

**Commonwealth Land Title Insurance Company  
TITLE REPORT**

**SCHEDULE A**

**Title Report No:** H0544123-710-CTO-SSC

1. **Effective Date:** August 27, 2018 at 8:00 A.M.
2. The estate or interest in the land described or referred to in this Title Report is:

**A Fee Simple**

3. Title to the estate or interest in the land is at the Effective Date vested in:

**James and Hazel Gardner Living Trust dated August 26, 2010**

4. The land referred to in this Title Report is described as follows:

**See Attached Legal Description**

(for informational purposes only) 24830 Impala Cir, Calhan, CO 80808

## Attached Legal Description

Lot 29, Antelope Acres No. 2,  
County of El Paso, State of Colorado.

## SCHEDULE B

### Exceptions

1. Reservation of mineral rights as contained in Warranty Deed recorded March 23, 1956 in Book 1559 at Page 340.
2. Mineral Deed recorded August 24, 1971 in Book 2431 at page 103.
3. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:  
  
Recording Date:           October 2, 1973  
Recording No:             Reception No. 20415 in Plat Book Z-2 page 52
4. Covenants, conditions and restrictions, which do not include a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
  
Recording Date:           November 9, 1973  
Recording No:             Book 2635 at page 978 and Amendment recorded October 19, 1984 in Book 3930 at Page 320
5. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements if any, as set forth therein, and any and all assignments thereof or interests therein.  
  
Recording Date:           August 24, 1990  
Recording No:             Book 5767 at Page 853  
Affidavit recorded June 21, 1994 in Book 6472 at Page 208
6. Easement and Right of Way granted to El Paso Mutual Telephone Company recorded October 14, 1993 in Book 6284 at Page 831, the exact course is not set forth therein.
7. The effect of the inclusion of subject property in the Ellicott Metropolitan District as disclosed in instrument recorded February 11, 1997 at Reception No. 097015577.
8. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 00-260 as set forth below:  
  
Recording Date:           September 12, 2000  
Recording No.:            200109261

### END OF EXCEPTIONS

THIS IS A TITLE REPORT ONLY. **This is not a commitment to insure.**

