

Land Title Guarantee Company Representing Land Title Insurance Corporation

Schedule A

Order Number: SR 55059216

Policy Number: 55059216.1932275LTDI

Amount: \$335,621.01

**Property Address:**

10150 PEACEFUL VALLEY ROAD, COLORADO SPRINGS, CO 80925

**1. Policy Date:**

September 13, 2016 at 5:00 P.M.

**2. Name of Insured:**

GEORGE A. CUSIC AND PAMELA J. CUSIC

**3. The estate or interest in the Land described or referred to in this Schedule and which is covered by this policy is:**

A FEE SIMPLE

**4. Title to the estate or interest covered by this policy at the date is vested in:**

GEORGE A. CUSIC AND PAMELA J. CUSIC

**5. The Land referred to in this Policy is described as follows:**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK 8 IN PEACEFUL VALLEY LAKE ESTATES, FIRST FILING, AS FILED IN PLAT BOOK L-2 AT PAGE 54 OF THE RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 23 MINUTES 50 SECONDS EAST ON THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 1 IN SAID BLOCK 8 FOR 660.00 FEET; THENCE WEST 314.25 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREBY; THENCE SOUTH 00 DEGREES 23 MINUTES 50 SECONDS EAST 660.25 FEET TO A POINT IN THE CENTER OF PEACEFUL VALLEY ROAD; THENCE SOUTH 89 DEGREES 37 MINUTES 52 SECONDS WEST ON SAID CENTER OF ROAD FOR 659.75 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 50 SECONDS WEST FOR 660.25 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 52 SECONDS EAST FOR 659.75 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PORTION THEREOF WITHIN THE RIGHT OF WAY FOR PEACEFUL VALLEY ROAD.

**This Policy Valid only if Schedule B is attached.**

Land Title Guarantee Company Representing Land Title Insurance Corporation

(Schedule B)

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THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF THE FOLLOWING:

- 1) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
  - 2) 2016 TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.
  - 3) ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE SOUTH 30 FEET OF SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN.
  - 4) RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 02, 1888, IN BOOK 72 AT PAGE 247.
  - 5) RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED DECEMBER 26, 1962 IN BOOK 1939 AT PAGE 527.
  - 6) THE EFFECT OF GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED AUGUST 23, 1965, IN BOOK 2089 AT PAGE 455.
  - 7) RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 21, 1973, IN BOOK 2571 AT PAGE 195.
- NOTE: SUBJECT PROPERTY IS LISTED UNDER EXHIBIT A "DESCRIPTION OF ADDITIONAL PROPERTIES TO BE ANNEXED".
- 8) SUBJECT TO A 30 FOOT EASEMENT FOR AN IRRIGATION DITCH, AS NOTED ON WARRANTY DEED RECORDED SEPTEMBER 17, 1976 IN BOOK 2860 AT PAGE 756.
  - 9) MEMORANDUM OF AGREEMENT WITH WIDFIELD WATER AND SANITATION DISTRICT RECORDED JUNE 23, 1998 UNDER RECEPTION NO. 098085521.
  - 10) TERMS, CONDITIONS AND PROVISIONS OF ORDER FOR INCLUSION OF SUBJECT PROPERTY INTO THE SECURITY FIRE PROTECTION DISTRICT RECORDED AUGUST 27, 2003 AT RECEPTION NO. 203200163.