

**SCHEDULE A**  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**Transaction Identification Data for reference only:**

Issuing Agent: North American Title Company of Colorado  
Issuing Office: 7900 E. Union Ave, Suite 100, Denver, CO 80237  
Commitment No.:  
Property Address: 17055 Red Barn Road, Peyton, CO 80831  
Revision No.: 5

1. **COMMITMENT EFFECTIVE DATE:** June 11, 2020 at 12:00 AM

2. **POLICIES TO BE ISSUED:**

A. **Informational Commitment** **AMOUNT:** \$0.00

**Proposed Insured:**

NA

3. **THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS**  
FEE SIMPLE.

4. **TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE COMMITMENT EFFECTIVE DATE**  
**VESTED IN:**

Alice Jolene Owens

5. **THE LAND IS DESCRIBED AS FOLLOWS:**

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

ISSUE DATE: JULY 7, 2020

*Kimberly Clark*

By: \_\_\_\_\_  
Authorized Officer or Agent

**EXHIBIT "A"**  
Legal Description

Commitment No.: 36200-19-02422 Revision No.: 5

THAT PORTION OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN AS DESCRIBED AS FOLLOWS:  
THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO - EXCLUDING THAT PORTION OF SAID SECTION 13 AS BEING DESCRIBED IN BOOK 6715 AT PAGE 96 THRU PAGE 102 AT RECEPTION NO. 95090782 AND AS DESCRIBED AT RECEPTION NO. 218065457, AS RECORDED IN EL PASO COUNTY, COLORADO.

SAID PARCEL DESCRIBED AS COMMENCING AT THE SURVEY MONUMENTED NORTHWEST CORNER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST, 6TH PRINCIPAL MERIDIAN, SAID SECTION CORNER BEING THE SOUTHWEST CORNER OF "PEYTON PINES SUBDIVISION - FILING #4" AS RECORDED IN PLAT BOOK N3 AT PAGE 120, SHEET 7, EL PASO COUNTY; THENCE S 89°02'04" EAST ON A TRUE NORTH NORTH/MERIDIAN BEARING AS DETERMINED BY SOLAR OBSERVATION 300.00' ALONG THE SECTIONLINE COMMON TO SECTIONS 12 AND 13 TO THE NORTHEAST CORNER OF THAT PORTION (SECTION 13) OF THE PARCEL DESCRIBED IN SAID BOOK 6715 AT PAGE 96, SAID POINT BEING THE TRUE POINT-OF-BEGINNING FOR THE FOLLOWING DESCRIBED REMAINING PORTION OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13;  
THENCE S 0°39'33" W, 435.60' TO A POINT; THENCE N 89°02'04" W, 300.00' TO A POINT ON THE SECTIONLINE COMMON TO SECTIONS 13 AND 14; THENCE S 0°39'33" W, 2202.71' ALONG SAID SECTIONLINE TO THE SURVEY MONUMENTED WEST QUARTER CORNER OF SAID SECTION 13; THENCE EASTERLY ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 13 AND BEING COMMON TO THE NORTHERLY BOUNDARY OF "PEYTON PINES SUBDIVISION" APPROXIMATELY 1286.16' TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID NORTHWEST QUARTER; THENCE NORTHERLY APPROXIMATELY 2631.43' ALONG THE EASTERLY LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND COMMON TO THE WESTERLY LINE OF SAID "PEYTON PINES SUBDIVISION" TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID NORTHWEST QUARTER; THENCE WESTERLY APPROXIMATELY 977.34' ALONG THE SECTIONLINE COMMON TO SECTIONS 12 AND 13 AND ALSO COMMON TO THE SOUTHERLY BOUNDARY OF SAID "PEYTON PINES SUBDIVISION" TO THE TRUE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PREPARED BY:  
WILLIAM S. KITLICA  
COLORADO PROFESSIONAL LAND SURVEYOR #10384  
P.O. BOX 15614  
COLORADO SPRINGS, COLORADO 80935  
719-570-8993

**SCHEDULE B-I**  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Commitment No.: 36200-19-02422 Revision No.: 5

**REQUIREMENTS**

All of the following Requirements must be met:

- A. 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.**
- B. Pay the agreed amount for the estate or interest to be insured.**
- C. Pay the premiums, fees, and charges for the Policy to the Company.**
- D. 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 is provided for information purposes only. The liability of the Company shall not exceed the amount paid for said information.

- E. Payment of all taxes and assessments now due and payable.**

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Schedule B-I – Requirements - ALTA® Commitment for Title Insurance (8/1/16)  
Form: C.CO.1005.

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**SCHEDULE B-II**  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Commitment No.: 36200-19-02422 Revision No.: 5

**EXCEPTIONS**

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 will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. **Rights or claims of parties in possession not recorded in the Public Records.**
2. **Easements, or claims of easements, not recorded in the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not recorded in the Public Records.**
5. **Any defect, lien, encumbrance, adverse claim or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Effective Date and the date on which all of the Schedule B, Part I – Requirements are met.**
6. **Taxes or special assessments required to be paid in the year 2020 and subsequent years.**
7. **(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, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.**
8. 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.
9. INTENTIONALLY DELETED (12/12/2019)
10. Terms, conditions, provisions, agreements and obligations specified under the Colorado Interstate Gas Company recorded November 19, 1971 in Book 2450 at Page 586.

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Schedule B-II – Exceptions - ALTA® Commitment for Title Insurance (8/1/16)  
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11. An easement for utility lines and incidental purposes granted to Mountain View Electric Association, Inc, by the instrument recorded February 11, 1983 in Book 3673 at Page 857.
12. Grant of Right of Way and easement for the transmission and distribution of electrical energy, together with telephone and/or telecommunications line as granted to Mountain View Electric Association, Inc., by instrument recorded March 23, 2005 at Reception No. 205040861.
13. Terms, conditions, provisions and agreements specified under the Resolution No. 00-260 recorded August 16, 2000 at Reception No. 200097484 and Resolution No. 00-260 (Amended) recorded September 12, 2000 at Reception No. 200109261.
14. Terms, conditions, provisions, agreements and obligations specified under the Colorado Ground Water Commission Findings and Order recorded July 9, 2008 at Reception No. 208078393 and at Reception No. 208078394 and at Reception No. 208078395 and at Reception No. 208078396.
15. Any existing leases or tenancies, and any parties claiming an interest by, through or under said leases or tenancies.

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