



Effective May 1, 2010, the Colorado Division of Insurance Regulation 3-5-1 requires that title insurance companies charge for Ownership & Encumbrance Reports (O&E Reports).

Customer:	Jerome W. Hannigan and Associates, Inc. 19360 Spring Valley Rd.
Attn To:	Jerome W. Hannigan
Phone:	(719) 481-8292
Client Reference No.:	
Order No:	F188188
Invoice Date:	5/8/2017
Property Address:	0 Davidson St Monument, CO 80132
Owner:	

Invoice	Description	Amount
F188188	O&E Report	\$5.00
Total Due:		PAID

The O&E does not seem to show all encumbrances on the property.

Please send payment to:

PAID IN FULL.

Please remit invoice with payment.



OWNERSHIP & ENCUMBRANCE REPORT

Attn: Jerome W. Hannigan

Company: Jerome W. Hannigan and Associates, Inc.

Address: 19360 Spring Valley Rd. Monument , CO 80132

Phone: (719) 481-8292

Fax: (000) 000-0000

Order No.: F188188

Effective Date: April 26, 2017

Fee: \$5.00

Tax ID No.: 71151-00-008

Ownership as shown on the last conveyance disclosed by Public Records:

Warranty Deed recorded June 15, 2007 at Reception No. [207080984](#)

Property Address: 0 Davidson St Monument, CO 80132

Legal Description according to the last conveyance disclosed by Public Records:

Warranty Deed recorded June 15, 2007 at Reception No. [207080984](#)

Recorded Deeds of Trust, Mortgages or Other Encumbrances:

No open Deeds of Trust, Mortgages or Liens found.

Judgments or Liens:

No open Judgments found.

NOTE: This report is for the applicant's sole use and benefit. The information contained in this report has been taken from the public records without reference to, or examination of, instruments which purport to affect the real property. The Company's liability under this report is limited to the fee paid. No other representations or indemnities are made.

Return TO:
Daniel P. Hellbusch
4215 Bobbie Kay Pl.
Cos, CO 80908

WARRANTY DEED

THIS DEED, made on JUNE 7, 2007
between JULIE K GARDNER

of the State of Colorado County of El Paso and , grantor, and
DAVID P. HELLBUSCH
whose legal address is 4215 BOBBIE KAY PL.
COLORADO SPRINGS, CO 80908

of the County of El Paso and State of Colorado , grantee:
WITNESSETH, that the grantor, for and in consideration of the sum of

FIFTY THOUSAND (\$50,000.00) 00/100 DOLLARS,
the receipt and sufficiency of which if hereby acknowledged, has granted, bargained, sold and
conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the
grantee, his heirs and assigns forever, all the real property, together with improvements, if
any, situate, lying and being in the County of El Paso
and State of Colorado described as follows:

SEE ATTACHED EXHIBIT A

as known by street and numbers as: 137 N. MONUMENT LAKE RD., MONUMENT, CO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or
in anywise appertaining and the reversion and reversions, remainder and remainders, rents,
issues and profits thereof, and all the estate, right, title, interest, claim and demand
whatsoever of the grantor, either in law or equity, of, in and to the above bargained
premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the
appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself,
his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with
the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these
presents, he is well seized of the premises above conveyed, had good, sure, perfect, absolute
and indefeasible estate of inheritance, in law, in fee simple and has good right, full power
and lawful authority to grant, bargain, sell and convey the same in manner and form as
aforesaid, and that the same are free and clear from all former and other grants, bargains,
sales liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature
soever, except for general taxes and assessments for the year 2007 and
subsequent years; and subject to easements, covenants, reservations,
restrictions and rights of way of record.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the
quiet and peaceable possession of the grantee, his heirs and assigns, against all and every
person or persons lawfully claiming the whole of any part thereof. The singular number shall
include the plural, the plural the singular, and the use of any gender shall be applicable to
all genders.
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Julie K. Gardner
JULIE K. GARDNER

ROBERT C. "BOB" BALINK El Paso County, CO
06/15/2007 08:40:57 AM
Doc \$5.00 Page
Rec \$11.00 1 of 2 207080984

STATE OF Colorado }
County of EL PASO } SS.

The foregoing instrument was acknowledged before me this 7th day of June, 2007
by Julie K. Gardner

Witness my hand and official seal. My commission expires

Jim L. Hanke
Notary Public

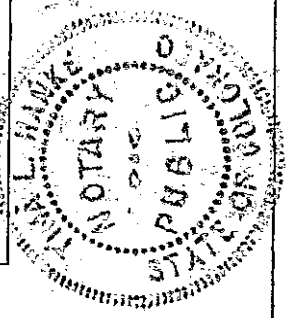


Exhibit A

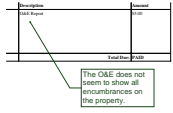
That portion of the Southwest Quarter of the Northeast Quarter of Section 15, in Township 11 South, Range 67 West of the 6th P.M., described as follows:

Beginning at a point on the North right-of-way line of the present Colorado Springs and Denver State Highway, the said point being 266 feet Southeasterly from the North and South center line of the said Section 15 as measured on the North right-of-way of the said State Highway, and 336 feet Northeasterly from the center of the said Section 15; thence Southeasterly on the North right-of-way line of said State Highway, 455 feet to the former Colorado Springs and Denver Road; thence Northerly along the former Colorado Springs and Denver Road 900 feet; thence Westerly at right angles 210 feet to a point approximately 10 feet West and 50 feet North of a certain springs; thence Southerly 800 feet more or less, to the Point of Beginning, in the Town of Monument, El Paso County, Colorado; EXCEPT THAT PORTION conveyed to Charles M. Whittier and Hilda M. Whittier by Deed recorded September 27, 1960 in Book 1826 at Page 246.

County of El Paso,
State of Colorado

Markup Summary

1 (1)



Subject: Callout
Page Label: 1
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdruiz
Date: 5/25/2017 10:22:11 AM
Color: ■

The O&E does not seem to show all encumbrances on the property.