

# AUCTION

## PROPERTY INFORMATION

Find Your Freedom<sup>®</sup>

*Rodney & Linda Baumgartner  
Keenesburg, Weld County, CO*



**Eagle Hawk  
Realty Group &  
Auction Services**

In Conjunction with:



**Heritage Brokers  
& Auctioneers**

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**Eagle Hawk  
Realty Group &  
Auction Services**

WELCOME AUCTION BIDDERS...!

On behalf of United County | Eagle Hawk Realty Group & Auction Services, and the Sellers, we would like to welcome you to the auction event. Our number one goal is to provide as much clarity and information needed for you to make a well-informed purchase.

The real estate auction process should not be complicated. We believe in creating an open and transparent environment for our clients and customers by providing full disclosure, pertinent information and walking through the process to make the auction event an exciting opportunity that it was designed to be. Remember, we are here to provide a service so please let us know if you have any questions about the property being offered or questions about the auction process.

Real Estate Auctions have become increasingly popular over recent years, as property owners and buyers are realizing the advantages to an expedited sales process. Professional real estate auction services allow sellers to present their property to the marketplace and an opportunity for well informed and qualified buyers to present their offers.

Over the past 95 years, United Country has become recognized as the leader in real estate auction marketing. As the largest fully integrated real estate and auction organization in the United States, we consistently deliver industry leading auction marketing, technology, training and results to our clients. For more information about United Country | Eagle Hawk Realty Group & Auction Services, feel free to visit our website: [www.eaglehawkrealtygroup.com](http://www.eaglehawkrealtygroup.com)

Thanks again for your attendance,

*Lisa Bonman*

Real Estate Broker

**UNITED COUNTRY**®  
Since 1925

(720) 878-5626 Office \* 47 South 4th Street, Brighton, CO, 80601 \* [lisasellscountry@gmail.com](mailto:lisasellscountry@gmail.com)  
[www.eaglehawkrealtygroup.com](http://www.eaglehawkrealtygroup.com)

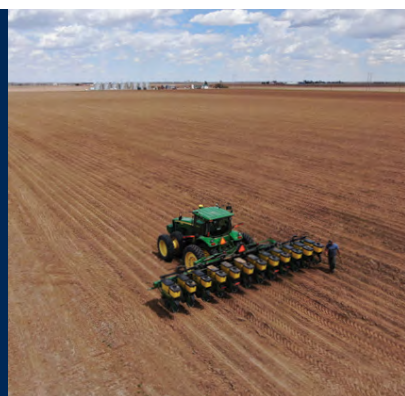
# AUCTION ONLINE ONLY

55+/- ACRES | IRRIGATED CROPLAND  
WELD COUNTY, COLORADO



**BIDDING  
ENDS:  
MAY 29**

**6 PM MDT  
(7 PM CDT)**



[CLICK HERE TO BID NOW](#)



Don't miss this opportunity to own highly productive, irrigated cropland in Weld County! Highly productive farms like this one do not often come available to the marketplace - the current owner has been a very good caretaker of the land. This is a great agricultural investment located close to Keenesburg. Register & bid today!



#### LOCATION:

This farm is located 5.5 miles East of Keenesburg, Colorado on County Road 16, then 1/4 mile north on County Road 69 to the farm on the left. (Look for auction signs.)

#### MINERALS:

The Seller believes they own an undivided 25% of mineral rights and will be transferring said rights with the surface.

#### INFO:

See website for a copy of the Survey, FSA info, and irrigation ditch info, along with the complete legal description.

[BidHeritage.com](http://BidHeritage.com) • 720-878-5626



Eagle Hawk  
Realty Group &  
Auction Services

Lisa Bowman  
CO Broker Lic# EI.040018295

In  
Cooperation  
with:



Heritage Brokers  
& Auctioneers

Shawn Terrel, CAI, AARE, UCMA  
Real Estate Auctioneer



**Sellers: Rodney & Linda Baumgartner.** TERMS: All bidding is conducted Online Only. 5% Buyer's Premium applies. 10% down with the balance due at closing within 30 days. See website for complete terms & conditions. Franchise office is independently owned & operated.

# Baumgartner Farm Auction (Lisa Bowman)

Weld County, Colorado, 55 AC +/-



 Boundary

Bid # \_\_\_\_\_

### Online Auction Bidders Agreement

THIS IS A LEGALLY BINDING DOCUMENT. IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS AS SET FORTH HEREIN, PLEASE CONSULT AN ATTORNEY PRIOR TO SIGNING.

I \_\_\_\_\_ (Buyer) agree to immediately enter into a Purchase Contract if I am declared the high bidder (winning bidder) by the auctioneer during the following auction:

- **A tract of land consisting of 55+/- acres, located in the E/2 of the SE/4 of Section 27- T2N – R63W of the 6th P.M., Weld County, Colorado.**  
(See survey for complete legal description).
- **Bidding Open & Close Dates/Times:**
  - **Online Bidding Opens on Friday, April 24<sup>th</sup>, 2020 at 6:00pm MST (7pm Central Time)**
  - **Online Bidding Closes on Friday, May 29<sup>th</sup>, 2020 at 6:00pm MST (7pm Central Time)**

By signing below, I agree that I have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

**I fully understand and agree that an Online Auction Bidders Agreement MUST be signed and returned to the auction company, prior to being allowed to bid in the Online Auction. As a bidder, it is solely my responsibility to contact the auction company at (877) 318-0438 with any questions regarding the auction, purchase agreement or terms & conditions, prior to placing any bids in said auction.**

### Online Auction Terms & Conditions

- 1) **Seller's Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to approval by Seller.
- 2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction by completing and signing the (Online Auction Bidders Agreement), which will be sent by email via DocuSign. Upon completing this registration form and receiving approval, bidding privileges will be turned on. If you need assistance with registration, you may **contact Lucinda Terrel at (816) 420-6257 or by email at [Lucinda@BuyHeritage.com](mailto:Lucinda@BuyHeritage.com)**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction (i.e. Internet Auction) bidding shall be opened and begin closing on the dates and times stated above.
- 4) **Property Preview:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders and may be conducted at any time, as this is vacant land. Any questions related to the property, **please contact the Auction Manager, Lisa Bowman at (720) 878-5626.**
- 5) **Cash Offer/No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. By placing a bid in this auction, bidders are making a "cash offer" to purchase the property. Financing is NOT a contingency in the purchase agreement.

- 6) **Buyer's Premium: A Five Percent (5%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property.
- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into a Contract to Purchase the property immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country Real Estate – Eagle Hawk Realty Group & Auction Services (the Colorado Broker of Record)** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be (hand delivered, faxed, or scanned and emailed). A sample purchase contract is available for review online prior to placing any bids in the auction.
- 8) **Escrow Deposit:** An escrow deposit of **Ten Percent (10%)** of the total contract purchase price (which includes the buyer's premium) will be wire transferred or hand delivered in the form of certified funds to the Title Company no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
- 9) **Closing:** Closing shall be on or by Monday, June 29<sup>th</sup>, 2020. Closing shall take place at **Land Title Guarantee Company, 195 Telluride St, Suite 10, Brighton, CO 80601**. Closing Agent is Debbie Pinkerton (Escrow Officer) and her phone number is (303) 655-9973. Out of state buyers will be afforded the opportunity to close via email, mail and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to any and all easements of record.
- 11) **Minerals:** The Seller believes they own an undivided 25% of mineral rights and will be transferring said rights with the surface.
- 12) **Survey:** Seller has completed a survey of the property and said survey shall be provided by the Seller. Any additional survey desired by Buyer shall be at the Buyer's sole expense.
- 13) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing, subject to current tenant's rights, which expire on November 1<sup>st</sup>, 2020.
- 14) **Title Insurance:** Title Insurance in the full amount of the purchase price will be provided by the seller. Seller shall execute a general warranty deed conveying the property to the buyer(s).
- 15) **Taxes:** Seller shall pay the 2019 and all prior year real estate taxes. The 2020 real estate taxes will be Pro-Rated to the date of closing.
- 16) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Heritage Brokers & Auctioneers, United Country – Eagle Hawk Realty Group & Auction Services, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount, if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.

- 17) **Soft Close:** If a bid is received within the last 3 minutes of the auction, the auction close time will automatically extend 3 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
- 18) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve price (if applicable). The property is available for and subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).
- 19) **Pre-Auction Sales:** As an exclusive agent for the Seller, the Auctioneer shall present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all of the auction terms and conditions, and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion.

\_\_\_\_\_  
 Buyer: Printed Name

\_\_\_\_\_  
 BUYERS SIGNATURE

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 Spouse: Printed Name

\_\_\_\_\_  
 SPOUSE SIGNATURE

\_\_\_\_\_  
 DATE

\_\_\_\_\_  
 Buyer: Address

(APPROVAL)

\_\_\_\_\_  
 Buyer: City / State / Zip

\_\_\_\_\_  
 Buyer: Email

\_\_\_\_\_  
 Auctioneers Printed Name

\_\_\_\_\_  
 Buyer: Phone

\_\_\_\_\_  
 Auctioneers Signature

\_\_\_\_\_  
 Date





**CHECK ONE BOX ONLY:**

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

**CHECK ONE BOX ONLY:**

**Customer.** Broker is the  seller's agent  seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks:  Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

**Customer for Broker's Listings - Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW:** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: *Eagle Hawk Realty Group & Auction Services*

---

Broker **Lisa Bowman**



**Eagle Hawk  
Realty Group &  
Auction Services**

**Eagle Hawk Realty Group**  
32610 E 151st Ave  
Brighton, CO 80603  
Phone: (720)878-5626

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD19L-6-17) (Mandatory 1-18)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**SELLER'S PROPERTY DISCLOSURE**

- (  **LAND Supplement to Residential**)
- (  **LAND - With Improvements**)
- (  **LAND - Without Improvements**)

**THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.**

Seller states that the information contained in this Disclosure is correct to Seller's **CURRENT ACTUAL KNOWLEDGE** as of this Date. **Any changes must be disclosed by Seller to Buyer promptly after discovery. Seller's failure to disclose a known material defect may result in legal liability.** If Seller has knowledge of an adverse material fact affecting the Property or occupants, it must be disclosed whether there is a specific item on this Disclosure or not.

**Note:** The Contract to Buy and Sell Real Estate, not this Disclosure, determines whether an item is included or excluded; if there is an inconsistency between this Disclosure and the Contract, the Contract controls.

Date: *April 20, 2020*

Property Address: *Per Weld County* *Keenesburg* *Colorado* *80643*

Seller: *Rodney and Linda Baumgartner*

Year Built: \_\_\_\_\_

**I. IMPROVEMENTS**

**If this box is checked, there are no structures or improvements on the Property; do not complete Parts A-E.**

A.	STRUCTURAL CONDITIONS If you know of any of the following problems <b>EVER EXISTING</b> check the "Yes" column:	Yes	Comments
1	Structural problems		
2	Moisture and/or water problems		
3	Damage due to termites, other insects, birds, animals or rodents		
4	Damage due to hail, wind, fire, flood or other casualty		
5	Cracks, heaving or settling problems		
6			
7			

Buyer initials \_\_\_\_\_

Seller initials *[Signature]* *[Signature]*

<b>B.</b>	<b>ROOF</b> If you know of any of the following problems <b>EVER EXISTING</b> check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Roof leak		
2	Damage to roof		
3	Skylight problems		
4	Gutter or downspout problems		
5	Other roof problems		

<b>B-1.</b>	<b>ROOF - Other Information:</b> Do you know of the following on the Property:	<b>Yes</b>	<b>Comments</b>
1	Roof under warranty until _____ Transferable _____		
2	Roof work done while under current roof warranty		
3	Roof material: _____ Age _____		
4			
5			

<b>C.</b>	<b>ELECTRICAL &amp; TELECOMMUNICATIONS</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1			
2			

<b>C-1.</b>	<b>ELECTRICAL &amp; TELECOMMUNICATIONS - Other Information:</b> Do you know of the following on the Property:	<b>Yes</b>	<b>Comments</b>
1	220 volt service		
2	Aluminum wiring at the outlets (110)		
3	Electrical Service: Amps _____		
4	Garage door control(s) # _____		
5			
6			

<b>D.</b>	<b>MECHANICAL</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1			
2			

<b>E.</b>	<b>VENTILATION, AIR, HEAT</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Heating system		
2			
3			

Buyer initials \_\_\_\_\_ ) \_\_\_\_\_

Seller initials  \_\_\_\_\_ 

E-1.	<b>VENTILATION, AIR, HEAT - Other Information:</b> Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Heating system: Type _____ Fuel _____ Type _____ Fuel _____			
2				
3				

F.	<b>WATER SUPPLY</b> Do you know of the following on the Property:
1	Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No



G.	<b>WATER</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	Yes	Comments
1	Water system (including lines and water pressure)		
2	Water heater(s)		
3	Water filter system		
4	Water softener		
5	Well		
6	Water system pump		
7			
8			

G-1.	<b>WATER - Other Information</b> Do you know of the following on the Property:	Yes	Age If Known	Comments
1	Water heater: Number of _____ Fuel type _____ Capacity _____			
2	Well metered			
3	Well - Date of last inspection _____			
4	Galvanized pipe			
5	Polybutylene pipe			
6				
7				

H.	<b>SEWER</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	Yes	Comments
1	Sewage system (including sewer lines)		
2	Lift station (sewage ejector pump)		
3	Sump pump(s) # of _____		
4	Gray water storage/use		
5			

Buyer initials \_\_\_\_\_

Seller initials \_\_\_\_\_

<b>H-1.</b>	<b>SEWER - Other Information</b> Do you know of the following on the Property:
1	Type of sanitary sewer service: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Septic System <input type="checkbox"/> None <input type="checkbox"/> Other _____ If the Property is served by an on-site septic system, provide buyer with a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon
2	If a septic system, date latest Individual Use Permit issued: _____
3	If a septic system, date of latest inspection: _____
4	If a septic system, date of latest pumping: _____
5	
6	

<b>I.</b>	<b>FLOODING AND DRAINAGE</b> If you know of any problem <b>EVER EXISTING</b> on the Property check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Flooding or drainage		
2			

<b>I-1.</b>	<b>DRAINAGE AND RETENTION PONDS - Other Information</b> Do you know of the following on the Property:	<b>Yes</b>	
1	Drainage, retention ponds		
2			

<b>J.</b>	<b>OTHER DISCLOSURES - INCLUSIONS</b> If you know of any problems <b>NOW EXISTING</b> with the following check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Included fixtures and equipment		
2	Stains on carpet		
3	Floors and sub-floors		
4			
5			

Buyer initials \_\_\_\_\_

Seller initials  \_\_\_\_\_

**II. GENERAL**

<b>K.</b>	<b>USE, ZONING &amp; LEGAL ISSUES</b> If you know of any of the following <b>EVER EXISTING</b> check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		
2	Notice or threat of condemnation proceedings		
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		
4	Notice of zoning action related to the Property		
5	Building code, city or county violations		
6	Violation of restrictive covenants or owners' association rules or regulations		
7	Any building or improvements constructed within the past one year from this Date without approval by the owner's association or its designated approving body		
8	Any additions or alterations made		
9	Notice of ADA complaint or report		
10	Other legal action		
11	Current use of the Property		
12			
13			

<b>L.</b>	<b>ACCESS &amp; PARKING</b> If you know of any of the following <b>EVER EXISTING</b> check the "Yes" column:	<b>Yes</b>	<b>Comments</b>
1	Any access problems		
2	Roads, driveways, trails or paths through the Property used by others		
3	Public highway or county road bordering the Property		
4	Any proposed or existing transportation project that affects or is expected to affect the Property		
5	Encroachments, boundary disputes or unrecorded easements		
6	Shared or common areas with adjoining properties		
7	Requirements for curb, gravel/paving, landscaping		
8			
9			

Buyer initials \_\_\_\_\_

Seller initials LB LB



M.	<b>ENVIRONMENTAL CONDITIONS</b> If you know of any of the following <b>EVER EXISTING</b> on any part of the Property check the "Yes" column:	Yes	Comments
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		
2	Underground storage tanks		
3	Aboveground storage tanks		
4	Underground transmission lines		
5	Used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		
6	Monitoring wells or test equipment		
7	Sliding, settling, upheaval, movement or instability of earth or expansive soil on the Property		
8	Mine shafts, tunnels or abandoned wells on the Property		
9	Within governmentally designated geological hazard or sensitive areas		
10	Within governmentally designated flood plain or wetland area		
11	Dead, diseased or infested trees or shrubs		
12	Environmental assessments, studies or reports done involving the physical condition of the Property		
13	Used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		
14	Other environmental problems		
15			
16			

Buyer initials \_\_\_\_\_

Seller initials  \_\_\_\_\_

N.	OTHER DISCLOSURES - GENERAL If you know of any of the following NOW EXISTING check the "Yes" column:	Yes	Comments
1	Any part of the Property now leased to others (written or oral)	X	Farm is leased year to year
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		
3	Any property insurance claim ever submitted for the Property (whether paid or not)		
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		
6	Governmental special improvements approved, but not yet installed, that may become a lien against the Property		
7	Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased		
8	Signs: Government or private restriction problems		
9	Pending: (1) litigation or (2) other dispute resolution proceeding regarding the Property		
10			
11			

### III. LAND - AGRICULTURAL

O.	CROPS, LIVESTOCK & LEASES If you know of any the following conditions that NOW EXIST check the "Yes" column:	Yes	Comments
1	Crops being grown on the Property	X	Sugarbeets and corn
2	Seller owns all crops		
3	Livestock on the Property		
4	Any land leased from others: <input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input type="checkbox"/> Private <input type="checkbox"/> Other _____		
5			
6			

Buyer initials \_\_\_\_\_

Seller initials  

P.	<b>NOXIOUS WEEDS</b> If you know of any of the following conditions <b>NOW EXIST</b> check the "Yes" column:	Yes	Comments
1	Have any noxious weeds on the Property been identified?	X	Canada Thistle
2	Have there been any weed enforcement actions on the Property?		
3	Has a noxious weed management plan for the Property been entered into?		
4	Have noxious weed management actions been implemented?	X	Mechanical & Chemical
5	Have herbicides been applied?	X	Beetweal
6			
7			

The Colorado Noxious Weed Management Act (35-5.5-101-119 C.R.S) enables County and City governments to implement noxious weeds management programs to reclaim infested acres and protect weed-free land. For a directory of county weed supervisors call 303-239-4173 or see: [www.colorado.gov/ag/weeds](http://www.colorado.gov/ag/weeds)


Q.	<b>OTHER DISCLOSURES - LAND - CONSERVATION</b> If you know of any of the following conditions that <b>NOW EXIST</b> check the "Yes" column:	Yes	Comments
1	Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.		
2	Conservation easement		
3			
4			


Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This Disclosure is **not** intended as a substitute for an inspection of the Property.

**ADVISORY TO SELLER:**

Seller acknowledges that Broker will disclose to any prospective buyer all adverse material facts actually known by Broker, including but not limited to adverse material facts pertaining to the physical condition of the Property, any material defects in the Property, and any environmental hazards affecting the Property. These types of disclosures may include such matters as structural defects, soil conditions, violations of health, zoning or building laws, and nonconforming uses and zoning variances.

The information contained in this Disclosure has been furnished by Seller, who certifies it was answered truthfully, based on Seller's **CURRENT ACTUAL KNOWLEDGE**.

  
 Seller Rodney Baumgartner Date 4-22-2020

  
 Seller Linda Baumgartner Date 4-22-2020

**ADVISORY TO BUYER:**

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters:
  - a. the physical condition of the Property;
  - b. the presence of mold or other biological hazards;
  - c. the presence of rodents, insects and vermin including termites;
  - d. the legal use of the Property and legal access to the Property;
  - e. the availability and source of water, sewer, and utilities;
  - f. the environmental and geological condition of the Property;
  - g. the presence of noxious weeds; and
  - h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer decides whether to purchase the Property.
  
2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to inspect the Property when this Disclosure is filled in and signed.
  
3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by performing more specific evaluations and inspections of the Property.
  
4. Boundaries, location and ownership of fences, driveways, hedges, and similar features of the Property may become the subjects of a dispute between a property owner and a neighbor. A survey may be used to determine the likelihood of such problems.
  
5. Whether any item is included or excluded is determined by the contract between Buyer and Seller and not this Seller's Property Disclosure.
  
6. Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Disclosure of the condition of an item is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.
  
7. Buyer receipts for a copy of this Disclosure.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

Buyer initials \_\_\_\_\_

Seller initials  

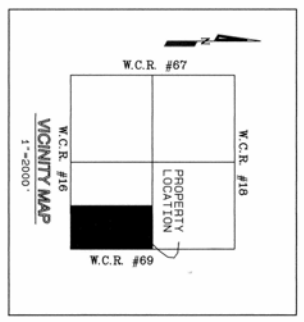
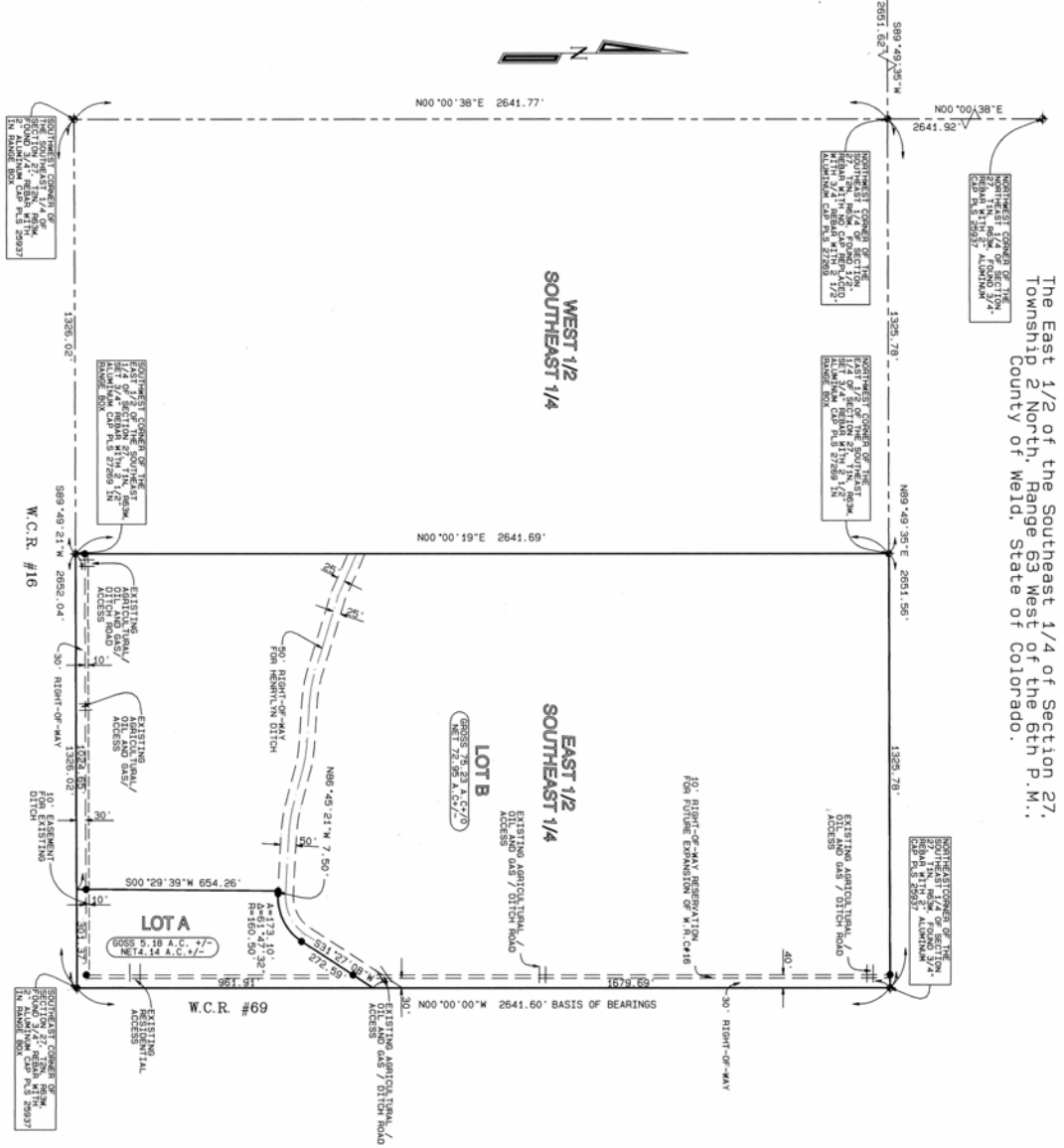


WELD COUNTY NOTES:

- 1) ALL PROPOSED OR EXISTING STRUCTURES SHALL GO TO MEET THE MINIMUM SETBACK AND OFFSET REQUIREMENTS FOR THE ZONE DISTRICT IN WHICH THE PROPERTY IS LOCATED PURSUANT TO THE DEFINITION OF SETBACK IN THE WELD COUNTY CODE.
- 2) NO BUILDING OR STRUCTURE AS DEFINED AND LISTED TO THOSE COMPANIES LISTED AS GROUPS A, B, E, F, H, I, M AND R IN SECTION 302.1 OF THE 2003 INTERNATIONAL BUILDING CODE SHALL BE CONSTRUCTED OR EXISTED AND CONSTRUCTION WITHIN A 200-FOOT RADIUS OF ANY TANK BATTERY FOR 150-FOOT RADII OF ANY MELLHEAD SHALL EXCEED THE HEIGHTS OF THE SECTION 302.1 OF THE 2003 INTERNATIONAL BUILDING CODE.
- 3) LOT A IS NOT ELIGIBLE FOR A FUTURE LAND EXEMPTION IN ACCORDANCE WITH SECTION 20.C.1 OF THE WELD COUNTY CODE.
- 4) PRIOR TO THE RELEASE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A FARM RECORD BUILDING PERMIT APPLICATION WHICH SHALL INCLUDE THE PROPERTY IS LOCATED PURSUANT TO THE DEFINITION OF SETBACK IN THE WELD COUNTY CODE AND INCLUDE THE LOT DESIGNATION AND RECORDED EXEMPTION NUMBER.
- 5) PRIOR TO THE RELEASE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT EVIDENCE TO THE DEPARTMENT OF PLANNING SERVICES THAT LOT A AND LOT B HAVE AN ADEQUATE WELL ON LOT A. PERMIT NUMBER 28480 CAN NOT BE SHARED.
- 6) POTENTIAL PURCHASERS SHOULD BE AWARE THAT LOT B MAY NOT BE ELIGIBLE FOR A FORESTED WELD PERMIT WHICH ALLOWS FOR OUTSIDE IRRIGATION AND/OR THE ALL WELLS PERMITS. ANALYSIS: THE SITE DRAINAGE OR OTHER RESPONSIBLE ISSUES.
- 7) POTENTIAL PURCHASERS SHOULD BE AWARE THAT GROUNDWATER MAY NOT MEET ALL DRINKING WATER STANDARDS AS DETERMINED BY THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STUDIES. KNOWLEDGEABLE USERS TO TEST THEIR DRINKING WATER PRIOR TO CONSIDERING PURCHASE OF THE ACRE.
- 8) POTENTIAL PURCHASERS SHOULD BE AWARE THAT GROUNDWATER MAY NOT MEET ALL DRINKING WATER STANDARDS AS DETERMINED BY THE DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STUDIES. KNOWLEDGEABLE USERS TO TEST THEIR DRINKING WATER PRIOR TO CONSIDERING PURCHASE OF THE ACRE.
- 9) LOT A MAY BE DEEMED NON-BUILDABLE IF THE LOT OWNER IS UNABLE TO OBTAIN A PERMIT TO CONSTRUCT A WELL ON THE LOT.
- 10) PRIOR TO THE RELEASE OF BUILDING PERMITS FOR ANY STRUCTURE EXCEEDING 3,600 SQUARE FEET, THE APPLICANT MUST COMPLY WITH THE REQUIREMENTS OF APPENDIX 111-4 OF THE INTERNATIONAL FIRE CODE.
- 11) SPEED OF DEVELOPMENT: THE APPLICANT OR BECOME ESTABLISHED AS A RESPONSIBLE FOR CONTROLLING THE NOXIOUS WEEDS, PURSUANT TO CHAPTER 15, ARTICLE 11, SECTION 15-103.01 AND 15-103.02.
- 12) RECORDING EXEMPTION: USE (106) HAS BEEN APPROVED IN CONJUNCTION WITH THIS RECORDED EXEMPTION FOR THE PURPOSE OF FINANCING.
- 13) EFFECTIVE JANUARY 1, 2003, BUILDING PERMITS ISSUED ON THE PROPOSED LOTS WILL BE REQUIRED TO ADHERE TO THE FIRE STRUCTURE OF THE COUNTY ROAD IMPACT PROGRAM.

RECORDED EXEMPTION NO. 1303-27-4 RE-4131

The East 1/2 of the Southeast 1/4 of Section 27, Township 2 North, Range 63 West of the 6th P.M., County of Weld, State of Colorado.



LEGAL DESCRIPTION:

6006 1514, PAGE 738, REC# 2498976  
 WELD COUNTY RECORDS  
 EAST HALF (1/2) OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 27,  
 COUNTY OF WELD, STATE OF COLORADO.  
 THE 5TH P.M.

1. THE UNDERSIGNED, BEING THE SURE OWNER IN FEE OF THE  
 ABOVE DESCRIBED PROPERTY DO HEREBY SURRENDER THE SAME  
 TO THE STATE OF COLORADO FOR THE PURPOSE OF BEING  
 PLACED IN THE AGRICULTURAL ZONE DISTRICT AND IS ALSO  
 INTENDING TO ACQUIRE 99% AND USES OF SPECIAL RESERVE  
 AND

I DO HEREBY RESOLVE, FOR THE BENEFIT OF THE PROPRIETORS  
 SHOWN OR DESCRIBED HEREON, THAT THE PROPERTY IS  
 SHOWN OR DESCRIBED HEREON.

*Linna R. Baumgartner*  
 LINNA R. BAUMGARTNER  
 THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME  
 THIS 28th DAY OF July A.D., 2005  
 MY COMMISSION EXPIRES: 11-22-2008

NOTARY PUBLIC  
 LUANNE ANDREWS  
 STATE OF COLORADO

THIS PLAT IS ACCEPTED AND APPROVED FOR FILING.  
*Deborah Ann Dink*  
 DEPARTMENT OF PLANNING SERVICES DIRECTOR

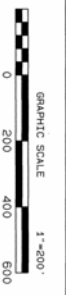
THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME  
 THIS 3 DAY OF August A.D., 2005  
 MY COMMISSION EXPIRES: 8/26/06

NOTARY PUBLIC  
*Billie L. Moore*  
 BILLIE L. MOORE  
 STATE OF COLORADO

**SURVEYOR'S CERTIFICATION:**  
 I, M. DOUGLAS HOOS, A REGISTERED LAND SURVEYOR  
 IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT  
 MY SURVEYS, INCLUDING THIS ONE, WERE MADE IN ACCORDANCE WITH THE  
 PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING  
 PROFESSION AND THE STATE OF COLORADO.  
 M. DOUGLAS HOOS  
 28-26-2005  
 17269  
 29 S. 4TH AVE., BRIDGEMAN CO. CO.

- SURVEYOR'S NOTES:**
- 1) BASIS OF BEARING: THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 27 IS ASSIGNED TO BEAR NORTH 00°00'00" WEST TO THE ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.
  - 2) ACCORDING TO COLORADO LAW YOU MUST CONDUCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY INSTRUMENT IN AN EVENT ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE CONSIDERED VOID AND NULL AND VOID.
  - 3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DESTROYS ANY BOUNDARY MONUMENT OR ACCESSORY MONUMENTS OF A CLASS TWO OR MORE SHALL BE CONSIDERED PUNISHABLE BY THE STATUTE 18-6-508.
  - 4) AMERICAN WEST LAND SURVEYING CO., AND/OR M. DOUGLAS HOOS, ARE ONLY LIABLE FOR THE COST OF THIS INSTRUMENT CONSTITUTES AGREEMENT BY THE CLIENT TO THE TERMS HEREON.

The East 1/2 of the Southeast 1/4 of Section 27, Township 2 North, Range 63 West of the 6th P.M., County of Weld, State of Colorado.



SCALE 1" = 200'  
 DATE: JUL 26, 2005  
 SURVEYOR: DOUGLAS HOOS  
 LICENSE NO. 27289

**American West Land Surveying Co.**  
 17269  
 P.O. Box 129 - 29 South  
 Ft. Collins, CO 80501  
 Tel: 970-485-1230 Fax: 970-485-0775

DRANK: DRH  
 CHECK: MHI  
 CLIENT: BAUMGARTNER  
 JOB NO: AM05-9603

REVISION	DATE

**Producer Farm Data Report**

Date: 4/7/20 5:45 PM

Crop Year: 2020

Page: 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained the MIDAS system, which is the system of record for Farm Records.

Producer Name and Address

Recording County Office Name

BAUMGARTNER, RODNEY WAYNE  
33759 COUNTY ROAD 16  
KEENESBURG CO 80643-8812

Weld, Colorado

Telephone: (303) 732-4468

Number of Farms	Number of Tracts	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland												
1	1	72.36	69.38	69.38	0.0	69.38	State & County	Farm	Tract	Relationship to Farm Tract	Producer	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	HEL Code	Wetland Code
							Weld, CO	1436	4406	Owner	BAUMGARTNER, RODNEY WAYNE	72.36	69.38	69.38	0.0	69.38	SA	DNC
										Owner	BAUMGARTNER, LINDA R							

<b>HEL Codes</b>	SA = HEL: Sys Applied SNA = HEL: Sys Not Applied	SNR = HEL: Sys Not Required 2YR = HEL: 2-yr Implement	DNC = Determination Not Complete N = Not HEL	<b>Wetland Codes</b>	WL = Wetland N = No Wetland	DNC = Determination Not Complete
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Colorado

U.S. Department of Agriculture

FARM: 1436

Weld

Farm Service Agency

Prepared: 4/7/20 5:46 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2020

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: RED FEATHER RANCH LLC; Farm Identifier: District K

Farms Associated with Operator: 1401, 1418, 1435, 1502, 7172, 8174, 9208, 9368, 9369, 9960, 11645, 13365, 13366, 13367, 13368

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Table with 9 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Values include 72.36, 69.38, 69.38, 0.0, 0.0, 0.0, 0.0, Active, 1.

Table with 6 columns: PLC (WHEAT, CORN), ARC-CO (NONE), ARC-IC (NONE), ARC/PLC (PLC-Default NONE), ARC-CO-Default (NONE), ARC-IC-Default (NONE).

Table with 4 columns: Crop, Base Acreage, PLC Yield, CCC-505 CRP Reduction. Values include WHEAT (19.52, 89), CORN (29.38, 194), Total Base Acres: 48.9.

Tract Number: 4406 Description E 1/2 SE 1/4 27-2-63 Q 32/1; FSA Physical Location: Weld, CO; ANSI Physical Location: Weld, CO; BIA Range Unit Number; HEL Status: HEL: conservation system is being actively applied; Wetland Status: Wetland determinations not complete; WL Violations: None

Table with 7 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP. Values include 72.36, 69.38, 69.38, 0.0, 0.0, 0.0, 0.0.

Table with 4 columns: Crop, Base Acreage, PLC Yield, CCC-505 CRP Reduction. Values include WHEAT (19.52, 89), CORN (29.38, 194), Total Base Acres: 48.9.

Owners: BAUMGARTNER, RODNEY WAYNE

BAUMGARTNER, LINDA R

RED FEATHER RANCH LLC  
 PO BOX 316  
 KEENESBURG, CO 80643-0316

# REPORT OF COMMODITIES

## FARM SUMMARY

Original: JW

Revision:

Cropland: 69.38

Farmland: 72.36

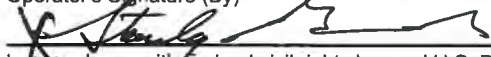
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a – as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share
RED FEATHER RANCH LLC	MIXFG	IGS	66.67									
RODNEY W BAUMGARTNER	MIXFG	IGS	33.33									

Planting Period	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/ Commodity	Variety/ Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	MIXFG	IGS	FG	I	A	18.32									

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By)



Date

12-5-19

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



RED FEATHER RANCH LLC  
 PO BOX 316  
 KEENESBURG, CO 80643-0316

# REPORT OF COMMODITIES

## FARM AND TRACT DETAIL LISTING

Original: JW  
 Revision:  
 Cropland: 69.38  
 Farmland: 72.36

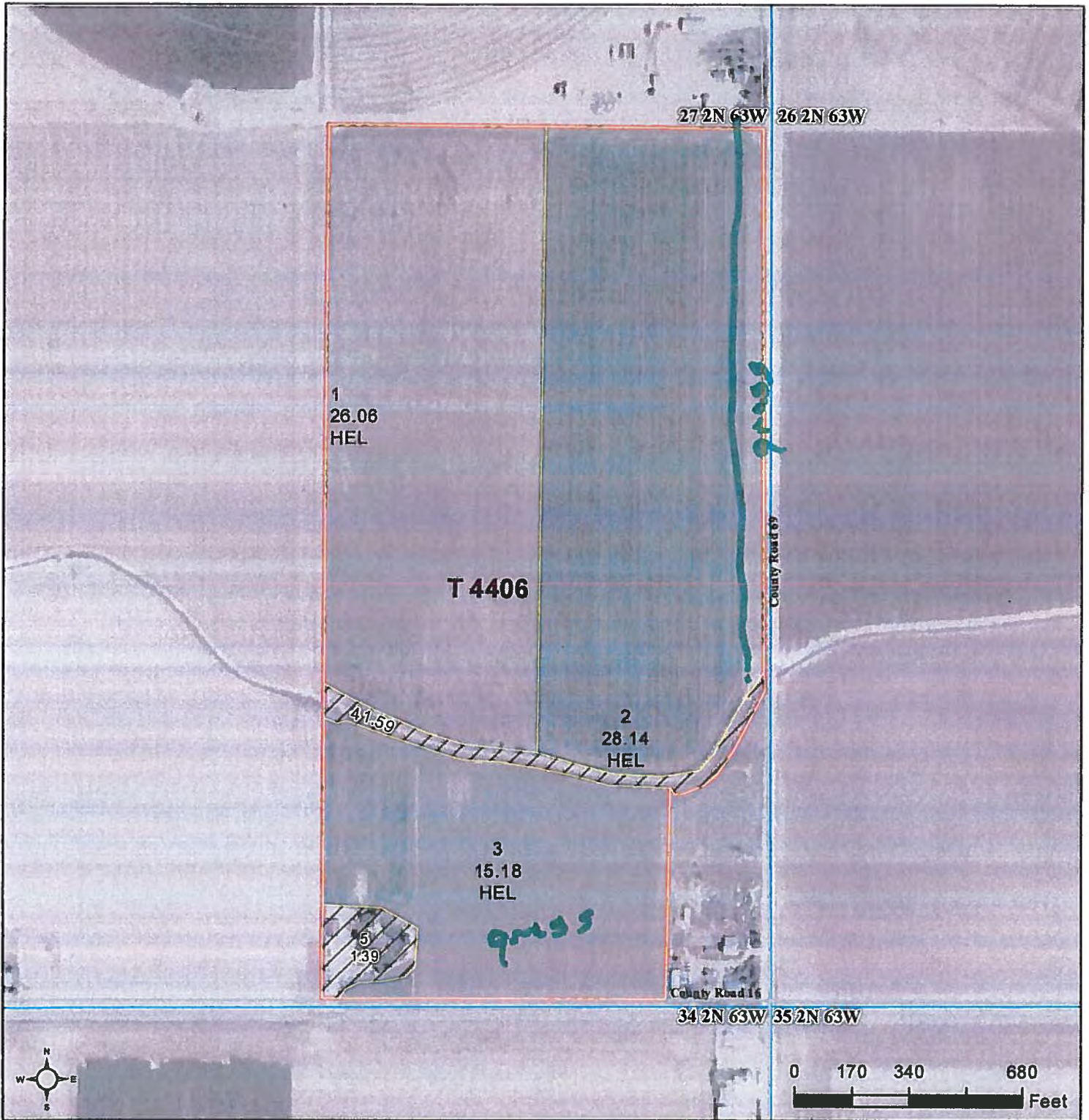
Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date	
4406	2B	MIXFG	IGS	FG		I	C	N	I	A	3.14		Yes		N	8/1/2011	01		
	Producer RODNEY W BAUMGARTNER RED FEATHER RANCH LLC					Share	33.33	FSA Physical Location Weld, Colorado			66.67					NAP Unit 5871	Signature Date 12/05/2019		
	3A	MIXFG	IGS	FG		I	C	N	I	A	10.18		Yes		N	8/15/2013	01		
	Producer RODNEY W BAUMGARTNER RED FEATHER RANCH LLC					Share	33.33	FSA Physical Location Weld, Colorado			66.67					NAP Unit 5871	Signature Date 12/05/2019		
	3B	MIXFG	IGS	FG		I	C	N	I	A	5.00		Yes		N	8/20/2011	01		
	Producer RODNEY W BAUMGARTNER RED FEATHER RANCH LLC					Share	33.33	FSA Physical Location Weld, Colorado			66.67					NAP Unit 5871	Signature Date 12/05/2019		

Tract 4406 Summary

PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP	Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01	MIXFG	IGS	FG	I	A	18.32															

Photo Number/Legal Description: E1/4SE1/4 27-2-63 Q 32/1  
 Cropland: 69.38      Reported on Cropland: 18.32      Difference: -51.06      Reported on Non-Cropland: 0.00

Note: All cropland has not been reported.



co\_street  
**Common Land Unit**  
 Non-Cropland  
 Cropland  
 Tract Boundary  
 PLSS

Orthoimagery 2017 - Not to Scale

2020 Program Year  
 Map Created September 27, 2018

**Wetland Determination Identifiers**

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 69.38 acres

*Rod Baumgartner - 1/3*

**Farm 1436**  
**Tract 4406**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA - 578 (09-13-16)

# REPORT OF COMMODITIES FARM SUMMARY

DATE: 6-27-2019

PAGE: 2

Farm Number: 1436

Original: JW

Operator Name and Address

Revision: JW

RED FEATHER RANCH LLC

Cropland: 69.38

PO BOX 316

Farmland: 72.36

KEENESBURG, CO 80643-0316

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Producer Name	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share	Crop/ Commodity	Variety/ Type	Share
RODNEY W BAUMGARTNER	WHEAT	HRW	33.33	MIXFG	IGS	33.33	SORGF	SUD	33.33			
RED FEATHER RANCH LLC	WHEAT	HRW	66.67	MIXFG	IGS	66.67	SORGF	SUD	66.67			

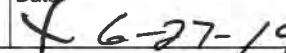
Planting Period	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Planting Period	Crop/ Commodity	Variety/ Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity
01	MIXFG	IGS	I	FG	18.32		01	WHEAT	HRW	I	GR	26.06	
01	SORGF	SUD	I	FG	25.00								

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By)



Date



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FSA - 578 (09-13-16)

# REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 6-27-2019

Farm Number: 1436

PAGE: 1

Operator Name and Address

Original: JW  
Revision: JW  
Cropland: 69.38  
Farmland: 72.36

RED FEATHER RANCH LLC  
PO BOX 316  
KEENESBURG, CO 80643-0316

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
4406	1	WHEAT	HRW	I	GR			C	N	I	A	26.06		Yes			10-5-2018	01	
	Producer	RODNEY W BAUMGARTNER RED FEATHER RANCH LLC				Share	33.33 66.67				FSA Physical Location: Weld, Colorado				NAP Unit 5871		Signature Date: 11-16-2018		
	2A	SORGF	SUD	I	FG			C	N	I	A	25.00		Yes			6-1-2019	01	
	Producer	RODNEY W BAUMGARTNER RED FEATHER RANCH LLC				Share	33.33 66.67				FSA Physical Location: Weld, Colorado				NAP Unit 5871		Signature Date: 6-27-2019		
	2B	MIXFG	IGS	I	FG			C	N	I	A	3.14		Yes			8-1-2011	01	2020
	Producer	RODNEY W BAUMGARTNER RED FEATHER RANCH LLC				Share	33.33 66.67				FSA Physical Location: Weld, Colorado				NAP Unit 5871		Signature Date: 11-16-2018		
	3A	MIXFG	IGS	I	FG			C	N	I	A	10.18		Yes			8-15-2013	01	2020
	Producer	RODNEY W BAUMGARTNER RED FEATHER RANCH LLC				Share	33.33 66.67				FSA Physical Location: Weld, Colorado				NAP Unit 5871		Signature Date: 11-16-2018		
	3B	MIXFG	IGS	I	FG			C	N	I	A	5.00		Yes			8-20-2011	01	2020
	Producer	RODNEY W BAUMGARTNER RED FEATHER RANCH LLC				Share	33.33 66.67				FSA Physical Location: Weld, Colorado				NAP Unit 5871		Signature Date: 11-16-2018		

PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	MIXFG	IGS	I	FG		18.32	01	WHEAT	HRW	I	GR		26.06	01	SORGF	SUD	I	FG		25.00

Photo Number/Legal Description: E½SE¼ 27-2-63 Q 32/1

Cropland: 69.38

Reported on Cropland: 69.38

Difference: 0.00

Reported on Non-Cropland: 0.00

FSA - 578 (09-13-16)

# REPORT OF COMMODITIES FARM SUMMARY

DATE: 11-16-2018  
PAGE: 2

Farm Number: 1436

Original: JW  
Revision:  
Cropland: 69.38  
Farmland: 72.36

Operator Name and Address

RED FEATHER RANCH LLC  
PO BOX 316  
KEENESBURG, CO 80643-0316

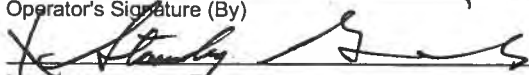
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Producer Name	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share
RODNEY W BAUMGARTNER	WHEAT	HRW	33.33	ALFAL		33.33	MIXFG	IGS	33.33			
RED FEATHER RANCH LLC	WHEAT	HRW	66.67	ALFAL		66.67	MIXFG	IGS	66.67			

Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity
01	MIXFG	IGS	I	FG	18.32		01	WHEAT	HRW	I	GR	26.06	
01	ALFAL		I	FG	25.00								

**CERTIFICATION:** I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By)



Date

11-16-18

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDAs TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.

FSA - 578 (09-13-16)

# REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 11-16-2018

PAGE: 1

Farm Number: 1436

Original: JW

Revision:

Cropland: 69.38

Farmland: 72.36

Operator Name and Address

RED FEATHER RANCH LLC  
PO BOX 316  
KEENESBURG, CO 80643-0316

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date		
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	Producer	RODNEY W BAUMGARTNER RED FEATHER RANCH LLC					Share	33.33		FSA Physical Location: Weld, Colorado										NAP Unit 5871	Signature Date: 11-16-2018
	2A	ALFAL		I	FG			C	N	I	A	25.00		Yes			8-20-2012	01	2020		
	Producer	RODNEY W BAUMGARTNER RED FEATHER RANCH LLC					Share	33.33		FSA Physical Location: Weld, Colorado										NAP Unit 5871	Signature Date: 11-16-2018
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	Producer	RODNEY W BAUMGARTNER RED FEATHER RANCH LLC					Share	33.33		FSA Physical Location: Weld, Colorado										NAP Unit 5871	Signature Date: 11-16-2018
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	3B	MIXFG	IGS	I	FG			C	N	I	A	5.00		Yes			8-20-2011	01	2020		
	Producer	RODNEY W BAUMGARTNER RED FEATHER RANCH LLC					Share	33.33		FSA Physical Location: Weld, Colorado										NAP Unit 5871	Signature Date: 11-16-2018
PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	
01	MIXFG	IGS	I	FG		18.32	01	WHEAT	HRW	I	GR		26.06	01	ALFAL		I	FG		25.00	
Photo Number/Legal Description: E½SE¼ 27-2-63 Q 32/1						Cropland: 69.38			Reported on Cropland: 69.38			Difference: 0.00			Reported on Non-Cropland: 0.00						



co\_street  
**Common Land Unit**  
 Non-Cropland

Cropland  
 Tract Boundary  
 PLSS

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

Orthoimagery 2017 - Not to Scale

**2019 Program Year**  
 Map Created September 27, 2018

*Rodney Baingartner* 1/3

**Farm 1436**  
**Tract 4406**

**Tract Cropland Total: 69.38 acres**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

FSA - 578 (09-13-16)

# REPORT OF COMMODITIES FARM SUMMARY

DATE: 5-31-2018  
PAGE: 2

Farm Number: 1436

Original: \_\_\_\_\_  
Revision:   
Cropland: 69.38  
Farmland: 72.36

Operator Name and Address

RED FEATHER RANCH LLC  
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KEENESBURG, CO 80643-0316

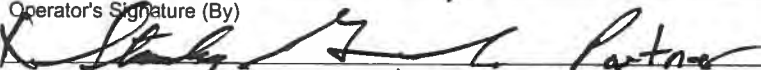
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Producer Name	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share
RODNEY W BAUMGARTNER	ALFAL		33.33	MIXFG	IGS	33.33	CORN	YEL	33.33			
RED FEATHER RANCH LLC	ALFAL		66.67	MIXFG	IGS	66.67	CORN	YEL	66.67			

Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Irrigation Practice	Intended Use	Reported Quantity	Determined Quantity
01	MIXFG	IGS	I	FG	18.32		01	CORN	YEL	I	FG	26.06	
01	ALFAL		I	FG	25.00								

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Operator's Signature (By)



Date

X 5-31-18

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FSA - 578 (09-13-16)

# REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

DATE: 5-31-2018

PAGE: 1

Farm Number: 1436

Original: \_\_\_\_\_

Operator Name and Address

Revision: \_\_\_\_\_

RED FEATHER RANCH LLC  
PO BOX 316  
KEENESBURG, CO 80643-0316

Cropland: 69.38

Farmland: 72.36

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	Organic Status	Native Sod	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
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		Producer							Share	33.33		FSA Physical Location: Weld, Colorado						NAP Unit 5871	
		RED FEATHER RANCH LLC								66.67									
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	3B	MIXFG	IGS	I	FG			C	N	I	A	5.00		Yes			8-20-2011	01	2020
		Producer							Share	33.33		FSA Physical Location: Weld, Colorado						NAP Unit 5871	
		RED FEATHER RANCH LLC								66.67									

PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
01	MIXFG	IGS	I	FG		18.32	01	CORN	YEL	I	FG		26.06	01	ALFAL		I	FG		25.00

Photo Number/Legal Description: E½SE¼ 27-2-63 Q 32/1

Cropland: 69.38

Reported on Cropland: 69.38

Difference: 0.00

Reported on Non-Cropland: 0.00

FSA - 578 (09-13-16)

# REPORT OF COMMODITIES FARM SUMMARY

DATE: 11-3-2017

Farm Number: 1436

PAGE 2

Operator Name and Address

Original: 

Revision: \_\_\_\_\_

RED FEATHER RANCH LLC  
PO BOX 316  
KEENESBURG, CO 80643-0316

Cropland: 69.38

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RODNEY W BAUMGARTNER		ALFAL		33.33	MIXFG	IGS	33.33						
RED FEATHER RANCH LLC		ALFAL		66.67	MIXFG	IGS	66.67						

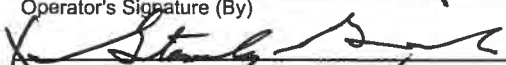
  

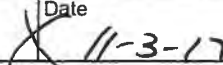
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Operator's Signature (By)

Date



 11-3-17

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Weld, Colorado

PROGRAM YEAR: 2018

FSA - 578 (09-13-16)

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DATE: 11-3-2017  
PAGE: 1

Farm Number: 1436

Original: \_\_\_\_\_  
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RED FEATHER RANCH LLC  
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			Producer	RODNEY W BAUMGARTNER					Share	33.33		FSA Physical Location: Weld, Colorado					NAP Unit 5871		
				RED FEATHER RANCH LLC						66.67									

PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	PP	Cr/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	
01	MIXFG	IGS	I	FG		18.32	01	ALFAL		I	FG		25.00								

Photo Number/Legal Description: E½SE¼ 27-2-63 Q 32/1

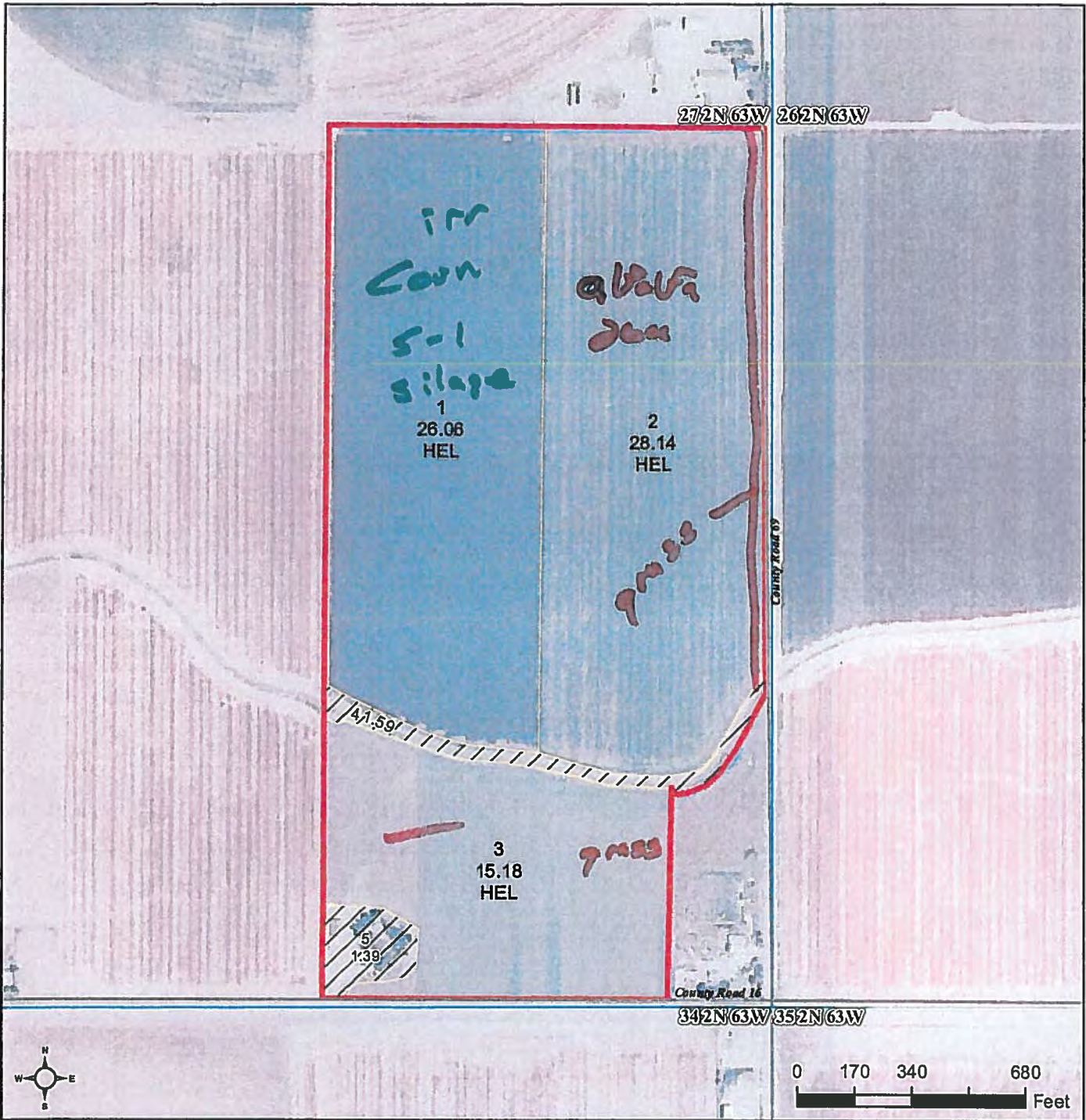
Cropland: 69.38

Reported on Cropland: 43.32

Difference: -26.06

Reported on Non-Cropland: 0.00

Note: All cropland has not been reported.



co\_street  
**Common Land Unit**  
 Non-Cropland  
 Cropland  
 Tract Boundary  
 PLSS

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

*Rod Baumgartner*

Tract Cropland Total: 69.38 acres

2018 Program Year  
 Map Created August 25, 2017

Farm 1436  
 Tract 4406

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Pursuant to CRS 38-51-11 (2) (b)  
**SURVEYOR'S AFFIDAVIT OF CORRECTION**  
 Land Survey Plat in Section 27, Township 2 North, Range 63 West  
 County of Weld, State of Colorado

**Original Plat:** The original Land Survey Plat was recorded with the Weld County Clerk and Recorders office, on the 15th day of January, 2020 as Reception Number 4558691.

**Corrections:** The following corrections are being made to rectify typographic errors on the original land survey plat:

The line table and curve table were omitted from the drawing and should read as follows:

LINE	BEARING	DISTANCE
L1	S64°56'35"E	129.50'
L2	S71°56'06"E	242.47'
L3	S86°24'39"E	112.97'
L4	S74°35'16"E	113.00'
L5	S86°45'21"E	173.26'
L6	S31°27'08"W	354.34'
L7	N86°45'21"W	180.76'
L8	N74°35'16"W	113.00'
L9	N86°24'39"W	112.97'
L10	N71°56'06"W	239.41'
L11	N64°56'35"W	149.81'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	445.50'	112.56'	14°28'34"	S79°10'23"E	112.26'
C2	404.50'	83.47'	11°49'23"	S80°29'58"E	83.32'
C3	455.50'	96.74'	12°10'06"	S80°40'19"E	96.56'
C4	110.50'	119.17'	61°47'38"	S62°20'54"W	113.48'
C5	405.50'	86.12'	12°10'06"	N80°40'20"W	85.96'
C6	454.50'	93.79'	11°49'22"	N80°29'58"W	93.62'
C7	395.50'	99.93'	14°28'34"	N79°10'23"W	99.66'

I, Curtis D. Hoos, a licensed land surveyor in the State of Colorado, do hereby state that the above affidavit of correction was prepared under my responsible charge, and on the basis of my knowledge, information and belief, is correct.

Curtis D. Hoos, PLS 37971  
 For and on behalf of:  
 American West Land Surveying Co.  
 A Colorado Corporation  
 Brighton, CO 80601



# 33759 County Road 16, Keenesburg, CO 80643-8812, Weld County



<b>3</b>	<b>5,432</b>	<b>3,233,459</b>	<b>N/A</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>3</b>	<b>2005</b>	<b>AGR-NEC</b>	<b>N/A</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

## Owner Information

Owner Name:	<b>Baumgartner Rodney W</b>	Mailing Zip:	<b>80643</b>
Owner Name 2:	<b>Baumgartner Linda R</b>	Mailing ZIP 4:	<b>8812</b>
Mailing Address:	<b>33759 County Road 16</b>	Mailing Carrier Route:	<b>R002</b>
Mailing City & State:	<b>Keenesburg, CO</b>	Owner Occupied:	<b>Yes</b>

## Location Information

Property Zip:	<b>80643</b>	Census Tract:	<b>25.02</b>
Property Zip4:	<b>8812</b>	Township:	<b>02</b>
Property Carrier Route:	<b>R002</b>	Range:	<b>63</b>
School District:	<b>Weld County S/D Re-3(J)</b>	Section:	<b>27</b>
Elementary School:	<b>Hoff</b>	Quarter:	<b>SE</b>
Middle School:	<b>Weld Central</b>	Lot:	<b>B</b>
High School:	<b>Weld Central</b>		

## Tax Information

PIN:	<b>R3925705</b>	% Improved:	<b>84%</b>
Alternate PIN:	<b>130327400028</b>	Tax District:	<b>2449</b>
Schedule Number:	<b>R3925705</b>		
Legal Description:	<b>PT E2SE4 27-02-63 LOT B REC EXEMPT RE-4131 (1.86R 3D)</b>		

## Assessment & Tax

Assessment Year	2019 - Preliminary	2018	2017	2016
Market Value - Land	\$56,359	\$69,141	\$69,141	\$63,293
Market Value - Improved	\$464,985	\$361,851	\$361,851	\$269,552
Market Value - Total	\$521,344	\$430,992	\$430,992	\$332,845
Assessed Value - Land	\$16,350	\$20,060	\$20,060	\$18,360
Assessed Value - Improved	\$36,650	\$29,490	\$29,490	\$24,900
Assessed Value - Total	\$53,000	\$49,550	\$49,550	\$43,260
YOY Assessed Change (%)	6.96%	0%	14.54%	
YOY Assessed Change (\$)	\$3,450	\$0	\$6,290	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$2,436		
2017	\$2,364	-\$72	-2.96%
2018	\$2,421	\$57	2.41%

## Characteristics

Lot Acres:	<b>74.23</b>	Basement Type:	<b>Unfinished</b>
Lot Sq Ft:	<b>3,233,459</b>	# Buildings:	<b>1</b>
Land Use - County:	<b>Agricultural</b>	Bedrooms:	<b>3</b>
Land Use - CoreLogic:	<b>Agricultural (NEC)</b>	Baths - Total:	<b>3</b>
Building Type:	<b>Single Family</b>	Baths - Full:	<b>3</b>
Style:	<b>Ranch</b>	Stories:	<b>1</b>

Courtesy of Lisa Bowman, REcolorado

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail

Generated on 07/15/2019

Page 1 of 3

Year Built: **2005**  
 Bldg Sq Ft - Above Ground: **2,168**  
 Bldg Sq Ft - Basement: **2,148**  
 Bldg Sq Ft - Unfinished Basement: **2,148**  
 Bldg Sq Ft - Total: **4,316**  
 Bldg Sq Ft - Finished: **5,432**

Cooling Type: **Central**  
 Patio Type: **Patio**  
 Garage Type: **Attached Garage**  
 Garage Sq Ft: **1,116**  
 Roof Material: **Composition Shingle**  
 Exterior: **Frame/Stucco**

## Features

Feature Type	Size/Qty
Ranch 1 Story	2,168
Equipment Building	1,500

## Estimated Value

Value As Of: **07/09/2019**

## Last Market Sale & Sales History

Owner Name: **Baumgartner Rodney W** Owner Name 2: **Baumgartner Linda R**

## Mortgage History

<b>Mortgage Date</b>	05/07/2019	05/27/2009	08/11/2008	04/25/2007	12/14/2006
<b>Mortgage Amount</b>	\$150,000	\$100,000	\$100,000	\$300,000	\$60,000
<b>Mortgage Lender</b>	Bank Of The West	Bank Of The West	Bank Of Choice Greeley	Washington Mutual Bk Fa	Bank Of Choice W Greeley
<b>Borrower</b>	Baumgartner Rodney W	Baumgartner Rodney W	Baumgartner Rodney W	Baumgartner Rodney W	Baumgartner Rodney W
<b>Borrower</b>	Baumgartner Linda R	Baumgartner Linda R	Baumgartner Linda R	Baumgartner Linda R	Baumgartner Linda
<b>Mortgage Type</b>	Conventional	Conventional	Conventional	Conventional	Conventional
<b>Mortgage Purpose</b>	Refi	Refi	Refi	Refi	Refi
<b>Mortgage Int Rate Type</b>		Adjustable Int Rate Loan			
<b>Mortgage Term</b>	30	30	20	30	20
<b>Mortgage Term</b>	Years	Years	Years	Years	Years
<b>Title Company</b>	Other	Dri Title & Escrow		Security Title Co	
<b>Mortgage Date</b>	04/20/2006	11/14/2005			
<b>Mortgage Amount</b>	\$396,500	\$300,000			
<b>Mortgage Lender</b>	Cherry Creek Mtg	Bank Of Choice Greeley			
<b>Borrower</b>	Baumgartner Rodney W	Baumgartner Rodney W			
<b>Borrower</b>	Baumgartner Linda R	Baumgartner Linda R			
<b>Mortgage Type</b>	Conventional	Conventional			
<b>Mortgage Purpose</b>	Refi	Refi			
<b>Mortgage Int Rate Type</b>		Fixed Rate Loan			
<b>Mortgage Term</b>	30				
<b>Mortgage Term</b>	Years				
<b>Title Company</b>	Security Title Co	Security Title Guaranty Co			

Courtesy of Lisa Bowman, REcolorado

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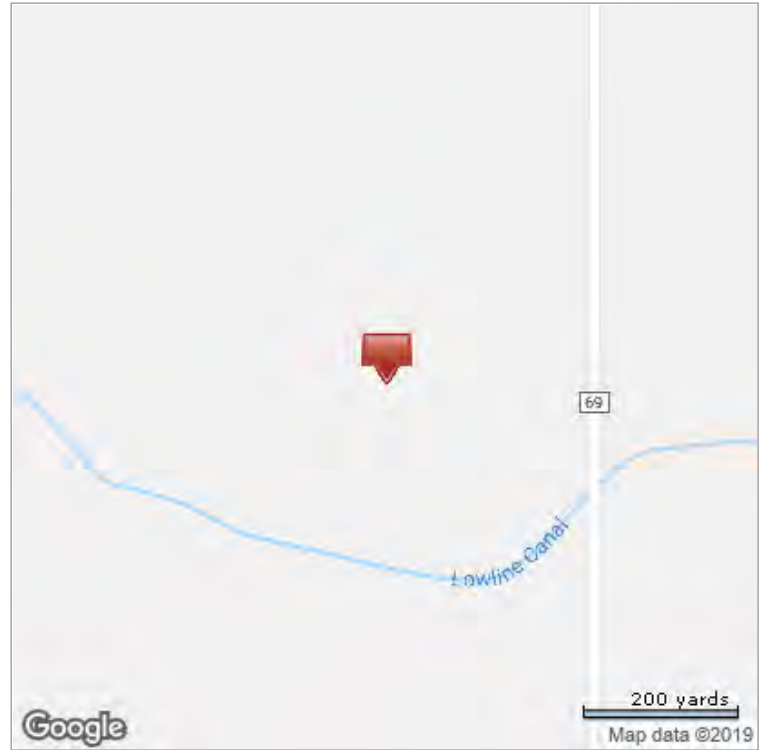
**Property Detail**

Generated on 07/15/2019

Page 2 of 3



## Property Map



\*Lot Dimensions are Estimated

Courtesy of Lisa Bowman, REcolorado

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## Property Detail

Generated on 07/15/2019

Page 3 of 3



**Land Title Guarantee Company  
Customer Distribution**



**PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.**

Order Number: **FC25171511-2**

Date: **03/03/2020**

Property Address: **VACANT LAND, Keenesburg, CO 80643**

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

---

**For Closing Assistance**

Debbie Pinkerton  
195 SOUTH TELLURIDE ST #10  
BRIGHTON, CO 80601  
(303) 224-2283 (Work)  
(303) 393-4928 (Work Fax)  
[dpinkerton@ltgc.com](mailto:dpinkerton@ltgc.com)  
Contact License: CO270869  
Company License: CO44565

**For Title Assistance**

Land Title Customer Care Team  
772 WHALERS WAY #100  
FORT COLLINS, CO 80525  
(970) 282-3649 (Work)  
(970) 282-3652 (Work Fax)  
[customercare@ltgc.com](mailto:customercare@ltgc.com)

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**Agent for Seller**

UNITED COUNTRY - EAGLE HAWK REALTY GROUP &  
AUCTION  
Attention: LISA BOWMAN  
32610 E 151ST AVENUE  
BRIGHTON, CO 80603  
(720) 878-5626 (Work)  
[lisa@eaglehawkrealtygroup.com](mailto:lisa@eaglehawkrealtygroup.com)  
Delivered via: Electronic Mail



**Land Title Guarantee Company**  
**Estimate of Title Fees**

Order Number: **FC25171511-2** Date: **03/03/2020**  
Property Address: **VACANT LAND, Keenesburg, CO 80643**  
Parties: **A BUYER TO BE DETERMINED**  
**RODNEY W. BAUMGARTNER AND LINDA R.**  
**BAUMGARTNER**

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

<b>Estimate of Title insurance Fees</b>	
"TBD" Commitment	\$283.00
<u>Deletion of Standard Exception(s)</u>	<u>\$100.00</u>
	<b>Total \$383.00</b>
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
<b>Thank you for your order!</b>	

**Note:** The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

**Chain of Title Documents:**

[Weld county recorded 09/29/2005 under reception no. 3327265](#)

[Weld county recorded 10/09/1995 under reception no. 2458876](#)

[Weld county recorded 04/26/1995 under reception no. 2435781](#)

[Weld county recorded 03/10/1992 under reception no. 2280466](#)

[Weld county recorded 02/02/1981 under reception no. 1848742](#)

**Plat Map(s):**

[Weld county recorded 08/03/2005 under reception no. 3309329](#)

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

Order Number: FC25171511-2

**Property Address:**

VACANT LAND, Keenesburg, CO 80643

**1. Effective Date:**

02/27/2020 at 5:00 P.M.

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

"TBD" Commitment

\$0.00

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:**

RODNEY W. BAUMGARTNER AND LINDA R. BAUMGARTNER

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

PARCEL 2

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27 TO BEAR NORTH 00°00'00" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 89°49'35" EAST, COINCIDENT WITH THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 1325.78 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 00°00'00" EAST, COINCIDENT WITH THE EAST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 1583.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE HENRYLYN DITCH AS DESCRIBED IN DEED RECORDED DECEMBER 2, 2019 AS RECEPTION NO. [4545686](#) IN THE RECORDS OF THE CLERK AND RECORDER FOR WELD COUNTY, COLORADO; THENCE COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID DITCH THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) THENCE SOUTH 31°27'08" WEST, A DISTANCE OF 354.34 FEET;
- 2) THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 110.50 FEET AND A CENTRAL ANGLE OF 61°47'38", WHOSE CHORD BEARS SOUTH 62°20'54" WEST, A DISTANCE OF 113.48 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.17 FEET;
- 3) THENCE NORTH 86°45'21" WEST, A DISTANCE OF 180.76 FEET;
- 4) THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 405.50 FEET AND A CENTRAL ANGLE OF 12°10'06", WHOSE CHORD BEARS NORTH 80°40'20" WEST, A DISTANCE OF 85.96 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.12 FEET;
- 5) THENCE NORTH 74°35'16" WEST, A DISTANCE OF 113.00 FEET;
- 6) THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 454.50 FEET AND A

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule A**

**Order Number: FC25171511-2**

CENTRAL ANGLE OF 11°49'22", WHOSE CHORD BEARS NORTH 80°29'58" WEST, A DISTANCE OF 93.62 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.79 FEET;  
7) THENCE NORTH 86°24'39" WEST, A DISTANCE OF 112.97 FEET;  
8) THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 395.50 FEET AND A CENTRAL ANGLE OF 14°28'34", WHOSE CHORD BEARS NORTH 79°10'23" WEST, A DISTANCE OF 99.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 99.93 FEET;  
9) THENCE NORTH 71°56'06" WEST, A DISTANCE OF 239.41 FEET;  
10) THENCE NORTH 64°56'35" WEST, A DISTANCE OF 149.81 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°00'19" EAST, COINCIDENT WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 1701.66 FEET TO THE TRUE POINT OF BEGINNING.

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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** FC25171511-2

**All of the following Requirements must be met:**

**This 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.**

**Pay the agreed amount for the estate or interest to be insured.**

**Pay the premiums, fees, and charges for the Policy to the Company.**

**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.**

1. **WARRANTY DEED FROM RODNEY W. BAUMGARTNER AND LINDA R. BAUMGARTNER TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.**

**REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED**

**A. UPON RECEIPT BY THE COMPANY OF A SATISFACTORY FINAL AFFIDAVIT AND AGREEMENT FROM THE SELLER AND PROPOSED INSURED, ITEMS 1-4 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED. ANY ADVERSE MATTERS DISCLOSED BY THE FINAL AFFIDAVIT AND AGREEMENT WILL BE ADDED AS EXCEPTIONS.**

**B. IF LAND TITLE GUARANTEE CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTIONS AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH, ITEM NO. 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED.**

**C. UPON RECEIPT OF PROOF OF PAYMENT OF ALL PRIOR YEARS' TAXES AND ASSESSMENTS, ITEM NO. 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:**

**TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS.**

**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.**

## ALTA COMMITMENT

Old Republic National Title Insurance Company

### Schedule B, Part II

#### (Exceptions)

Order Number: [FC25171511-2](#)

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

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. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
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. RIGHT OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE [273](#).
9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 01, 1914, IN BOOK 385 AT PAGE [74](#).
10. RIGHT OF WAY EASEMENT AS GRANTED TO UNITED STATES OF AMERICA IN INSTRUMENT RECORDED SEPTEMBER 25, 1944, IN BOOK 1141 AT PAGE [384](#).
11. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED, RECORDED FEBRUARY 23, 1967, UNDER RECEPTION NO. [1500519](#) IN BOOK 579, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
12. UNDIVIDED 1/4 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED, RECORDED FEBRUARY 02, 1981, UNDER RECEPTION NO. [1848742](#) IN BOOK 927, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
13. EASEMENTS AND RIGHTS OF WAY AS SET FORTH IN DEED RECORDED FEBRUARY 2, 1981 AT RECEPTION NO. [1848742](#) IN BOOK 927

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** FC25171511-2

14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EXEMPTION RECORDED AUGUST 3, 2005 AT RECEPTION NO. [3309329](#).
15. TERMS, CONDITIONS AND PROVISIONS OF EXCLUSION ORDER RECORDED MAY 05, 2006 AT RECEPTION NO. [3385278](#).
16. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED RECORDED MAY 05, 2008 AT RECEPTION NO. [3551582](#).
17. TERMS, CONDITIONS AND PROVISIONS OF ASSIGNMENT RECORDED MAY 05, 2008 AT RECEPTION NO. [3551583](#).
18. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT DEED RECORDED MAY 05, 2008 AT RECEPTION NO. [3551584](#).
19. TERMS, CONDITIONS AND PROVISIONS OF LAND USE COVENANT RECORDED MAY 05, 2008 AT RECEPTION NO. [3551585](#).
20. OIL AND GAS LEASE RECORDED DECEMBER 09, 2010 UNDER RECEPTION NO. [3736785](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
21. OIL AND GAS LEASE RECORDED MAY 17, 2011 UNDER RECEPTION NO. [3768990](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
22. ANY AND ALL RIGHTS RELATING TO THE LOWLINE CANAL, WHICH IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY MAPS MAINTAINED BY THE WELD COUNTY ASSESSORS OFFICE.
23. EXISTING LEASES OR TENANCIES, IF ANY.
24. TERMS, CONDITIONS AND PROVISIONS OF LAND SURVEY PLAT RECORDED JANUARY 15, 2020 AT RECEPTION NO. [4558691](#).

SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED \_\_\_\_\_



**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

**Order Number:** FC25171511-2

NOTE: THE FOLLOWING NOTICES PURSUANT TO CRS 9-1.5-103 CONCERNING UNDERGROUND FACILITIES HAVE BEEN FILED WITH THE CLERK AND RECORDER. THESE STATEMENTS ARE GENERAL AND DO NOT NECESSARILY GIVE NOTICE OF UNDERGROUND FACILITIES WITHIN THE SUBJECT PROPERTY:

- (A) MOUNTAIN BELL TELEPHONE COMPANY, RECORDED OCTOBER 1, 1981 AT RECEPTION NO. [1870705](#).
- (B) WESTERN SLOPE GAS COMPANY, RECORDED MARCH 9, 1983 AT RECEPTION NO. [1919757](#).
- (C) ASSOCIATED NATURAL GAS, INC., RECORDED JULY 20, 1984 AT RECEPTION NO. [1974810](#) AND RECORDED OCTOBER 1, 1984 AT RECEPTION NO. [1983584](#) AND RECORDED MARCH 3, 1988 AT RECEPTION NO. [2132709](#) AND RECORDED APRIL 10, 1989 AT RECEPTION NO. [2175917](#).
- (D) PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED OCTOBER 1, 1981 AT RECEPTION NO. [1870756](#) AND RECORDED JUNE 26, 1986 AT RECEPTION NO. [2058722](#).
- (E) COLORADO INTERSTATE GAS COMPANY, RECORDED AUGUST 31, 1984 AT RECEPTION NO. [1979784](#).
- (F) UNION RURAL ELECTRIC ASSOCIATION, INC., RECORDED OCTOBER 5, 1981 AT RECEPTION NO. [1871004](#).
- (G) WESTERN GAS SUPPLY COMPANY, RECORDED APRIL 2, 1985 AT RECEPTION NO. [2004300](#).
- (H) PUBLIC SERVICE COMPANY OF COLORADO, RECORDED NOVEMBER 9, 1981 AT RECEPTION NO. [1874084](#).
- (I) ST. VRAIN SANITATION DISTRICT, RECORDED DECEMBER 14, 1988 AT RECEPTION NO. [2164975](#).
- (J) LEFT HAND WATER DISTRICT, RECORDED AUGUST 28, 1990 AT RECEPTION NO. [2224977](#).
- (K) UNITED POWER, INC., RECORDED JANUARY 24, 1991 AT RECEPTION NO. [2239296](#).
- (L) WIGGINS TELEPHONE ASSOCIATION RECORDED OCTOBER 14, 1992 AT RECEPTION NO. [2306829](#).



## LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

**Note: Pursuant to CRS 10-11-122, notice is hereby given that:**

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The 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:** Effective September 1, 1997, CRS 30-10-406 requires that 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 may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

**Note:** Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

**Note:** 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 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 CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-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 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 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.

**Note:** Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.



**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 as agent 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 your 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 obtain either 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 may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- 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 assess 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 STATED ABOVE OR 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.



# Commitment For Title Insurance

## Issued by Old Republic National Title Insurance Corporation

### NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

#### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

#### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

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



Senior Vice President



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

By  President  
Attest  Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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