, and that if there are judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, that they are not against us.
4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.
5. We further represent that we are in sole possession of the real property described herein other than leasehold estates reflected as recorded items under the subject commitment for title insurance.
6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.
7. We further understand that any payoff figures shown on the settlement statement have been supplied to Fidelity National Title Company as settlement agent by the Borrower's lender and are subject to confirmation upon tender of the payoff to the lender. If the payoff figures are inaccurate, we hereby agree to immediately pay any shortage(s) that may exist.
8. **NEW CONSTRUCTION:** There has been no new construction on the property in the past six (6) months, nor are there any plans for the commencement of any new construction unless indicated below:

NONE

9. **EXCEPTIONS:** The only exceptions to the above statements are:

NONE

10. The undersigned affiant(s) know the matters herein stated are true and indemnifies Fidelity National Title Company, against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing, and forms a complete agreement by itself for any action thereon.

**AFFIDAVIT AND INDEMNITY AGREEMENT
TO FIDELITY NATIONAL TITLE COMPANY**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

BORROWER(S):

Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

BY: _____

EXHIBIT "A"
Legal Description

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 213109361 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST ONE-HALF (E1/2) OF SECTION 15, AND IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4 SW1/4) OF SECTION 14, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 15, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 15, AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560" FROM WHICH THE SOUTHWEST CORNER OF SAID NW1/4, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "BERGE-BREWER LS 9646" BEARS N88°08'01"W, A DISTANCE OF 2636.22 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°25'27"E ALONG THE WESTERLY LINE OF SAID NE1/4, SAID LINE ALSO BEING THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 201058229 AND THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 219121768, ALL OF SAID COUNTY RECORDS, A DISTANCE OF 1082.11 FEET TO THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 213109361, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 211122234 OF SAID COUNTY RECORDS;

THENCE S89°35'03"E ALONG THAT LINE COMMON TO SAID RECEPTION NO. 213109361 AND SAID RECEPTION NO. 211122234, A DISTANCE OF 854.59 FEET TO THE EASTERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF WALDEN III, FILING 2, AS RECORDED UNDER RECEPTION NO. 613967 OF SAID COUNTY RECORDS;

THENCE ALONG THAT LINE COMMON TO SAID RECEPTION NO. 213109361 AND SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES:

- 1.) THENCE S07°23'22"E, A DISTANCE OF 8.12 FEET;
- 2.) THENCE S07°44'05"E, A DISTANCE OF 149.86 FEET;
- 3.) THENCE S22°42'50"E, A DISTANCE OF 349.65 FEET;
- 4.) THENCE S32°11'25"E, A DISTANCE OF 299.80 FEET;
- 5.) THENCE S37°31'17"E, A DISTANCE OF 350.65 FEET;
- 6.) THENCE N59°00'43"E, A DISTANCE OF 50.06 FEET TO THE MOST WESTERLY CORNER OF WALDEN III, FILING 3, AS RECORDED UNDER RECEPTION NO. 800707 OF SAID COUNTY RECORDS;

THENCE CONTINUING ALONG SAID EASTERLY LINE AND THE WESTERLY LINE OF SAID WALDEN III, FILING 3 THE FOLLOWING THREE (3) COURSES:

- 1.) THENCE S27°51'18"E, A DISTANCE OF 990.82 FEET;
- 2.) THENCE S38°51'53"E, A DISTANCE OF 838.44 FEET;
- 3.) THENCE S47°21'06"E, A DISTANCE OF 424.50 FEET TO THE SOUTHWEST CORNER OF SAID

WALDEN III, FILING 3, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF WALDEN PRESERVE 2, FILING NO. 4, AS RECORDED UNDER RECEPTION NO. 220714513 OF SAID COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

EXHIBIT "A"
Legal Description

- 1.) THENCE S80°11'30"W, A DISTANCE OF 343.12 FEET;
- 2.) THENCE S44°28'12"W, A DISTANCE OF 844.52 TO THE NORTHWESTERLY CORNER OF SAID WALDEN PRESERVE 2, FILING NO. 4 AND A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND AS RECORDED UNDER SAID RECEPTION NO. 213109361, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF WALDEN III, AS RECORDED UNDER RECEPTION NO. 417849 OF SAID COUNTY RECORDS;

THENCE ALONG THAT LINE COMMON TO SAID WESTERLY LINE AND SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

- 1.) THENCE N54°22'41"W, A DISTANCE OF 688.47 FEET;
- 2.) THENCE N38°59'22"W, A DISTANCE OF 349.86 FEET;
- 3.) THENCE N24°59'50"W, A DISTANCE OF 374.99 FEET;
- 4.) THENCE N11°37'08"W, A DISTANCE OF 59.99 FEET;
- 5.) THENCE N15°50'20"W, A DISTANCE OF 545.94 FEET;
- 6.) THENCE N26°21'13"W, A DISTANCE OF 609.82 FEET;
- 7.) THENCE N60°50'09"W, A DISTANCE OF 499.91 FEET TO THE POINT OF BEGINNING,
COUNTY OF EL PASO,
STATE OF COLORADO