

Paul Faricy

From: Heritage Title Company <orders@valuecheck.com>
Sent: Tuesday, September 11, 2018 6:02 AM
To: Paul Faricy
Subject: H0541924 - 1875 Main Street

Thank you for your new order!

We truly appreciate the opportunity to work with you on your transaction. Below you will find a digital copy of your Title Commitment for the property with hyperlinks to supporting documentation. Please scroll down and click on the blue links below to view the referenced documentation. You will receive your title policy after the closing of the transaction. Should you have any questions about "What is Title Insurance?" please visit our website at www.heritagetco.com and click on the "Consumer Tab". Thank You.



Your Preliminary Title Commitment

Our File No. H0541924

Effective Date: September 4, 2018

Property address: **1875 Main Street**

This commitment was delivered to the following parties, disclosed to the Company to be involved in this transaction:

*Faricy, Paul M.
Faricy, Peri W.
Michelle Wilson
Norma Alexander-Rhodes
Amelia Walsh*

The delivery/email address of each party is intentionally not displayed, in order to protect the Personal Private Information (PPI) of all.

IS THIS A SALE TRANSACTION? Are the seller's in this transaction US Citizens? If not click [HERE](#) for important information regarding FIRPTA

ONLINE FRAUD IS ON THE RISE ? Click [HERE](#) before wiring your funds

E&O Certificate ? Click [HERE](#)

Agents and Lenders ? Click [HERE](#) for the best resource to calculate net sheets, closing cost estimates and much more?

[Click here for your complete Title Commitment](#)

[Click here for your Tax Certificate](#)

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Updated The Effective Date

[Click to view Tax Certificate](#)

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WIRING INSTRUCTIONS

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.

NOTE: Wired funds are required on all cash purchase transactions

****Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your escrow officer immediately to verify the information prior to sending funds.****

LEGAL DESCRIPTION

Lot 2, Elm Grove Villa Subdivision, according to the plat thereof recorded in Plat Book T-3 at Page 142, County of El Paso, State of Colorado.

SELLERS

[Peck Family Living Trust](#)

BUYERS

Paul M. Faricy and Peri W. Faricy

LENDER

PROPOSED COVERAGES

Policy or policies to be issued:

Proposed Insured	Policy Amount
(a) ALTA Owners Policy 6-17-06	\$211,701.00
Paul M. Faricy and Peri W. Faricy	
(b) None	\$0.00
	\$

ESTIMATED TITLE CHARGES

Owners Coverage: \$1,048.00

Tax Cert: \$10.00

Extended Coverage: \$75.00

REQUIREMENTS

- Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- Pay us the premiums, fees and charges for the policy.
- Obtain a [certificate of taxes](#) due from the county treasurer or the county treasurer's authorized agent.
- Evidence that any and all assessments for common expenses, if any, have been paid.
- 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): [Peck Family Living Trust](#)

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

- Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

- h. Recordation of Updated Statement of Authority for Peck Family Living Trust pursuant to Colorado Revised Statutes evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity and containing other information required by Colorado Revised Statutes.

NOTE: Statement of Authority for Peck Family Living Trust recorded June 3, 2010 at [210052354](#) discloses the following person(s) authorized to sign on behalf of the entity, pursuant to Colorado Revised Statutes:

Phillip A. Peck and Donna L. Peck

[Click to view Tax Info](#)

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.

NOTE: Exception(s) number(ed) 1-4 will not appear on the Owner's Policy. Exception number 5 will be removed from the policy provided the company conducts the closing.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

There are no conveyances affecting said land recorded within 24 months of the date of this report.

EXCEPTIONS

1. Any facts, rights, interests or claims that are not shown by the Public Records but which 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 encroachments, encumbrances, 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 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.

6. Water rights, claims of title to water, whether or not these matters are shown 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: October 19, 1983
Recording No: [1038913-1983](#)

9. Resolution from Blue Rose Homes to the Public Trustee of El Paso County recorded March 7, 1996 at [Reception No. 096027897](#).
10. Resolution from Blue Rose Homes to the Public Trustee of El Paso County recorded March 7, 1996 at [Reception No. 096027898](#).
11. Resolution from ELPASO BOARD COUNTY COMMISSIONERS recorded April 8, 1999 at [Reception No. 099054214](#).
12. Terms, conditions, provisions, agreements and obligations contained in the Ordinance as set forth below:
Recording Date: December 16, 2003
Recording No.: [203288219](#)
13. Terms, conditions, restrictions, provisions, notes and easements 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 on the Plat(s) of said subdivision set forth below:
Recording Date: August 17, 1983
Recording No: Plat [book T3 at page 142](#)

IMPORTANT CONTACTS

Escrow Closer: Amelia Walsh
Phone: (719) 639-7810
FAX: (866) 899-5862
E-Mail: awalsh@heritagetco.com
Address: 90 South Cascade Avenue, Ste 950
Colorado Springs, CO 80903

Thank you for trusting us with your transaction!
Please contact your Escrow Closer, Closing Assistant
or Title Representative with any questions,
as replies to this message will not be read.

DISCLAIMER/DISCLOSURES/EXPLANATIONS OF COVERAGE

The information provided in the SmartView Commitment is for preview purposes only. Any conflict with the information displayed herein and the contents of the official Title Commitment issued in connection with this order will be controlled by said official Title Commitment. Questions regarding any discovered conflict should be directed to the Contact Persons shown herein