

EL PASO COUNTY



Receipt for Fees Paid

Planning and Community Development Department
 2880 International Circle, Suite 110, Colorado Springs, Colorado 80910
 Office (719) 520-6300

Date 7/23/20

Customer: Challenger Communities, LLC
 8605 Explorer Dr, Ste 250
 Colorado Springs, CO 80920

Receipt No. 522937

Processed by JE

Check No. 2221, 2222, 2223

Payment Method Check + Credit Card




Item	Description	Prefix	Type	Rate	Qty	Amount
K34	Park Fees/Regional per Dwelling Unit					
	Regional Parks (Area 2)			82,536.00		82,536.00
K34	Park Fees/Regional per Dwelling Unit					
	Urban Parks (Area 3)			52,128.00		52,128.00
K10	School Fees, School District=					
	Falcon School District 49			42,720.00		42,720.00
K29	Miscellaneous Documents (1st page) Escrow Agreement			13.00		13.00
K30	Miscellaneous Documents (each additional) Escrowment Agreement			5.00	2	10.00
K29	Miscellaneous Documents (1st page) Detention Pond Agreement 1			13.00		13.00
K30	Miscellaneous Documents (each additional) Detention Pond Agreement 1			5.00	16	80.00
K29	Miscellaneous Documents (1st page) Detention Pond Agreement 2			13.00		13.00
K30	Miscellaneous Documents (each additional) Detention Pond Agreement 2			5.00	10	50.00
K29	Miscellaneous Documents (1st page) Detention Pond Agreement 3			13.00		13.00
K30	Miscellaneous Documents (each additional) Detention Pond Agreement 3			5.00	10	50.00
K29	Miscellaneous Documents (1st page) Detention Pond Agreement 4			13.00		13.00
K30	Miscellaneous Documents (each additional) Detention Pond Agreement 4			5.00	10	50.00
K29	Miscellaneous Documents (1st page) SIA			13.00		13.00
K30	Miscellaneous Documents (each additional) SIA			5.00	6	30.00
K29	Miscellaneous Documents (1st page) License			13.00		13.00
K30	Miscellaneous Documents (each additional) License			5.00	2	10.00
K31	Mylar Pages (1st page)			13.00		13.00
K32	Mylar (each additional)			10.00	6	60.00
2	PROJECT NAME: Bent Grass Residential Filing No 2 (SF-19-14)					0.00
1	CUSTOMER NAME: Challenger Communities, LLC					0.00

Total \$177828.00



PIKES PEAK REGIONAL BUILDING DEPARTMENT
 2880 International Circle
 Colorado Springs, Colorado 80910
 Website: <http://www.pprbd.org>

Follow us on social media

-  facebook.com/PPRegionalBuilding/
-  [@PPRBD](https://twitter.com/PPRBD)
-  [@ppregionalbuilding](https://instagram.com/ppregionalbuilding)

Invoice

6/17/2020 9:42:32 AM

(AMY)

Receipt #: 1688872

Customer: Challenger Homes

		Transaction Summary	
Account	Description	Reference	Amount
1301-40039	FINAL PLAT FEE		\$1,840.00
1301-40112	CONVENIENCE FEE SPEEDPAY (TELEPHONE)	FEE	\$3.50
Total Due:			\$1,843.50

		Payment Summary	
Account	Description	Reference	Amount
9801-55700	COLLECTION, VISA/Master-Card	782912	\$1,843.50
Total Tendered:			\$1,843.50

Comment: BENTGRASS RESIDENTIAL FIL NO 2 -178 LOTS & 6 TRACTS.

I agree to pay above total amount according to card issuer agreement.

Lee Eisenheim

From: Grant Dennis <grantdennis@gallowayus.com>
Sent: Wednesday, June 17, 2020 9:05 AM
To: Kari Parsons
Cc: Lee Eisenheim; Jim Byers
Subject: FW: Bent Grass F2 - Addressing Fee
Attachments: BENT GRASS RESIDENTIAL FIL NO 2.pdf

Kari,

Below is approval from Enumerations for the addresses on Bent Grass F2.

Attached is a stamped approved addressing plan from Enumerations.

Thanks,
Grant

Galloway

Grant
Dennis, PE

CIVIL ENGINEERING PROJECT MANAGER

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
O 719.900.7220 C 334.651.8353
grantdennis@gallowayus.com
GallowayUS.com

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From: Amy Vanderbeek <amy@pprbd.org>
Sent: Thursday, June 11, 2020 12:36 PM
To: Grant Dennis <grantdennis@gallowayus.com>
Subject: RE: Bent Grass F2 - Addressing Fee

Ok, thanks! This looks good and ready to recorded. I stamped the pages with addressing only, as usual.
Keep in touch with what you decide to do on the payment method.

Amy Vanderbeek
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2930 E: Amy@pprbd.org W: pprbd.org



From: Grant Dennis <grantdennis@gallowayus.com>
Sent: Thursday, June 11, 2020 12:31 PM
To: Amy Vanderbeek <amy@pprbd.org>
Subject: RE: Bent Grass F2 - Addressing Fee

I think they are going to send a check but not sure yet.

Galloway

Grant

Dennis, PE

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grantdennis@gallowayus.com
GallowayUS.com

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From: Amy Vanderbeek <amy@pprbd.org>
Sent: Thursday, June 11, 2020 12:30 PM
To: Grant Dennis <grantdennis@gallowayus.com>
Subject: RE: Bent Grass F2 - Addressing Fee

Ok, looking at it now. Have you decided how you want to pay the fee?

Amy Vanderbeek

Enumerations Plans Examiner

Pikes Peak Regional Building Department

O: 719-327-2930 E: Amy@pprbd.org W: pprbd.org



From: Grant Dennis <grantdennis@gallowayus.com>

Sent: Thursday, June 11, 2020 12:00 PM

To: Amy Vanderbeek <amy@pprbd.org>

Subject: RE: Bent Grass F2 - Addressing Fee

Amy,

Attached is the revised Plat for Bent Grass F2.

Please let us know if the addressing is correct.

Thanks,
Grant

Galloway

Grant

Dennis, PE

CIVIL ENGINEERING PROJECT MANAGER

1155 Kelly Johnson Blvd., Suite 305

Colorado Springs, CO 80920

☎ 719.900.7220 ☎ 334.651.8353

grantdennis@gallowayus.com

GallowayUS.com

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From: Amy Vanderbeek <amy@pprbd.org>

Sent: Wednesday, June 10, 2020 7:46 AM

To: Grant Dennis <grantdennis@gallowayus.com>

Subject: RE: Bent Grass F2 - Addressing Fee

Grant,

This is my project. You can pay by credit card over the phone with a Visa, Master, or Discover card. This would generate an additional \$3.50 fee though. The other option would be to mail a check to Regional Building Department. Check should be made out to PPRBD, 2880 International Circle Suite 100, 80910. Please make it clear as to the project name, we have someone going through the mail twice a week and they will let me know when it arrive, then I can process the check and send you a receipt. Please note that it should show attention to Amy Vanderbeek.

I found a few errors in my addressing that I gave you. 55-59 & 76-80 Avena Road need to be edited. 55-10946, 56-10958, 57-10970, 58-10982, 59-10094, 76-10993, 77-10981, 78-10969, 79-10957, 80-10945.

Really sorry about the errors. Let me know when they have been corrected, so I can check them again and sign off.

Thank you

Amy Vanderbeek

Enumerations Plans Examiner

Pikes Peak Regional Building Department

O: 719-327-2930 E: Amy@pprbd.org W: pprbd.org



From: Grant Dennis <grantdennis@gallowayus.com>
Sent: Wednesday, June 10, 2020 5:47 AM
To: Amy Vanderbeek <amy@pprbd.org>
Subject: RE: Bent Grass F2 - Addressing Fee

Good morning Amy,

Attached is a PDF of the Final Plat for Bent Grass F2. I'm not sure who the Enumerations Reviewer is for this project as all communications were with you. Please let us know if we need to send it to someone else. Also, please let us know how to pay the fee.

Thanks,
Grant

Galloway

Grant

Dennis, PE

CIVIL ENGINEERING PROJECT MANAGER

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
O 719.900.7220 C 334.651.8353
grantdennis@gallowayus.com
GallowayUS.com

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From: Amy Vanderbeek <amy@pprbd.org>
Sent: Tuesday, June 9, 2020 6:26 PM
To: Grant Dennis <grantdennis@gallowayus.com>
Subject: RE: Bent Grass F2 - Addressing Fee

Grant,

Looks like there is 178 lots & 6 tracts with addresses. I see the following tract with addresses; B,C,D,E,F,K. If I missed any that you need addresses for please mark the locations. The total if you do not need any more tract addresses. \$1,840.00

Standard final plat comments still apply, but with RBD being closed, there are a few new changes to Enumerations review of the Mylar. Please, send a pdf of the final plat document (intended plat of record) to the Enumerations reviewer that reviewed the project. We will then check the mylar for the normal things we look at on a plat, address, street names, title block and floodplain statement. Then we will stamp off on that document with an RBD check stamp, if

all is accurate. This will be our copy of record that we plan to see once the document is recorded, minus a few signatures on the main sheet. Please contact your reviewer in Enumerations for instruction on payment.
Thanks

Amy Vanderbeek

Enumerations Plans Examiner

Pikes Peak Regional Building Department

O: 719-327-2930 E: Amy@pprbd.org W: pprbd.org



From: Grant Dennis <grantdennis@gallowayus.com>

Sent: Tuesday, June 9, 2020 1:39 PM

To: Amy Vanderbeek <amy@pprbd.org>

Subject: Bent Grass F2 - Addressing Fee

Good afternoon Amy,

Can you send us the Addressing Fee for Bent Grass Residential Filing No. 2?

Thanks,
Grant

Galloway

Grant

Dennis, PE

CIVIL ENGINEERING PROJECT MANAGER

1155 Kelly Johnson Blvd., Suite 305

Colorado Springs, CO 80920

O 719.900.7220 C 334.651.8353

grantdennis@gallowayus.com

GallowayUS.com

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**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 53010-00-036

2019 TAXES PAYABLE 2020

Owner Per Tax Record: CHALLENGER COMMUNITIES LLC

Property Type: Real Estate
Property Location: BENT GRASS MEADOWS DR
Property Description: THAT PT OF SEC 1-13-65 DESC AS FOLS: BEG AT SW COR S2NE4 SD SEC 1, TH S 00<07'58" W 693.63 FT TO THE NE COR OF TR DESC BY BK 3233 PG 824, TH N 89<42'50" W >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

Assessed Value		
Land	\$	200
Improvement	\$	0
TOTAL	\$	200

Tax District: SKF

	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007222	1.44
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.07
EL PASO COUNTY SCHOOL NO 49	0.043189	8.64
PIKES PEAK LIBRARY	0.003731	0.75
FALCON FIRE PROTECTION	0.014886	2.98
UPPER BLK SQUIRREL CRK GROUND WATER	0.001029	0.21
WOODMEN ROAD METROPOLITAN	0.011680	2.34
BENT GRASS METROPOLITAN	0.036162	7.23
El Paso County TABOR Refund	0.000000	-0.10
TOTAL	0.118229	23.56

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2019 taxes: 0.00

Amount due valid through JUNE 15th, 2020 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 11th day of JUNE A.D. 2020

Issued to: elpasoco\CALLegacy01 Legacy Title Group, LLC

Mark Lowderman
Treasurer, El Paso County

By: 

31134LTG

Fee for issuing this certificate \$10.00

20200611 43563

Supplemental Information

Schedule (Account) No: 53010-00-036

Date of Issue: 11th day of JUNE A.D. 2020

Full Property Description:

952.75 FT, S 00<07'47" W 18.25 FT, N 89<42'50" W 179.94 FT, N 00<17'10" E 119.39 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 450.0 FT A C/A OF 55<58'18" AN ARC DIST OF 439.60 FT, TH N 55<41'08" W 198.31 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 540.0 FT A C/A OF 16<06'20" AN ARC DIST OF 151.79 FT, TH N 39<34'48" W 279.73 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 525.0 FT A C/A OF 33<19'47" WHICH CHORD BEARS N 73<20'07" E 305.40, TH N 90<00'00" E 448.12 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 605.0 FT A C/A OF 24<56'46" AN ARC DIST OF 263.41, TH N 65<03'14" E 501.62 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 525.0 FT A C/A OF 25<04'43" AN ARC DIST OF 229.79 FT, TH S 89<52'03" E 116.11 FT, S 00<08'14" W 619.52 FT TO POB

Alerts:

Owners:

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 53010-00-037

2019 TAXES PAYABLE 2020

Owner Per Tax Record: CHALLENGER COMMUNITIES LLC

Property Type: Real Estate
 Property Location: BENT GRASS MEADOWS DR
 Property Description: TR IN SEC 01-13-65 DESC AS FOLS: BEG AT NW COR TR B.
 BENT GRASS RESIDENTIAL FIL NO 1, TH N89<52'03"W
 116.11FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF
 >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	240
Improvement	\$	0
TOTAL	\$	240

Tax District: SKF

	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007222	1.73
EPC ROAD & BRIDGE (UNSHARED)	0.000330	0.08
EL PASO COUNTY SCHOOL NO 49 - GEN	0.043189	10.37
PIKES PEAK LIBRARY	0.003731	0.90
FALCON FIRE PROTECTION	0.014886	3.57
UPPER BLK SQUIRREL CRK GROUND WATER	0.001029	0.25
WOODMEN ROAD METROPOLITAN	0.011680	2.80
BENT GRASS METROPOLITAN	0.036162	8.68
El Paso County TABOR Refund	0.000000	-0.12
TOTAL	0.118229	28.26

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2019 taxes: 0.00

Amount due valid through JUNE 15th, 2020 : \$ 0.00

IN WITNESS WHEREOF, I hereonto set my hand and seal this 11th day of JUNE A.D. 2020

Issued to: elpasoco\CALLegacy01 Legacy Title Group, LLC

Mark Lowderman
Treasurer, El Paso County

By: 

31134LTG

Fee for issuing this certificate \$10.00

20200611 43725

Supplemental Information

Schedule (Account) No: 53010-00-037

Date of Issue: 11th day of JUNE A.D. 2020

Full Property Description:

525.00FT A C/A OF 25<04'43" AND AN ARC DIST OF 229.79FT, TH S65<03'14"W 129.16FT, S24<56'46"E 120.00FT, S28<22'47"E 50.09FT, S24<56'46"E 110.00FT, S65<03'14"W 6.50FT, S24<56'46"E 110.00FT, S65<03'14"W 514.92FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 275.00FT A C/A OF 16<07'39" AND AN ARC DIST OF 77.41FT, TH S81<10'53"W 123.36FT, S86<23'50"W 50.00FT, TH ALC ARC OF NONTANG CUR TO THE L HAVING A RAD OF 325.00FT A C/A OF 13<25'51" AND AN ARC DIST OF 76.18FT WHICH CHORD BEARS S10<19'06"E A DIST OF 76.01FT, TH S17<02'01"E 210.00FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 275.00FT A C/A OF 34<21'21" AND AN ARC DIST OF 164.90FT, TH S35<29'01"W 241.58FT, S89<42'50"E 24.94FT, N00<07'47"E 18.25FT, S89<42'50"E 952.75FT, N00<07'58"E 693.63FT, N00<08'14"E 619.52FT TO POB

Alerts:

Owners:

Legacy Title Group, LLC
8605 Explorer Drive, Ste 250
Colorado Springs, CO 80920
Phone: 719-442-1900
Fax:

Transmittal Information

Date: 06/11/2020
File No: 31134LTG
Property Address: 1-13-65, Peyton, CO 80831
Buyer\Borrower: For Information Only
Seller: Challenger Communities LLC, a Colorado limited liability company

For changes and updates please contact your Escrow officer(s):

Escrow Officer:
Not Applicable
Legacy Title Group, LLC
8605 Explorer Drive, Ste 250
Colorado Springs, CO 80920
Phone: 719-442-1900
Fax:
E-Mail:

Title Officer:
Danene Stroud License#30348
Legacy Title Group, LLC

Escrow Processor:
Not Applicable
E-Mail:
Phone: 719-442-1900

Buyer:
For Information Only

Seller:
Challenger Communities LLC, a Colorado limited liability company
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80919

Buyer's Agent:

Seller's Agent:

Buyer's Attorney:

Seller's Attorney:

Lender:

Mortgage Broker:

Phone: Fax:
Attn:
Email:

Phone: Fax:
Attn:
Email:

Thank you for using Legacy Title Group, LLC.

**COLORADO NOTARIES MAY REMOTELY NOTARIZE REAL ESTATE DEEDS AND OTHER DOCUMENTS
USING REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY. YOU MAY CHOOSE NOT TO USE
REMOTE NOTARIZATION FOR ANY DOCUMENT.**



Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued through the Office of:
Legacy Title Group, LLC
1365 Garden of the Gods Road #200
Colorado Springs, CO 80907

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

President

Attest

Secretary

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either Company or the Insured as the exclusive remedy of parties.
You may review a copy of the arbitration rules at: <http://www.alra.org/>.

COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE A

1. Effective Date: June 4, 2020, 07:30 am

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy
Proposed Insured: For Information Only
Proposed Policy Amount:

(b) 2006 ALTA® Loan Policy
Proposed Insured:
Proposed Policy Amount:

To Be Determined

Total: \$ 269.00

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple. \$ 269.00

4. The Title is, at the Commitment Date, vested in:
Challenger Communities LLC, a Colorado limited liability company

5. The land referred to in this Commitment is described as follows:
SEE ATTACHED EXHIBIT "A"

For Informational Purposes Only: 1-13-65, Peyton, CO 80831
APN: et. al

Countersigned
Legacy Title Group, LLC

By: *Danene Stroud*

Danene Stroud

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Westcor Land Title Insurance Company. 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.

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EXHIBIT "A"

PARCEL 1:

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IS CONSIDERED TO BEAR N00°13'46"W:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°14'14"W ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 212.51 FEET AND N89°45'46"E, A DISTANCE OF 856.99 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE SOUTHERLY LINE OF A QUIT CLAIM DEED RECORDED JUNE 2, 2009 AT RECEPTION NO. 209061972 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE AND BEING THE POINT OF BEGINNING:

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX (6) COURSES:

1. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 33°19'45", A DISTANCE OF 305.39 FEET, AND A CHORD BEARING OF N72°50'18"E AND A CHORD DISTANCE OF 301.11 FEET
2. THENCE N89°30'12"E, A DISTANCE OF 448.12 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 24°56'47", A DISTANCE OF 263.42 FEET, AND A CHORD BEARING OF N77°01'48"E AND A CHORD DISTANCE OF 261.34 FEET;
4. THENCE N64°33'26"E, A DISTANCE OF 501.62 FEET TO A POINT OF CURVATURE;
5. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 25°04'42", A DISTANCE OF 229.79 FEET, AND A CHORD BEARING OF N77°05'47"E AND A CHORD DISTANCE OF 227.96 FEET;
6. THENCE N89°38'09"E, A DISTANCE OF 116.12 FEET TO A POINT ON THE WEST LINE OF BENT GRASS RESIDENTIAL FILING NO. 1 RECORDED JUNE 22, 2015 AT RECEPTION NO. 215713636 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE;

THENCE WITH THE WEST LINE OF SAID BENT GRASS RESIDENTIAL FILING NO. 1, S00°21'34"E, A DISTANCE OF 463.3 FEET TO A NON-TANGENT POINT OF CURVATURE AND THE NORTHERLY LINE OF A QUIT CLAIM DEED RECORDED AUGUST 28, 2014 AT RECEPTION NO. 214078281 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF

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50.00 FEET, A CENTRAL ANGLE OF 299°45'38", A DISTANCE OF 261.59 FEET AND A CHORD BEARING OF S00°21'34"E AND A CHORD DISTANCE OF 50.18 FEET TO SAID WEST LINE OF BENT GRASS RESIDENTIAL FILING NO. 1;

THENCE CONTINUING WITH SAID WEST LINE, S00°21'34"E, A DISTANCE OF 105.98 FEET TO THE NORTHWEST CORNER OF FALCON RANCHETTES;

THENCE S00°21'50"E WITH THE WEST LINE OF SAID FALCON RANCHETTES, A DISTANCE OF 693.63 FEET TO THE NORTHEAST CORNER OF A DEED RECORDED SEPTEMBER 28, 1979 IN BOOK 3233, PAGE 824 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE;

THENCE S89°47'22"W ALONG THE NORTH LINE OF SAID DEED, A DISTANCE OF 952.75 FEET;

THENCE S00°22'01"E ALONG THE WEST LINE OF SAID DEED, A DISTANCE OF 18.25 FEET TO THE NORTHEAST CORNER OF A DEED RECORDED MAY 12, 2008 AT RECEPTION NO. 208053974 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE;

THENCE ALONG SAID NORTH LINE AND SOUTH LINE OF A SPECIAL WARRANTY DEED RECORDED SEPTEMBER 19, 2008 AT RECEPTION NO. 208103725 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE S89°47'22"W, A DISTANCE OF 179.94 FEET;

THENCE ALONG THE WEST LINE OF SAID RECEPTION NO. 208103725, THE FOLLOWING FIVE (5) COURSES:

1. THENCE N00°12'38"W, A DISTANCE OF 119.39 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 55°58'18", A DISTANCE OF 439.60 FEET, AND A CHORD BEARING OF N28°11'47"W AND A CHORD DISTANCE OF 422.33 FEET;
3. THENCE N56°10'56"W, A DISTANCE OF 198.31 FEET TO A POINT OF CURVATURE;
4. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 16°06'20", A DISTANCE OF 151.79 FEET, AND A CHORD BEARING OF N48°07'46"W AND A CHORD DISTANCE OF 151.29 FEET;
5. THENCE N40°04'36"W, A DISTANCE OF 279.73 FEET TO THE POINT OF BEGINNING.

PREPARED FOR AND ON BEHALF OF GALLOWAY BY LYLE G. BISSEGGER, PLS#38038

PARCEL 2:

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IS CONSIDERED TO BEAR N00°13'46"W;

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 1;

THENCE N00°14'14"W ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1316.12 FEET TO THE NORTHWEST CORNER OF A QUIT CLAIM DEED RECORDED JUNE 2, 2009 AT RECEPTION NO. 209061971 OF THE EL PASO COUNTY CLERK AND

RECORDER OFFICE;

THENCE N89°36'34"E ALONG THE NORTH LINE OF SAID RECEPTION NUMBER 209061971, AND QUIT CLAIM DEED RECORDED JUNE 2, 2009 AT RECEPTION NO. 209061970 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE AND THEIR EXTENSIONS, A DISTANCE OF 2638.99 FEET TO THE NORTHWEST CORNER OF A WARRANTY DEED RECORDED JUNE 25, 2007 AT RECEPTION NO. 207085260 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE;

THENCE S00°21'34"E ALONG THE WEST LINE OF SAID RECEPTION NO. 207085260 A DISTANCE OF 619.52 FEET TO A POINT ON THE NORTH LINE OF A QUIT CLAIM DEED RECORDED JUNE 2, 2009 AT RECEPTION NO. 209061972 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE AND ALSO BEING THE NORTHWEST CORNER OF BENT GRASS RESIDENTIAL FILING NO. 1 RECORDED JUNE 22, 2015 AT RECEPTION NO. 215713636 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE;

THENCE ALONG SAID NORTH LINE THE FOLLOWING SEVEN (7) COURSES:

- 1. S89°38'09"W, A DISTANCE OF 116.13 FEET TO A POINT OF CURVATURE;**
- 2. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 25°04'42", A DISTANCE OF 264.81 FEET, AND A CHORD BEARING OF S77°05'47"W AND A CHORD DISTANCE OF 262.70 FEET;**
- 3. THENCE S64°33'26"W, A DISTANCE OF 501.62 FEET TO A POINT OF CURVATURE;**
- 4. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 24°56'47", A DISTANCE OF 228.58 FEET, AND A CHORD BEARING OF S77°01'48"W AND A CHORD DISTANCE OF 226.78 FEET;**
- 5. THENCE S89°30'12"W, A DISTANCE OF 448.12 FEET TO A POINT OF CURVATURE;**
- 6. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 65°45'45", A DISTANCE OF 694.40 FEET, AND A CHORD BEARING OF S56°37'18"W AND A CHORD DISTANCE OF 656.91 FEET;**
- 7. THENCE S23°44'26"W, A DISTANCE OF 247.83 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 209061971;**

THENCE S89°46'14"W ALONG THE SOUTH LINE OF SAID RECEPTION NUMBER 209061971, A DISTANCE OF 493.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE N00°13'46"W ALONG SAID WEST LINE , A DISTANCE OF 205.35 FEET TO THE POINT OF BEGINNING.

PREPARED FOR AND ON BEHALF OF GALLOWAY BY LYLE G. BISSEGGGER, PLS# 38038

COMMITMENT FOR TITLE INSURANCE

Issued by

Westcor Land Title Insurance Company

SCHEDULE B, PART I Requirements

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.

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SCHEDULE B, PART II
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 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. LACK OF ACCESS TO AND FROM PUBLIC ROAD, HIGHWAY, OR STREET.
10. RESERVATIONS AS CONTAINED IN PATENTS OF THE UNITED STATES RECORDED OCTOBER 30, 1895 IN BOOK 143 AT PAGE 167, AND RECORDED OCTOBER 5, 1896 IN BOOK 208 AT PAGE 20.
11. ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE EASTERLY AND WESTERLY 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.

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12. RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED SEPTEMBER 09, 1964, IN BOOK 2033 AT PAGE 442.
13. RIGHT OF WAY AND/OR EASEMENT, GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED, FOR ELECTRICAL, TELEPHONE AND/OR TELEGRAPH PURPOSES, THE EXACT LOCATION OF WHICH IS NOT SPECIFIED, RECORDED JULY 13, 1967 IN BOOK 2188 AT PAGE 810.
14. RESERVATION OF ALL REMAINING MINERAL RIGHTS BY GERALD L. HLTKI AND MYRLE F. HLATKI AS CONTAINED IN DEED RECORDED NOVEMBER 20, 1978 IN BOOK 3110 AT PAGE 614.
15. INCLUSION OF THE SUBJECT PROPERTY WITHIN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT AS EVIDENCED BY FINAL ORDER AND DECREE RECORDED DECEMBER 11, 1979 IN BOOK 3260 AT PAGE 701.
16. INCLUSION OF THE SUBJECT PROPERTY WITHIN THE FALCON FIRE PROTECTION DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 670 AND IN BOOK 3380 AT PAGE 675 AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582 AND IN BOOK 3404 AT PAGE 587.
17. THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, RECORDED JULY 10, 2003, UNDER RECEPTION NO. 203158843.
18. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE WOODMEN HILLS METROPOLITAN DISTRICT, RECORDED DECEMBER 12, 2003 UNDER RECEPTION NO. 203286253, AND RECORDED JANUARY 23, 2004 UNDER RECEPTION NO. 204013207, AND RECORDED FEBRUARY 11, 2011, UNDER RECEPTION NO. 211015822.
19. THE EFFECT OF ORDER FOR INCLUSION OF REAL PROPERTY IN THE WOODMEN ROAD METROPOLITAN DISTRICT, RECORDED JANUARY 29, 2004, UNDER RECEPTION NO. 204016142.
20. THE EFFECT OF RESOLUTION NO. 04-501, RECORDED JANUARY 24, 2005, UNDER RECEPTION NO. 205011638.
21. EFFECTS OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED APRIL 5, 2005 UNDER RECEPTION NO. 205048369, RECEPTION NO. 205048370 AND RECEPTION NO. 205048371.
22. ALL WATER AND WATER RIGHTS CONVEYED TO WOODMEN HILLS METROPOLITAN DISTRICT DESCRIBED IN THOSE SPECIAL WARRANTY DEEDS--WATER RIGHTS RECORDED APRIL 8, 2005 UNDER RECEPTION NO. 205050350 AND RECEPTION NO. 205050349.
23. 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

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RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.

24. EFFECT OF RESOLUTION NO. 07-133 REGARDING REZONING RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072586.
25. EFFECT OF RESOLUTION NO. 07-134 REGARDING REZONING RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072587.
26. EFFECT OF RESOLUTION NO. 07-135 REGARDING THE BENT GRASS PRELIMINARY PLAN RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072588.
27. EFFECT OF BENT GRASS OVERALL PUD DEVELOPMENT PLAN MAP RECORDED JUNE 4, 2007 UNDER RECEPTION NO. 207074523.
28. EFFECT OF BENT GRASS PHASE ONE SITE SPECIFIC PUD DEVELOPMENT PLAN RECORDED JUNE 4, 2007 UNDER RECEPTION NO. 207074524.
29. EFFECT OF RESOLUTION NO. 07-388 REGARDING BENT GRASS METROPOLITAN DISTRICT RECORDED SEPTEMBER 25, 2007 UNDER RECEPTION NO. 207124524.
30. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BENT GRASS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 29, 2007, UNDER RECEPTION NO. 207152168. NOTICE OF SPECIAL DISTRICT DISCLOSURE RECORDED DECEMBER 18, 2007 UNDER RECEPTION NO. 207160587.
31. THE EFFECT OF EL PASO COUNTY SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM, RECORDED AUGUST 07, 2013, UNDER RECEPTION NO. 213101580.
32. THE EFFECT OF RESOLUTION NO. 14-260, RECORDED JULY 23, 2014, UNDER RECEPTION NO. 214065375.
33. THE EFFECT OF RESOLUTION NO. 14-259, RECORDED JULY 23, 2014, UNDER RECEPTION NO. 214065376.
34. THE EFFECT OF BENT GRASS PLANNED UNIT DEVELOPMENT PLAN AMENDMENT, RECORDED JULY 30, 2014, UNDER RECEPTION NO. 214068054.
35. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE AMENDMENT TO INCLUSION AGREEMENT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 22, 2019, UNDER RECEPTION NO. 219055421.
36. Deed of Trust from Challenger Communities, LLC, a Colorado limited liability company to the Public Trustee of the County of El Paso, State of Colorado, for the use of FirstTier Bank to secure \$3,180,000.00, dated March 25, 2020 and recorded March 26, 2020 at Reception No. 220042166.

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FOR INFORMATIONAL PURPOSES ONLY:

24-month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:

Deed recorded July 2, 2019 as Reception No. 219074560 and Reception No. 219074561.

NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

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.

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Legacy Title Group, LLC

Commitment No. 31134LTG

Disclosures

All documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section. Pursuant to C.R.S. 30-10-406(3)(a).

The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary. Pursuant to C.R.S. 10-11-122.

No person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawals as a matter of right. Pursuant to C.R.S. 38-35-125(2).

The Company hereby notifies the proposed buyer in the current transaction that there may be recorded evidence that the mineral estate, or portion thereof, has been severed, leased, or otherwise conveyed from the surface estate. If so, there is a substantial likelihood that a third party holds some or all interest in the oil, gas, other minerals, or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the property without the surface owner's permission. Pursuant to C.R.S. 10-11-123.

If this transaction includes a sale of property and the sales price exceeds \$100,000.00, the seller must comply with the disclosure/withholding requirements of said section. (Nonresident withholding) Pursuant to C.R.S. 39-22-604.5.

Notice is hereby given that: The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that: (a) "Gap Protection" – When this Company conducts the closing and is responsible for recording or filing the legal documents resulting from the transaction, the Company shall be responsible for all matters which appear on the record prior to such time or recording or filing; and (b) "Mechanic's Lien Protection" – If you are the buyer of a single family residence, you may request mechanic's lien coverage to be issued on your policy of Insurance. If the property being purchased has not been the subject of construction, improvements or repairs in the last six months prior to the date of this commitment, the requirements will be payment of the appropriate premium and the completion of an Affidavit and Indemnity by the seller. If the property being purchased was constructed, improved or repaired within six months prior to the date of this commitment, the requirements may involve disclosure of certain financial information, payment of premiums, and indemnity, among others. The general requirements stated above are subject to revision and approval by the Company. Pursuant to C.R.S. 10-11-122.

Colorado Division of Insurance 8-1-3 Closing Protection Letter notice

Effective January 1, 2017 the following notice shall be included in the Disclosure Statement required by the Colorado Division of Insurance and Colorado Revised Statutes:

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of an ALTA Closing protection Letter which may be, upon request, be provided to certain parties to the transaction identified in the commitment.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

**Legacy Title Group, LLC
Privacy Policy Notice**

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Legacy Title Group, LLC**.

We may collect nonpublic personal information about you from the following sources:

Information we received from you such as on applications or other forms.

Information about your transactions we secure from our files, or from (our affiliates or) others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint market agreements:

Financial services providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.