

Empire Title of Colorado Springs

5755 MARK DABLING BLVD., STE 110
COLORADO SPRINGS, CO 80919
(719) 884-5300 FAX: (719) 884-5304
www.etcos.com

Ownership & Encumbrance Report

DATE: 11/3/2017

Prepared By: Terrence Honrud

PROPERTY ADDRESS: 14094 E. Highway 24
OWNER: Fetters
SCHEDULE NO: 42330-00-030

Prepared For:

Document History

<u>Doc Type</u>	<u>Rec Date</u>	<u>Reception No / Book and Page</u>	<u>Doc Notes</u>
1. Warranty	1/6/6/2017	217001899	
2. Warranty	8/4/2017	217093124	
3.			
4.			
5.			
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7.			
8.			
9.			
10.			

Additional Items

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> CCRs to be mailed/emailed | <input type="checkbox"/> No CCRs found | <input type="checkbox"/> Plat | <input type="checkbox"/> No Plat available |
| <input type="checkbox"/> Bankruptcy searched | <input type="checkbox"/> No pending BK | <input type="checkbox"/> See attached BK info | <input checked="" type="checkbox"/> BK search NOT requested |
| <input type="checkbox"/> Tax Cert | <input checked="" type="checkbox"/> Tax Cert NOT requested | <input type="checkbox"/> Tax Cert Ordered | <input type="checkbox"/> Tax info only |
| <input type="checkbox"/> Exceptions | <input type="checkbox"/> No exceptions available | <input type="checkbox"/> | <input type="checkbox"/> |

Notes

There appears to be no open loans of record.

NOTE

The foregoing was compiled solely for the benefit of the party or parties mentioned above in the determination of recorded encumbrances (with the exception of any unredeemed tax sales) affecting said property.

The instruments referred to have not been examined to determine their legality and no search has been made as to reservations, covenants, easements, or rights of way. This is not to be considered a title opinion nor a guarantee of title.

The liability assumed by Empire Title is limited to the amount charged herein.

Public Record Property Information

Friday, November 03, 2017 Time: 3:38:25 PM

Personal Information

Schedule No: 4233000030
Owner Name: GUTTENBERG JELEEN
 GUTTENBERG PAUL
Location: 14094 E HIGHWAY 24
Mailing Address: 14094 E US HWY 24
 PEYTON CO 80831-8403

Previous Parcel

Replaced Parcel

Legal Description

TRACT IN S2NW4 OF SEC 33-12-64 AS FOLS, BEG AT INTSEC
 OF N LN OF S2NW4 WITH NWLY R/W OF CRI + P RR, TH WLY
 ON AFMD S LN TO A PT 500 FT M/L WLY THEREON FROM NE
 COR OF SW4NW4, TH SLY PARA WITH W LN OF SEC 33 TO
 INTSEC NWLY R/W OF SD RR, TH NELY ALG NWLY R/W TO POB
 TOG W/THAT POR CONV BY REC #211019377

Market Information (2017 Values)

Levy Year: 2016 Mill Levy: 65.968 Exempt Status: Not Exempt
 Mill Levy not available until January 1, 2018

Table	Use Code	2017 Market Value	2017 Assessed Value	Exempt
Land	SINGLE FAMILY RES.	\$64,600	\$4,650	
Land	WELL AND SEPTIC	\$5,000	\$360	
Imp	FRAME AVERAGE QUALITY	\$269,300	\$19,390	
Imp	FARM STRUCTURES (BARN)	\$1,656	\$120	
Imp	Sheds/Misc	\$84	\$10	
Total Value		\$340,640	\$24,530	

Estimated Taxes Payable in 2018: **\$1,618.20**

Tax Entity and Levy Information

(District: SCF)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	FINANCIAL SERVICES	(719) 520-6498
EPC ROAD & BRIDGE (UNSHARED)		(719) 520-6498

FALCON SCHOOL NO 49	BRETT RIDGWAY	(719) 495-1130
PIKES PEAK LIBRARY	MIKE VARNET	(719) 531-6333
FALCON FIRE PROTECTION	TRENT HARWIG	(719) 495-4050
UPPER BLK SQUIRREL CRK GROUND WATER	TRACY DORAN	(719) 347-0704
EL PASO COUNTY CONSERVATION	PAMELA DAVISON	(719) 632-9598

Sale Information

Sale Date	Sale Price	Sale Type
02/23/2011	\$0	-
06/11/2013	\$0	-
11/03/2015	\$0	-
11/03/2015	\$296,000	Good sale; verified Estate Sale
01/06/2017	\$353,000	Good sale; verified
08/04/2017	\$0	-

Land Information

Seq #	Use	Exempt	Area
1	SINGLE FAMILY RES.		12.61 acres
2	WELL AND SEPTIC		0

Residential Information

Bldg #	Year Built	Style	Total Above Grade Area
1	1899	One Story/Ranch	1,710

Commercial Information

Bldg #	Admin Code	Year Built	Neigh #	Area
1	FARM STRUCTURES (BARN)	1914	95	900
2	Sheds/Misc	1920	95	200

WARRANTY DEED

THIS DEED, made this 21st day of December, 2016, between **Jacob R. Snell and Shantell C. Snell** of the County of El Paso and State of Colorado, grantor(s), and **Jeleen Guttenberg, Paul Guttenberg and Stefanie Perrine** whose legal address is 14094 East Highway 24, Peyton, CO 80831

of the County of El Paso and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of **TEN DOLLARS AND 00/100 (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, in **Joint Tenancy**, 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:

That portion of the South half of the Northwest quarter of Section 33 in Township 12 South, Range 64 West of the 6th P.M., described as follows: Beginning at the intersection of the North line of the South half of said Northwest quarter with the Northwestern line of the right of way of the Chicago, Rock Island and Pacific Railroad Company; thence Westerly on the North line of South half of said Northwest quarter to a point 500 feet Westerly thereon from the Northeast corner of the Southwest Quarter of said Northwest quarter; thence Southerly parallel with the West line of said Section 33 to intersect the Northwesternly of said railroad right of way; thence Northeastly on the Northwesternly line of said railroad right of way to the point of beginning, in El Paso County, Colorado together with that portion conveyed in QuitClaim Deed recorded February 23, 2011 as reception No. 211019377 being more particularly described as follows:

A portion of the Northwest One-Quarter of Section 33, Township 12 South, Range 64 West of the 6th Principal Meridian, County of El Paso, State of Colorado, and being more particularly described as follows;

Basis of Bearing: The Southerly line of the Southwest Quarter of Section 28, Township 12 South, Range 64 West of the 6th Principle Meridian being monumented at the Westerly end by a 3-1/4" Aluminum Cap stamped "PS INC 1996 PLS 30087" and at the Easterly end by a 3-14" Aluminum Cap stamped "COLO DEPT OF TRANSPORTATION PLS No. 22103" assumed to bear S 89° 47' 29" E a measured distance of 2635.21 feet.

Commencing at the Southeast corner of Lot 13, 4 Way Ranch filing No. 1, as Platted in the El Paso County Colorado records at Reception No. 206712416; thence S 89° 52' 19" E a Distance of 237.85 feet to the point of beginning; thence N 00° 07' 41" E a distance of 39.45 feet; thence N 89° 24' 41" E a distance of 346.39 feet; thence N89° 06' 22" E a distance of 196.58 feet; thence N89° 22' 01" E a distance of 519.14 feet to the Northwesternly Right-of-Way line of El Paso County Trail; thence S 45° 55' 49" on the Northwesternly Right-of-Way line of said El Paso County Trail a distance of 77.72 feet to a point of the North line of the South one-half of the Northwest Quarter of said Section 33; thence N89° 52' 19" W on said North line a distance of 1006.29 feet to the point of beginning

also known by street and number as: **14094 East Highway 24, Peyton, CO 80831**

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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(s), 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 grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has 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 general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or 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.




Jacob R. Snell


Shantell C. Snell

State of Colorado

County of El Paso

}
} ss.
}

The foregoing instrument was acknowledged before me this December 21, 2014, by Jacob R. Snell and Shantell C. Snell.

My Commission expires:

Witness my hand and official seal.


Notary Public

Doc Fee: \$35.30



WARRANTY DEED

THIS DEED, made this 31 day of July, 2017, between Jeleen Guttenberg, Paul Guttenberg and Stefania Perrina of the County of El Paso and State of Colorado, grantor(s), and Jeleen Guttenberg and Paul Guttenberg whose legal address is 14094 East Highway 24, Peyton, CO 80831

of the County of El Paso and State of Colorado, grantees:
WITNESS, that the grantor(s), for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, as Joint Tenants, 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:

EXHIBIT A ATTACHED HEREIN

also known by street and number as: 14094 East Highway 24, Peyton, CO 80831

TOGETHER with all and singular the hereditaments and appurtenances therunto 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(s), 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 grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has 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 general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or 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.

Jeleen Guttenberg
Jeleen Guttenberg

Paul Guttenberg
Paul Guttenberg

Stefania Perrina
Stefania Perrina

State of Colorado }
County of El Paso } ss.

The foregoing instrument was acknowledged before me this July 25, 2017, by Stefania Perrina.

My Commission expires: 01-06-2020 GAY BENNETT Witness my hand and official seal.

NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984030252
MY COMMISSION EXPIRES 01/06/2020

Doc Fee: \$0
State of Colorado }
County of El Paso } ss.

The foregoing instrument was acknowledged before me this July 31, 2017, by Jeleen Guttenberg and Paul Guttenberg.



My Commission expires:

4-7-2018

Witness my hand and official seal

Karla R. West
Notary Public

Doc Ref: SD

KARLA R. WEST
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19904004602
MY COMMISSION EXPIRES APRIL 7, 2018

EXHIBIT "A"

That portion of the South half of the Northwest quarter of Section 33 in Township 12 South, Range 64 West of the 6th P.M., described as follows: Beginning at the intersection of the North line of the South half of said Northwest quarter with the Northwesterly line of the right of way of the Chicago, Rock Island and Pacific Railroad Company; thence Westerly on the North line of South half of said Northwest quarter to a point 500 feet Westerly thereon from the Northeast corner of the Southwest Quarter of said Northwest quarter; thence Southerly parallel with the West line of said Section 33 to intersect the Northwesterly of said railroad right of way; thence Northeasterly on the Northwesterly line of said railroad right of way to the point of beginning, in El Paso County, Colorado together with that portion conveyed in QuitClaim Deed recorded February 23, 2011 as reception No. 211019377 being more particularly described as follows:

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