



## LAND TITLE GUARANTEE COMPANY ATTACHMENT B

Date: February 21, 2023

Subject: Attached Title Policy/Guarantee

Enclosed please find your product insuring the property located at 12190 COUNTY ROAD 17, FIRESTONE, CO.

If you have any inquiries or require further assistance, please contact Land Title Customer Care Team at (970) 282-3649 or [customercare@ltgc.com](mailto:customercare@ltgc.com)

**Chain of Title Documents:**

[Weld county recorded 03/26/2012 under reception no. 3834571](#)

[Weld county recorded 10/07/2002 under reception no. 2993658](#)

**Plat Map(s):**

[Weld county recorded 02/23/2012 under reception no. 3826654](#)

# Property Information Binder

## CONDITIONS AND STIPULATIONS

### 1. Definition of Terms

The following terms when used in this Binder mean:

- (a) "Land": The land described, specifically or by reference, in this Binder and improvements affixed thereto which by law constitute real property;
- (b) "Public Records"; those records which impart constructive notice of matters relating to said land;
- (c) "Date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Binder, or in a supplemental writing executed by the Company;
- (e) "the Company" means Old Republic National Title Insurance Company, a Minnesota stock company.

### 2. Exclusions from Coverage of this Binder

The company assumes no liability including cost of defense by reason of the following:

- (a) Taxes or assessments which 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; taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (c) Title to any property beyond the lines of the Land, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Mechanic's lien(s), judgment(s) or other lien(s).
- (e) Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered or agreed to by the Assured; (b) not known to the Company, not recorded in the Public Records as of the Date, but known to the Assured as of the Date; or (c) attaching or creating subsequent to the Date.

### 3. Prosecution of Actions

- 1. The Company shall have the right at its own costs to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein assured; and the Company may take any appropriate action under the terms of this Binder, whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
- 2. In all cases where the Company does not institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

### 4. Notice of Loss - Limitation of Action

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Binder shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Binder until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Binder unless action shall be commenced thereon with two years after expiration of the thirty day period. Failure to furnish the statement of loss or damage or to commence the action within the time hereinbefore specified, shall be conclusive bar against maintenance by the Assured of any action under this Binder.

### 5. Option to Pay, Settle or Compromise Claims

The Company shall have the option to pay, settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Binder, or to pay the full amount of this Binder. Such payment or tender of payment of the full amount of the Binder shall terminate all liability of the Company hereunder.

#### **6. Limitation of Liability - Payment of Loss**

- (a) The liability of the Company under this Binder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for loss or damages shall arise or be maintainable under this Binder (1) if the Company after having received notice of any alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Binder, except for attorney's fees as provided for in paragraph 6(b) thereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Binder or an acceptable copy thereof for endorsement of the payment unless the Binder be lost or destroyed, in which case proof of the loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Binder, the loss or damage shall be payable within thirty days thereafter.

#### **7. Subrogation Upon Payment or Settlement**

Whenever the Company shall have settled a claim under this Binder, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Binder not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to the rights and remedies in the proportion which the payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect the right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving the rights or remedies.

#### **8. Binder Entire Contract**

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Binder. No provision or condition of this Binder can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

#### **9. Notices. Where Sent**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

#### **10. Arbitration**

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

**ANTI-FRAUD STATEMENT:** 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.

This anti-fraud statement is affixed and made a part of this policy.

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



Craig B. Rants, 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

AMERICAN  
LAND TITLE  
ASSOCIATION



**Old Republic National Title Insurance Company**

**PROPERTY INFORMATION BINDER**

**THIS POLICY IS ISSUED IN LIEU OF POLICY NO. PIB25201391.23615537 WHICH IS HEREBY CANCELLED**

**Order Number:** FCIF25201391

**Policy No.:** PIB25201391.24431642

**Liability:** \$50,000.00

**Fee:** \$0.00

**Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,**

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY a Corporation, herein called the Company,**

**GUARANTEES**

DENNY L. COMPTON AND JEANNE  
VARRA

**Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of**

February 14, 2023 at 5:00 P.M.

**1. Title to said estate or interest at the date hereof is vested in:**

ROBERT B. COMPTON AND DENNY L. COMPTON AS TO PARCEL A AND PASQUALE VARRA (DECEASED, SEE NOTES) AND JACQUELINE VARRA AS TO PARCEL B

**2. The estate or interest in the land hereinafter described or referred to covered by this Binder :**

A FEE SIMPLE

**3. The Land referred to in this Binder is described as follows:**

PARCEL A:

LOT 1, VARRA-HEINTZELMAN PIT SUBDIVISION, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

PARCEL B:

LOT 2, VARRA-HEINTZELMAN PIT SUBDIVISION, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

**4. The following documents affect the land:**

**Old Republic National Title Insurance Company**

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1. EXISTING LEASES AND TENANCIES, IF ANY.
2. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 08, 1888 IN BOOK 51 AT PAGE [74](#).
3. 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](#).
4. TERMS, CONDITIONS AND PROVISIONS OF DEED RECORDED NOVEMBER 11, 1913 IN BOOK 362 AT PAGE [112](#).
5. OIL AND GAS LEASE BY HARRY SHIMON AND RALPH SHIMON RECORDED FEBRUARY 09, 1971 UNDER RECEPTION NO. [1561987](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN AND AFFIDAVIT OF PRODUCTION RECORDED FEBRUARY 21, 1974 AT RECEPTION NO. [1630637](#).
6. OIL AND GAS LEASE BETWEEN AMOCO PRODUCTION COMPANY AND CHAMPLIN PETROLEUM COMPANY, RECORDED MAY 11, 1976 UNDER RECEPTION NO. [1688173](#) AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
7. TERMS, CONDITIONS AND PROVISIONS OF QUIT CLAIM DEED RECORDED FEBRUARY 11, 1980 UNDER RECEPTION NO. [1816533](#).
8. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RECORDED EXEMPTION NO 1209-32-1-RE524 RECORDED DECEMBER 15, 1981 UNDER RECEPTION NO. [1877097](#).
9. MINERAL RESERVATIONS AS RESERVED IN DEED TO RALPH SHIMON, DONALD SHIMON AND SHIRLEY KELLEY RECORDED DECEMBER 30, 1981 AT RECEPTION NO. [1878365](#)
10. MINERAL RESERVATIONS AS RESERVED IN DEED TO STRONG FARMS, INC., RECORDED DECEMBER 30, 1981 AT RECEPTION NO. [1878366](#)
11. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT, RIGHT OF WAY AND SURFACE USE AGREEMENT RECORDED MAY 10, 1996 UNDER RECEPTION NO. [2490492](#).
12. EASEMENT GRANTED TO K N GAS GATHERING, INC., FOR PIPELINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED AUGUST 08, 1996, UNDER RECEPTION NO. [2505255](#).
13. TERMS, CONDITIONS AND PROVISIONS OF QUITCLAIM DEED AND ASSIGNMENT RECORDED DECEMBER 17, 1996 UNDER RECEPTION NO. [2525322](#).
14. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MAY 25, 2004 UNDER RECEPTION NO. [3183163](#).
15. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED MAY 28, 2010 UNDER RECEPTION NO. [3696257](#).
16. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION MAP RECORDED MAY 28, 2010 UNDER RECEPTION NO. [3696259](#).
17. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION MAP RECORDED MAY 28, 2010 UNDER RECEPTION NO. [3696261](#).
18. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT PLAN RECORDED MAY 28, 2010 UNDER RECEPTION NO. [3696265](#).

**Old Republic National Title Insurance Company**

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19. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT CONCERNING CONDITIONAL USE RECORDED MAY 28, 2010 UNDER RECEPTION NO. [3696266](#).
20. TERMS, CONDITIONS AND PROVISIONS OF CONDITIONAL USE PERMIT RECORDED MAY 28, 2010 UNDER RECEPTION NO. [3696267](#).
21. TERMS, CONDITIONS AND PROVISIONS OF ORDER RECORDED JULY 27, 2011 UNDER RECEPTION NO. [3782582](#).
22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VARRA-HEINTZELMAN PIT SUBDIVISION RECORDED FEBRUARY 23, 2012 UNDER RECEPTION NO. [3826654](#).
23. TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION AGREEMENT RECORDED FEBRUARY 23, 2012 UNDER RECEPTION NO. [3826656](#).
24. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN CONVEYOR EASEMENT AGREEMENT RECORDED MARCH 10, 2022 UNDER RECEPTION NO. [4809295](#).

(AFFECTS PARCEL B)

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](#).

NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.

THIS PRODUCT WILL ONLY BE UPDATED FOR 24 MONTHS FOLLOWING THE EFFECTIVE DATE OF THE

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ORIGINAL BINDER.

NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.

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

NOTE: PASQUALE VARRA IS DECEASED. THE DEATH CERTIFICATE AND SUPPLEMENTARY AFFIDAVIT HAVE NOT BEEN RECORDED TO ADDRESS JOINT TENANCY CREATED BY DEED RECORDED OCTOBER 7, 2002 AT RECEPTION NO. [2993658](#).