

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Stewart Title Company
Issuing Office: 2060 Briargate Pkwy, Ste 170, Colorado Springs, CO 80920
ALTA® Universal ID:
Loan ID Number:
Commitment Number: 182902
Issuing Office File Number: 182902
Property Address: 18065 Saddlewood Road, Monument, CO 80132
Revision Number: C5

1. Commitment Date: April 30, 2018 at 8:00AM

2. Policy to be issued: Proposed Policy Amount
 - (a) ALTA Owner's Extended \$870,000.00
Proposed Insured: John Chapman and Bengetta Chapman

 - (b) ALTA Loan Short Form Residential \$743,768.00
Proposed Insured: Farmers State Bank, its successors and/or assigns

3. The estate or interest in the Land described or referred to in this Commitment is:

FEE SIMPLE

4. Title to the said estate or interest in the Land is at the Commitment Date vested in:

G. Douglas Schellman and Patricia A. Schellman

5. The Land is described as follows:

See Exhibit "A" Attached Hereto

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

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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. 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.
5. Payment to or for the account of the grantor(s) or mortgagor(s) of the full consideration for the estate or interest to be insured.
6. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.
7. Evidence satisfactory to Stewart Title Guaranty Company of payment of all outstanding taxes and assessments as certified by the County Treasurer.
8. Execution of Affidavit as to Debts and Liens and its return to Stewart Title Guaranty Company.

NOTE: If work has been performed on, or in connection with, the subject property (architectural drawings, soils testing, foundation work, installation of materials), please notify the Company's escrow officer within 10 days of receipt of this title commitment.

9. Intentionally Deleted.
10. Release by the Public Trustee of the Deed of Trust from G Douglas Schellman and Patricia A. Schellman for the use of The Mortgage Company to secure \$205,000.00, recorded March 6, 2009, as Reception No. 209023559.
11. Deed from vested owner(s) vesting fee simple title in the purchaser(s).

NOTE: Notation of the legal address of the grantee must appear on the deed as per 1976 amendment to statute on recording of deeds CRS 38-35-109 (2).

12. Deed of Trust from the Borrower to the Public Trustee for the use of the proposed lender to secure the loan.

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NOTE: The vesting deed is shown as follows:
Warranty Deed recorded August 29, 1980, in Book 3346 at Page 36 as Reception No. 697382.

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AMERICAN
LAND TITLE
ASSOCIATION



**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B PART II**


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Exceptions

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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 defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. 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.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Any and all unpaid taxes and assessments and any unredeemed tax sales.
9. Order of inclusion within the Tri-Lakes Fire Protection District as set forth in instrument recorded July 18, 1977 in Book 2941 at Page 577 as Reception No. 341356 and in instrument recorded July 18, 1977 as Reception No. 341358.
10. Right-of-way Easement recorded September 11, 1978 in Book 3083 at Page 594 as Reception No. 472319. Show this easement on the site plan. 
11. Rights of way with an laterals, roads or appurtenances thereto.

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12. The Land shall not be deemed to include any house trailer, manufactured home, mobile home or mobile dwelling on the land.

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9. **Show this easement on**
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to Issue Policy, the Commitment Conditions, Schedule
and a countersignature by the Company or its issuing ag
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Show this easement on the site plan.