



Customer Distribution

**Our Order Number:** VC50048283

**Date:** 08-10-2017

**Property Address:** 6700 HIGHWAY 6, GYPSUM, CO 81637

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**For Title Assistance**

VAIL TITLE DEPARTMENT  
610 WEST LIONSHEAD CIRCLE #300  
VAIL, CO 81657  
970-477-4500 (phone)  
970-476-4534 (fax)  
eaglecountyrequests@ltgc.com

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**PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS**

**Buyer/Borrower**

A BUYER TO BE DETERMINED  
Delivered via: Electronic Mail

**Attorney for Seller**

GARFIELD & HECHT  
Attention: DAVID MCCONAUGHY  
901 GRAND AVE., SUITE 201  
GLENWOOD SPRINGS, CO 81601  
970-947-1936 (work)  
970-917-1937 (work fax)  
dmcconaughy@garfieldhecht.com  
Delivered via: Electronic Mail

**Seller/Owner**

GLOBAL ASSET RECOVERY, LLC, AN INDIANA LIMITED LIABILITY  
COMPANY  
6530 CONSTITUTION DR  
FORT WAYNE, IN 46804  
Delivered via: Delivered by Attorney



## Land Title Guarantee Company

Estimate of Title Fees

Order Number: VC50048283

Date: 08-10-2017

Property Address: 6700 HIGHWAY 6, GYPSUM, CO 81637

Buyer/Borrower: A BUYER TO BE DETERMINED

Seller: GLOBAL ASSET RECOVERY, LLC, AN INDIANA LIMITED LIABILITY COMPANY

Visit Land Title's website at [www.ltgc.com](http://www.ltgc.com) for directions to any of our offices.

Estimate of Title Insurance Fees	
TBD Commitment	\$100.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Total</b>	<b>\$100.00</b>
<b>THANK YOU FOR YOUR ORDER!</b>	

**ALTA COMMITMENT**  
**First American Title Insurance Company**  
**Schedule A**

**Order Number:** VC50048283

**Customer Ref-Loan No.:**

**Property Address:**

6700 HIGHWAY 6, GYPSUM, CO 81637

**1. Effective Date:**

07-31-2017 At 05:00:00

**2. Policy to be Issued and Proposed Insured:**

"TBD" Commitment \$100.00  
Proposed Insured:  
A BUYER TO BE DETERMINED

**3. The estate or interest in the land described or referred to in this Commitment and covered herein is:**

A FEE SIMPLE

**4. Title to the estate or interest covered herein is at the effective date hereof vested in:**

GLOBAL ASSET RECOVERY, LLC, AN INDIANA LIMITED LIABILITY COMPANY

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

PARCEL 1:

A PARCEL OF LAND BEING A PART OF TRACT 37A, SECTION 2, TOWNSHIP 5 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE RIGHT-OF-WAY OF INTERSTATE 70, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID TRACT 37A WHENCE ANGLE POINT 3 BEARS NORTH 89°55'00" WEST 3405.45 FEET;  
THENCE NORTH 53°48'13" WEST, 624.24 FEET;  
THENCE NORTH 73°15'03" WEST, 258.38 FEET;  
THENCE NORTH 02°04'24" WEST, 166.67 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70;  
THENCE NORTH 88°51'00" EAST, 1072.97 FEET ALONG SAID RIGHT-OF-WAY;  
THENCE NORTH 80°01'00" EAST, 202.40 FEET ALONG SAID RIGHT-OF-WAY;  
THENCE NORTH 88°39'21" EAST, 300.00 FEET ALONG SAID RIGHT-OF-WAY;  
THENCE SOUTH 81°23'30" EAST, 510.20 FEET ALONG SAID RIGHT-OF-WAY;  
THENCE ALONG SAID RIGHT-OF-WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3174.80 FEET, A CENTRAL ANGLE OF 11°04'40", AN ARC LENGTH OF 613.83, AND A LONG CHORD OF 612.88 FEET BEARING NORTH 80°18'29" EAST TO THE EASTERLY LINE OF SAID TRACT 37A;  
THENCE SOUTH 04°24'56" EAST, 705.11 FEET ALONG SAID EASTERLY LINE TO ANGLE POINT 4 OF SAID TRACT 37A;  
THENCE SOUTH 89°55'00" WEST 1977.67 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT 37A TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 2:

A PARCEL OF LAND BEING A PART OF TRACT 37A, SECTION 2 AND 3, TOWNSHIP 5 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE RIGHT-OF-WAY OF INTERSTATE

**ALTA COMMITMENT**  
**First American Title Insurance Company**  
**Schedule A**

**Order Number:** VC50048283

**Customer Ref-Loan No.:**

70, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ANGLE POINT 3 OF SAID TRACT 37A;  
THENCE NORTH 00°25'12" EAST FEET ALONG THE WESTERLY LINE OF SAID TRACT 37A TO SAID SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 70;  
THENCE NORTH 70°01'00" EAST 540.12 FEET ALONG SAID RIGHT-OF-WAY;  
THENCE NORTH 70°30'30" EAST 195.40 FEET ALONG SAID RIGHT-OF-WAY;  
THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3645.00 FEET; A CENTRAL ANGLE OF 15°56'02", AN ARC LENGTH OF 1013.66, AND A LONG CHORD OF 1010.40 FEET BEARING NORTH 79°29'00" EAST;  
THENCE NORTH 88°27'00" EAST 202.60 FEET ALONG SAID RIGHT-OF-WAY;  
THENCE NORTH 89°02'35" EAST 31.52 FEET ALONG SAID RIGHT-OF-WAY;  
THENCE SOUTH 81°21'30" EAST 203.00 FEET ALONG SAID RIGHT-OF-WAY;  
THENCE NORTH 88°51'00" EAST 527.03 FEET ALONG SAID RIGHT-OF-WAY;  
THENCE SOUTH 02°04'24" EAST 166.67 FEET;  
THENCE SOUTH 73°15'03" EAST 258.38 FEET;  
THENCE SOUTH 53°48'13" EAST 624.24 FEET TO THE SOUTHERLY LINE OF SAID TRACT 37A;  
THENCE NORTH 89°55'00" WEST 1167.57 FEET ALONG SAID SOUTHERLY LINE TO THE RAILROAD RIGHT-OF-WAY LINE;  
THENCE ALONG SAID RAILROAD RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 996.75 FEET, A CENTRAL ANGLE OF 35°17'20", AN ARC LENGTH OF 613.90 FEET AND A LONG CHORD OF 604.25 FEET BEARING NORTH 89°55'00" WEST TO THE SAID SOUTHERLY LINE OF TRACT 37A;  
THENCE NORTH 89°55'00" WEST 1633.63 FEET ALONG SAID SOUTHERLY LINE OF TRACT 37A TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

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**ALTA COMMITMENT**  
**First American Title Insurance Company**  
**Schedule B Section 1**

**(Requirements)**

**Order Number:** VC50048283

**The following are the requirements to be complied with:**

**Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.**

**Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:**

**Item (c) Payment of all taxes, charges or assessments levied and assessed against the subject premises which are due and payable.**

**Item (d) Additional requirements, if any disclosed below:**

1. WAIVER OF RIGHT OF FIRST REFUSAL AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 7, 2013 UNDER RECEPTION NO. [201320336](#).
2. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF GLOBAL ASSET RECOVERY, LLC AS A INDIANA LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

3. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR GLOBAL ASSET RECOVERY, LLC MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

4. WARRANTY DEED FROM GLOBAL ASSET RECOVERY, LLC, AN INDIANA LIMITED LIABILITY COMPANY TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

NOTE: THE COMMITMENT DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS.

NOTE: THIS COMMITMENT IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

**First American Title Insurance Company**  
**Schedule B Section 2**

**(Exceptions)**

Order Number: VC50048283

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that 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 encroachment, encumbrance, 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 the 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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Any and all unpaid taxes, assessments and unredeemed tax sales.
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.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. THE RIGHT OF A PROPRIETOR OF A VEIN OR LOAD TO EXTRACT OR REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 10, 1931 IN BOOK 113 AT PAGE [559](#), AND ANY AND ALL ASSIGNMENTS THEREOR OR INTEREST THEREIN.
10. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 10, 1931 IN BOOK 113 AT PAGE [559](#).
11. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT RECORDED AUGUST 14, 1980 IN BOOK 306 AT PAGE [898](#).
12. TERMS, CONDITIONS AND PROVISIONS OF PRIVATE WAY LICENSE RECORDED OCTOBER 26, 1981 IN BOOK 331 AT PAGE [121](#).
13. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY RESERVATIONS ISSUED RECORDED SEPTEMBER 28, 1988 IN BOOK 492 AT PAGE [172](#).
14. ANY INCREASE OR DECREASE IN THE AREA OF THE LAND AND ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH HAS BEEN CREATED BY OR CAUSED BY ACCRETION OR RELICTION, WHETHER NATURAL OR ARTIFICIAL; AND THE EFFECT OF THE GAIN OR LOSS OF AREA BY ACCRETION OR RELICTION UPON THE MARKETABILITY OF THE TITLE OF THE LAND.
15. RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY IN FAVOR OF THE PUBLIC WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF THE EAGLE RIVER.

**First American Title Insurance Company**  
**Schedule B Section 2**

**(Exceptions)**

**Order Number:** VC50048283

**The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:**

16. ANY RIGHTS OR INTERESTS OF THIRD PARTIES WHICH EXIST OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF THE EAGLE RIVER.
17. TERMS, CONDITIONS AND PROVISIONS OF RULE AND ORDER FOR THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF OF HIGHWAYS, STATE OF COLORADO RECORDED APRIL 27, 1984 IN BOOK 384 AT PAGE [25](#).
18. RIGHT OF WAY FOR I-70 AND U.S. HIGHWAY 6.
19. THE APPARENT LACK OF ACCESS TO AND FROM THOSE PORTIONS OF SUBJECT PROPERTY LOCATED SOUTH OF THE EAGLE RIVER VIA A PUBLIC STREET, ROAD, OR HIGHWAY, OR VIA A PRIVATELY GRANTED EASEMENT. THE EFFECT OF THE APPARENT LACK OF ACCESS UPON THE MARKETABILITY OF TITLE TO THE LAND.
20. TERMS, CONDITIONS AND PROVISIONS OF APPROVAL OF SPECIAL USE PERMIT FOR RIVER DANCE RV PARK RECORDED AUGUST 15, 2001 AT RECEPTION NO. [764831](#).
21. TERMS, CONDITIONS AND PROVISIONS OF AN EASEMENT FOR UNDERGROUND RIGHT OF WAY AND INCIDENTAL PURPOSES GRANTED TO HOLY CROSS ENERGY RECORDED AUGUST 21, 2001 AT RECEPTION NO. [766385](#).
22. ANY RIGHTS, EASEMENTS, ENCROACHMENTS, INTEREST OR CLAIMS WHICH MAY EXIST BY REASON OF OR REFLECTED BY THE FOLLOWING FACTS SHOWN ON THE LAND SURVEY PLAT PREPARED BY WHITE SURVEYING ON FEBRUARY 12, 2007 JOB #07-002 AND RECORDED FEBRUARY 14, 2007 AT RECEPTION NO. [200704035](#), INCLUDING BUT NOT LIMITED TO RAIL ROAD RIGHT OF WAY; TWO PERMANENT EASEMENTS AND OVERHEAD POWERLINE.
23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RIGHT OF FIRST REFUSAL AGREEMENT RECORDED OCTOBER 07, 2013 UNDER RECEPTION NO. [201320336](#).



First American Title™

## Privacy Information

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

### Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others, and
- Information we receive from a consumer reporting agency.

### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested to us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information values. We currently maintain physical, electronic, and procedural safeguards that comply with referral regulations to guard your nonpublic personal information.

### Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet. In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us how you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site. There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the person information. Usually, the personal information we collect is used only by us to respond to your inquiry, process and order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

### Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

### Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. [FirstAm.com](http://FirstAm.com) uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

### Fair Information Values

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the uses of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.





**JOINT NOTICE OF PRIVACY POLICY OF  
LAND TITLE GUARANTEE COMPANY  
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY  
LAND TITLE INSURANCE CORPORATION AND  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company and Meridian Land Title, LLC, as agents for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- ▶ applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
  - ▶ your transactions with, or from the services being performed by, us, our affiliates, or others;
  - ▶ a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- ▶ the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- ▶ We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- ▶ We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- ▶ Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- ▶ We regularly access security standards and procedures to protect against unauthorized access to Personal Information.

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

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows. Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

## DISCLOSURE STATEMENT

NOTE: Pursuant to C.R.S. 30-10-406(3)(a) 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.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's 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.

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.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

A. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

B. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

A. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

C. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

D. The Company must receive payment of the appropriate premium.

E. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) 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 withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

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.

*First American Title Insurance Company*



First American Title™

## Commitment for Title Insurance

ISSUED BY

### First American Title Insurance Company

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation ("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.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

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.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

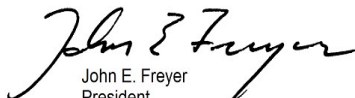
IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

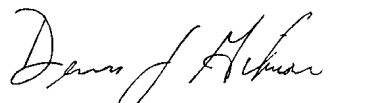

#### CONDITIONS

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 acquires actual knowledge of any defect, lien, encumbrance, adverse claim or the 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 and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of the 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 the Conditions and Stipulations 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 the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at [www.alta.org](http://www.alta.org)

Issued by:  
Land Title Guarantee Company  
3033 East First Avenue  
Suite 600  
Denver, Colorado 80206  
303-321-1880

First American Title Insurance Company

  
John E. Freyer  
President  
Authorized Officer or Agent

  
Dennis J. Gilmore  
  
Jeffrey S. Robinson  
Secretary





# INVOICE

**Land Title Guarantee Company**  
**5975 Greenwood Plaza Blvd Suite 125**  
**Greenwood Village, CO 80111**  
**970-476-2251**

GARFIELD & HECHT  
 DAVID MCCONAUGHY  
 901 GRAND AVE., SUITE 201  
 GLENWOOD SPRINGS, CO 81601

<u>Reference</u>	
Your Reference Number:	TBD Commitment - 50048283
Our Order Number:	VA-10829
Our Customer Number:	30254.4
Invoice Requested by:	DAVID MCCONAUGHY
Invoice (Process) Date:	August 10, 2017
Transaction Invoiced By:	Web Services
Email Address:	invoicing@ltgc.com

**Invoice Number: VA-10829**

Date: August 10, 2017

Order Number: 50048283

Property Address: 6700 HIGHWAY 6 GYPSUM 81637

Buyer/Borrower: A Buyer To Be Determined

Invoice Charges		
Service:	TBD Commitment	\$216.00
Ref:	50048283	
Addr:	6700 HIGHWAY 6	
Party:	GLOBAL ASSET RECOVERY, LLC, AN INDIANA LIMITED LIABILITY COMPANY	
		\$216.00
Total Amount Invoiced:		\$0.00
Less Payment(s):		\$216.00
Balance Due:		

**Due and Payable upon receipt**

Please make check payable to Land Title Guarantee Company and send to the address at the top of Page 1.  
 Please reference **Invoice Number VA-10829** on your Payment