

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
Please send payment to:	encumbrances on
PAID IN FULL.	the property.

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.

<pre>Market Control of the set of</pre>	Daniel	P. Kellbusch Spobre Ray PI.	
WARRANTY DEED THIS DEED, made on JUNE '7, 2007 between JULIE &X GARDNER State of Colorado County of El Peao and County of County of El Peao and County of County of El Peao and County of El Peao and County of County of El Peao and County of County of El Peao and County of County of County of El Peao and County of El Peao and County of County of County of El Peao and County of El Peao and County of El Peao and County of County of County of El Peao and County of El Peao and County of Coun	MAIS E COS.CO	50505 Kay Pl.	
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96 the County of El Paso and BANTD P. HELLBUSCH		hatriaan	
State of Colorado DAVID P. HELIBUISCH where legal address is ALIS BOBBIE KAY PL. COLORADO STRINGS, CO 80908 of the County of pl page and state of Colorado results of Colorado FIFTY THOUGAND (\$50,000:00) 00/100 coases results of the greater, for and in consideration of the sum of results of and sufficiency of which if brack of the sum of results of and sufficiency of which if brack of the sum of results of and sufficiency of which if brack of the sum of results of and sufficiency of which if brack of the sum of results of and sufficiency of which if brack of the sum of results of and sufficiency of which if brack of results of and sufficiency of which if brack of results of and sufficiency of the sum of the sum of the sum of the sum of results of the sum of results of the sum of results which all and digular the brack of colorado SEE ATTACHED EXHIBIT A no known by direct and numbers and 137 N. MONUMENT LAKE RD., MONUMENT, CO TooMMENT with all and digular the brack of colorado SEE ATTACHED EXHIBIT A no known by direct and numbers and 137 N. MONUMENT LAKE RD., MONUMENT, CO TooMMENT with all and digular the brack of colorado SEE ATTACHED EXHIBIT A no known by direct and numbers and 137 N. MONUMENT LAKE RD., MONUMENT, CO TooMMENT with all and digular the brack of colorado subtrace of the greater, which all comestate and control which of the sufficience and provide the sufficience and eaging force of the intervent of the sufficience of the sufficience and eaging force of the intervent of the sufficience of the suffici			
<pre>of the</pre>		State of Colorado DAVID P. HELLBUSCH whose legal address is 4215 BOBBIE KAY PL.	
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guist and peaceable peaceastion of the grantee, his heirs and assigns, faging is all and every persons lawfully claiming the whole of any part thereof. The angular number shall be applicable to all genders. TN WITNESS WITNEOF, 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 The foregoing instrument was acknowledged before me this The foregoing instrument was acknowledged before me this Witness my hand and official seal. My commission Expires Mitness my hand and official seal. My commission Expires Mitness my hand and official seal. My commission Expires		in anywise apportaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and domand whatscever 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 grantes, 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 ensealing 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.	
JULIE K. GARDNER JULIE K. GARDNER 06/15/2007 08:40:57 AM Doc \$5.00 Page Rec \$11.00 1 of 2 207080984 STATE OF COLORAD SB, County of EL PASO The foregoing instrument was acknowledged before me this 7 ⁴ day of 9 ⁴ (2007 by 9 ⁴ (2007) Witness my hand and official seal. My commission expires Mitness my hand and official seal. My commission expires Mitness my hand and official seal. My commission Expires Chris EC My Commission Expires My Commission Expires		quiet and peaceable possession of the grantee, his heirs and assigns, regainst 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.	
BB, County of EL PASO The foregoing instrument was acknowledged before me this 7 ⁴ day of 9 ⁴ (2007 by 9 ⁴ K. Gardner Witness my hand and official seal. My commission expires Jim Linear Mistary Public Chris EC My Commission Expires My Commission Expires		JULIE K. GARDNER Doc \$5,00 Page Rec \$11.00 1 of 2 207080984	
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No. \$32A, Rev. 10-97 Warranty Deed (For Photographia Regord)		Jim Litance	
Station and Statio		NORTH ANDRICAM TITLE COMPANY 06/21/2008	

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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; thence Northerly along 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



The GAE does not some the property.

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.