

From: Fidelity Title Company orders@valuecheck.com
Subject: 171-F16910-22-317 Evans Street, Lyons, CO
Date: September 21, 2022 at 9:43 AM
To: leighwilliamsjr@gmail.com

FC



Fidelity National Title

Trusted everywhere,
everyday.

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Pursuant to your real estate contract, the title commitment attached is for your records and review only, you will receive your title policy after the closing of the property. Thank You.

Your SmartView Commitment

Our File No. 171-F16910-22

Effective Date: September 01, 2022

PROPERTY ADDRESS: 317 EVANS STREET

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

Ronald Williams

Melissa Schopen

Diane Clark

Dan Siddall

Evronne Pierce

Tara Haught

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

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

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

LEGAL DESCRIPTION

Lots 2 and 3, Block 24, Town of Lyons, according to the Putnam Plat thereof, County of Boulder, State of Colorado.

SELLERS

[Melissa A. Schopen and David F. Schopen](#)

BUYERS

Ronald Leigh Williams, Jr.

LENDER

PROPOSED COVERAGES

ALTA Owners Policy 6-17-06

Proposed Insured: Ronald Leigh Williams, Jr.
Proposed Policy Amount: \$900,000.00

ESTIMATED TITLE CHARGES

Owner's Policy Premium	\$2375.00
CO 110.1-06	\$75.00
Tax Certificate	\$13.50

REQUIREMENTS

1. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
4. Evidence that any and all assessments for common expenses, if any, have been paid.
5. 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): [Melissa A. Schopen and David F. Schopen](#)

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

6. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
7. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
8. Furnish for recordation a Certificate of Permanent Location For a Manufactured Home and Purged Ad Valorem Letter from the State of Colorado for the manufactured housing unit to be insured hereunder.

If the home was permanently affixed to the land prior to July 1, 2008, then furnish for recordation an Affidavit of Real Property For a Manufactured Home and Letter from the State of Colorado stating no active Certificate of Title was found. Said Affidavit must be executed by the Owner, County Assessor, Treasurer, and Division of Motor Vehicles.

Note: If this requirement is satisfied, the manufactured housing unit will become real property and will be insured hereunder. If this requirement is not satisfied, the manufactured housing unit will remain personal property and will not be insured hereunder.

NOTE: Exception number 5 will be removed from the Owner's Policy provided the Company conducts the closing.

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.

NOTE: Endorsement Form 110.1, deleting exception(s) 1-4 will be issued with the Owner's Policy, subject to satisfaction of requirements and as applicable.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

There are no conveyances affecting said land recorded within 24 months of the date of this report

[Plat Map](#)

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.

NOTE: Upon satisfaction of all requirements herein, the above exception will not be reflected on any proposed title policy identified in Schedule A.

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. 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, or source of income, 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: March 20, 1929

Recording No: Plat [Book 4 at Page 48](#)

Note: The liability of the Company hereunder is expressly limited to the value of the real property described herein and its permanent fixtures, and this liability must not be construed to include any dwellings or structures such as manufactured housing units, which are not permanently affixed to the Land.

IMPORTANT CONTACTS

EMERGENCY CONTACTS

Escrow Closer: Evonne Pierce
Phone: 303-485-0076
FAX: (303)633-7755
E-Mail: epierce@fnf.com
Address: 655 S Sunset Street, Suite A
Longmont, CO 80501

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.****

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 Title Snapshot 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.