



Making Transactions Personal



# Your Preliminary Title Commitment

Our File No. H0509782

Effective Date: May 8, 2018

Property address: 1625 N Yoder Rd

*This commitment was delivered to the following parties, disclosed to the Company to be involved in this transaction:*

- Sharron Pearson
- Phil Mazur
- Admin
- Debbie Coleman
- Debbie Fitzgerald

*The delivery/email address of each party is intentionally not displayed, in order to protect the Personal Private Information (PPI) of all.*

IS THIS A SALE TRANSACTION? Are the seller's in this transaction US Citizens? If not click [HERE](#) for important information regarding FIRPTA

**ONLINE FRAUD IS ON THE RISE** ? Click [HERE](#) before wiring your funds

E&O Certificate ? Click [HERE](#)

Agents and Lenders ? Click [HERE](#) for the best resource to calculate net sheets, closing cost estimates and much more?

[Click here for your complete Title Commitment](#)

**PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED  
HEREIN:**

**Updated The Effective date**

Thank you for your new order! We truly appreciate the opportunity to work with you on your transaction. Below you will find a digital copy of your Title Commitment for the property with hyperlinks to supporting documentation. Please scroll down and click on the blue links below to view the referenced documentation. You will receive your title policy after the closing of the transaction. Should you have any questions about "What is Title Insurance?" please visit our website at [www.heritageco.com](http://www.heritageco.com) and click on the "Consumer Tab". Thank You.

**WIRING INSTRUCTIONS**

**WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.**

NOTE: Wired funds are required on all cash purchase transactions

**\*\*Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your escrow officer immediately to verify the information prior to sending funds.\*\***

**LEGAL DESCRIPTION**

A portion of the Southwest quarter of Section 3, Township 14 South, Range 61 West of the 6th Principal Meridian, situate in El Paso County, State of Colorado, described as follows:

The basis of bearings is the South line of the Southwest quarter of said Section 3, which bears South 89°07'57" West assumed monumentation is as shown:

Beginning at the Southwest corner of said Section 3; thence North 01°00'29" West coincident with the West line of said Section 3, a distance of 1382.21 feet; thence North 89°07'57" East, a distance of 255.00 feet; thence South 01°00'29" East, a distance of 150.00 feet; thence North 89°07'57" East, a distance of 986.00 feet; thence South 01°00'29" East, distance of 1232.21 feet to the South line of said Section 3; thence South 89°07'57" West coincident with said South line of Section 3, a distance of 1241.00 feet to the Point of

Beginning,  
County of El Paso,  
State of Colorado s

**SELLERS**

Mark J. Kneis, II

**BUYERS**

Mountain View Electric Association, Inc., a Colorado corporation

**LENDER**

## PROPOSED COVERAGES

(a) ALTA Owners Policy 6-17-06 \$0.00  
Mountain View Electric Association, Inc., a Colorado corporation  
(b) None \$

\$

## ESTIMATED TITLE CHARGES

Owners Coverage: \$450.00

## REQUIREMENTS

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
- d. Evidence that any and all assessments for common expenses, if any, have been paid.
- e. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Mark J. Kneis, II

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

- f. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- g. Recordation of Updated Statement of Authority for **Mountain View Electric Association, Inc., a Colorado corporation** pursuant to Colorado Revised Statutes evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity and containing other information required by Colorado Revised Statutes.

Note: Statement of Authority for said entity recorded May 22, 2012 at Reception No. 212058622 shows Joseph D. Martin, President.

- h. Furnish for recordation a full release of deed of trust:

Amount: \$359,910.00  
Trustor/Grantor Mark J. Kneis, II  
Trustee: Public Trustee of El Paso County  
Beneficiary: V.I.P. Mortgage, Inc.  
Recording Date: April 12, 2012

Recording No: Reception No. 212041434

**Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.**

## **EXCEPTIONS**

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
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 the value the estate or interest or mortgage thereon covered by this Commitment.
6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

**NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.**

8. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.
9. Terms, conditions, provisions, agreements and obligations contained in the 60 foot right of way to El Paso County along all section lines as set forth in Road Record below:  
Recording No.: Book A at Page 78 (Copy has been ordered)
10. Reservations contained in the Patent

From: The United States of America  
Recording Date: February 13, 1914  
Recording No: Book 420 at Page 582

Which among other things recites as follows:

All coal and A right of way thereon for ditches or canals constructed by the authority of the United States of America.

11. Terms, conditions, provisions, agreements and obligations contained in the Easement and Right of Way as set forth below:  
Recording Date: May 21, 1971

Recording No.: Book 2410 at page 27

12. Terms, conditions, provisions, agreements and obligations contained in the Easement and Right of Way as set forth below:

Recording Date: September 18, 2007  
Recording No.: Reception No. 207121428

13. Terms, conditions, provisions, agreements and obligations contained in the Non Exclusive Easement as set forth in Deed below:

Recording Date: June 21, 2006  
Recording No.: Reception No. 206091228

14. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 00-260 as set forth below:

Recording Date: August 16, 2000  
Recording No.: Reception No. 200097484 and re-recorded September 12, 2000 at Reception No. 200109261

15. Terms, conditions, provisions, agreements and obligations contained in the Notice for underground facilities for The El Paso County Telephone Company as set forth below:

Recording Date: June 29, 1982  
Recording No.: Reception No. 841242

16. Any loss or damage arising from the fact that any fence lines on or near the perimeter of the Land may not coincide with property lines.

## IMPORTANT CONTACTS

Escrow Closer: Debbie Fitzgerald  
Phone: (303) 443-3333  
FAX: (303) 628-1668  
E-Mail: [dfitzgerald@heritagetco.com](mailto:dfitzgerald@heritagetco.com)  
Address: 4909 Pearl East Circle, Suite 100  
Boulder, CO 80301

**Thank you for trusting us with your transaction!**  
**Please contact your Escrow Closer, Closing Assistant**  
**or Title Representative with any questions,**  
**as replies to this message will not be read.**

## DISCLAIMER/DISCLOSURES/EXPLANATIONS OF COVERAGE

The information provided in the SmartView Commitment is for preview purposes only. Any conflict with the information displayed herein and the contents of the official Title Commitment issued in connection with this order will be controlled by said official Title Commitment. Questions regarding any discovered conflict should be directed to the Contact Persons shown herein