

Unified Title Company, LLC
101 S. Sahwatch Street, Suite 212
Colorado Springs, CO 80903
Phone: **719-578-5900**
Fax: **719-578-5060**

Transmittal Information

Date: 02/19/2019

File No: 63076UTC

Property Address 17115 Goshawk Road East, Colorado Springs, CO 80908

Buyer\Borrower Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.

Seller Loudermilk Living Trust

For changes and updates please contact your Escrow:

Escrow Officer:

Not Applicable

Unified Title Company, LLC
101 S. Sahwatch Street, Suite 212
Colorado Springs, CO 80903

Phone: 719-578-5900

Fax: 719-578-5060

E-Mail:

Title Officer:

Kara DeMasters

Unified Title Company, LLC
c/o ET Production Services, LLC

Processor: Not Applicable

E-Mail:

Copies Sent to:

Customer:

Bradley Design, LLC

22555 County Road 5

Elbert, CO 80106

Phone: 719-573-7938 Fax:

Attn: Brad Buss

Email: brad@bradleydesignonline.com

Buyer:

Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below.

Seller:

Loudermilk Living Trust
302 N 52nd Avenue
Phoenix, AZ 85043-2723

Buyer's Agent:

Seller's Agent:

Buyer's Attorney:

Seller's Attorney:

Lender:

Mortgage Broker:

Phone: Fax:

Attn:

Email:

Phone: Fax:

Attn:

Email:

COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE A

1. Effective Date: **February 7, 2019, 7:30 am**

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy

Proposed Insured:

Proposed Policy Amount:

(b) 2006 ALTA® Loan Policy

Proposed Insured:

Proposed Policy Amount:

<i>Informational - PAID</i>	\$	250.00
Total:	\$	250.00

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:
Loudermilk Living Trust

5. The land referred to in this Commitment is described as follows:

The South half of the Southeast quarter of the Northeast quarter of Section 23, Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.

****For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a specific designation of a Proposed Insured, and has revised this commitment identifying that Proposed Insured by name. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions and/or requirements after the designation of the Proposed Insured.**

For Informational Purposes Only: **17115 Goshawk Road East, Colorado Springs, CO 80908**

Countersigned
Unified Title Company, LLC

By:



Kara DeMasters

COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

**SCHEDULE B, PART I
Requirements**

Effective Date: **February 07, 2019 at 7:30am**

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

NOTE: This commitment has been issued for information purposes only and there are no requirements. The liability of the Company in terms of this Commitment is limited to the charges paid for the Commitment.

COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE B, PART II Exceptions

Effective Date: **February 07, 2019 at 7:30am**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
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 value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. Any interest which may have been acquired by the public reason of the Resolution of the Board of County Commissioners dated and recorded October 3, 1887 in Road [Book A at Page 78](#), which provided that all section lines, township lines, and range lines on the public domain east of the range line dividing range lines 65 West and 66 West are declared to be public highways of the width of 60 feet, being 30 feet on each side of said section lines, township lines, or range lines.

10. Terms, agreements, provisions, conditions, obligations and easements as contained in Easement to Public Service Company of Colorado, recorded August 20, 1964 in [Book 2030 at Page 229](#).
11. Reservations as contained in Deed recorded September 21, 1966 in [Book 2149 at Page 110](#).
12. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Reciprocal Easement for roadway purposes recorded March 16, 1970 in [Book 2335 at Page 440](#) and re-recorded July 28, 1970 in [Book 2356 at Page 170](#).
13. Restrictive Covenants, which do not contain a forfeiture or reverter clause, as contained in document recorded July 12, 1971 in [Book 2421 at Page 310](#) and Affidavit recorded in [Book 2467 at Page 838](#).
14. Oil and gas lease between C.T. Laughlin, et.al. and Walter A. Ohmart, Jr. recorded November 5, 1973 in [Book 2634 at Page 536](#), and any interests therein or rights thereunder.
15. The effect of the inclusion of the subject property in the Cherry Creek Soil Conservation District, as disclosed by Certificate recorded November 25, 1974 in [Book 2719 at Page 740](#).
16. The effect of the inclusion of the subject property in the Falcon Fire Protection District, as disclosed in the document recorded April 6, 1983 in [Book 3700 at Page 951](#).
17. The effect if any if Maintenance Agreements recorded June 17, 1983 in [Book 3741 at Page 499](#) and recorded March 27, 1986 in [Book 5145 at Page 866](#).
18. The fact that the roads providing access are private and not dedicated for public use.
19. The effect if any of the notes, notices, easements and restrictions as shown on the Right-of-Way Retracement Survey recorded August 10, 2015 at [Reception No. 215900127](#).
20. Any loss or damage arising from the fact that the fence lines on or near the perimeter of subject property do not coincide with the exact property lines as shown on the Improvement Location Certificate by Haynes Surveying, Project No. 06-408 dated September 11, 2017.
21. Apparent easement for overhead utilities as shown on the Improvement Location Certificate by Haynes Surveying, Project No. 06-408 dated September 11, 2017.
22. Encroachment upon the recorded public service easement running North and South along the Easterly portion of subject property as shown on the Improvement Location Certificate by Haynes Surveying, Project No. 06-408 dated September 11, 2017, said encroachment being fencing.

FOR INFORMATIONAL PURPOSES ONLY:

Deed recorded September 13, 2017 as [Reception No. 217110572](#).

Statement of Authority recorded December 11, 2018 as [Reception No. 218142247](#).

NOTE: The policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.