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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).

<b>Customer:</b>	Fidelity National Title - Main 1277 Kelly Johnson Blvd., #100 Ste 100
<b>Attn To:</b>	Rich Feasel
<b>Phone:</b>	719.565.7487
<b>Client Reference No.:</b>	
<b>Order No:</b>	20952242
<b>Invoice Date:</b>	9/7/2023
<b>Property Address:</b>	20226 Silverado Hill Loop Colorado Springs, CO 80928
<b>Owner:</b>	

<b>Invoice</b>	<b>Description</b>	<b>Amount</b>
20952242	O&E Report	\$5.00
	<b>Total Due:</b>	\$5.00

Please send payment to:

**Fidelity National Title Company**  
8055 E. Tufts Ave.  
Suite 300  
Denver, CO 80237

Please remit invoice with payment.



## OWNERSHIP & ENCUMBRANCE REPORT

**Attn:** Rich Feasel  
**Company:** Fidelity National Title - Main  
**Phone:** 719.565.7487 **Fax:**  
**Order Number:** 20952242 **Date Ordered:** September 6, 2023  
**Reference No.:** **Effective Date:** August 30, 2023  
**Fee:** \$5.00

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### Property Information

**Address:** 20226 Silverado Hill Loop Colorado Springs, CO 80928  
**County:** El Paso  
**Tax ID No.:** 3516002004

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### Legal Description as set forth in the following document

Document Type	Recording Date	Reception #
Warranty Deed	July 20, 2023	<a href="#">223061082</a>

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### Ownership as set forth in the following document

Document Type	Recording Date	Reception #
Warranty Deed	July 20, 2023	<a href="#">223061082</a>

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### Recorded Deeds of Trust, Mortgages or Other Encumbrances

No open Deeds of Trust, Mortgages or Liens found.

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### Judgments or Liens

No open Judgments found.

**Prepared By:** O&E Department  
**Phone:** (303) 889-2422  
**Email:** [OandE@fntg.com](mailto:OandE@fntg.com)  
**Date:** 9/7/2023

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.



Order No.: 370-F09019-23

## GENERAL WARRANTY DEED

FNTC

Doc Fee: \$9.15

**THIS DEED**, Made this 19th day of July, 2023, between

**Richard Todd Hendriks and Laurie Renee Hendriks,**

grantor, and

**Thomas T. Huynh in Severalty**

whose legal address is 3506 Mesa Top Dr., Monument, CO 80132,

grantees:

**WITNESS**, That the grantor, for and in consideration of the sum of **Ninety-One Thousand Five Hundred And No/100 Dollars (\$91,500.00)**, 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, all the real property together with improvements, if any, situate, lying and being in the County of El Paso, State of COLORADO, described as follows:

Lot 5, Silverado Ranch Filing No. 1,  
County of El Paso, State of Colorado.

also known by street and number as 20226 Silverado Hill Loop, Colorado Springs, CO 80928-9543

**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, 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. And the grantor, for themselves, their 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, they are 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 for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor 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.

### GENERAL WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

**GRANTOR:**

*Richard Todd Hendriks*  
Richard Todd Hendriks

*Laurie Renee Hendriks*  
Laurie Renee Hendriks

STATE OF Missouri

COUNTY OF Christian

The foregoing instrument was acknowledged before me this 18 day of July, 2023, by Richard Todd Hendriks and Laurie Renee Hendriks.

*Jeanette Renee Grant*  
Notary Public

My Commission Expires: 5-19-2024

(SEAL)



