

Mary Lou Baumhover
Mortgage Loan Originator



Affiliated Banks Mortgage Services

Processing Office
Broadway & Canyon
303/447-5743
Fax 303/447-5844
Pager 303/821-5741

Affiliated National Bank
Louisville
Post Office Box 59
Boulder, Colorado 80306
303/666-6507

POLICY NO. 8866864

SCHEDULE A

AMOUNT
\$29,900.00

DATE OF POLICY
SEPTEMBER 6, 1986 @ 8:00 A.M.

NAME OF INSURED

CHARLES F. BAUMHOVER AND DONALD C. WILLETTE
tenants in common

1. The estate or interest in the land described herein and which is covered by this policy is:

IN FEE SIMPLE

2. The estate or interest referred to herein is at Date of Policy vested in:

THE INSURED

3. The land referred to in this Policy is described as follows:

Lot 3,
WHITTINGTON ESTATES, A REPLAT OF SUN RISE VIEW ESTATES,
County of Boulder,
State of Colorado.

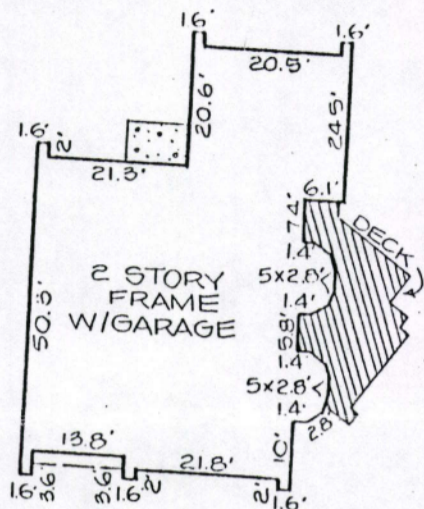
This Policy does not insure against loss or damage by reason of the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are 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. Any and all unpaid taxes and assessments.
6. Easement and right of way for the right, privilege and authority to construct, operate and maintain roadway purposes together with the right to enter upon said premises, as granted to the owner of Lot 3 by THOMAS A. WHITTINGTON AND MARGIE E. WHITTINGTON, in instrument recorded OCTOBER 3, 1983, at Reception No. 579389, Film 1273, in Book Lot 3, WHITTINGTON ESTATES, A REPLAT OF SUN RISE VIEW ESTATES, County of Boulder, State of Colorado., Reception No. , said easement and right of way being in, through, over, under and across the
7. Easement and right of way for the right, privilege and authority to construct, operate and maintain roadway purposes together with the right to enter upon said premises, as granted to owners of lots 1,2,4,5,6,7,8,9, and Outlot D by THOMAS A. WHITTINGTON AND MARGIE E. WHITTINGTON, in instrument recorded OCTOBER 3, 1983, at Reception No. 579390, Film 1273, in Book The North 60 feet of Lot 3, Whittington Estates, a Replat of Sunrise View Estates, County of Boulder, State of Colorado., Reception No. , said easement and right of way being in, through, over, under and across the
8. Drainage easements being over the Southerly portion of subject property as shown on the plat of said subdivision.
9. Roadway and utility easement being over the North 60 feet of subject property as shown on the plat of said subdivision.
10. Restrictions, which do not contain a forfeiture or reverter clause, as contained in instrument recorded APRIL 4, 1966, at Reception No. 811677, Film 565.
11. Rights for existence of Wenzel Pond No. 1 and Wenzel Pond No. 2 as it affects Lot 1, Block 1, and the Wenzel Springs as it affects Lot 8, Block 2, Sun Rise View Estates, as ordered in Water Division No. 1, Case No. W-3573, recorded September 17, 1973, on Film 832 Reception No. 80725, and in Water Division No. 1, Case No. W-3572, recorded September 17, 1973, on Film 832, Reception No. 80724.
12. Terms, conditions, stipulations and obligations which do not contain a forfeiture or reverter clause, as contained in and burdens imposed by AGREEMENT FOR MAINTENANCE OF ROAD - WHITTINGTON ESTATES by and between THOMAS A. WHITTINGTON AND MARGIE E. WHITTINGTON and THE PROPERTY OWNERS, recorded OCTOBER 3, 1983, at Reception No. 579397, Film 1273.
13. Restrictions, which do not contain a forfeiture or reverter clause, as contained in instrument recorded OCTOBER 3, 1983, at Reception No. 579398, Film 1273.

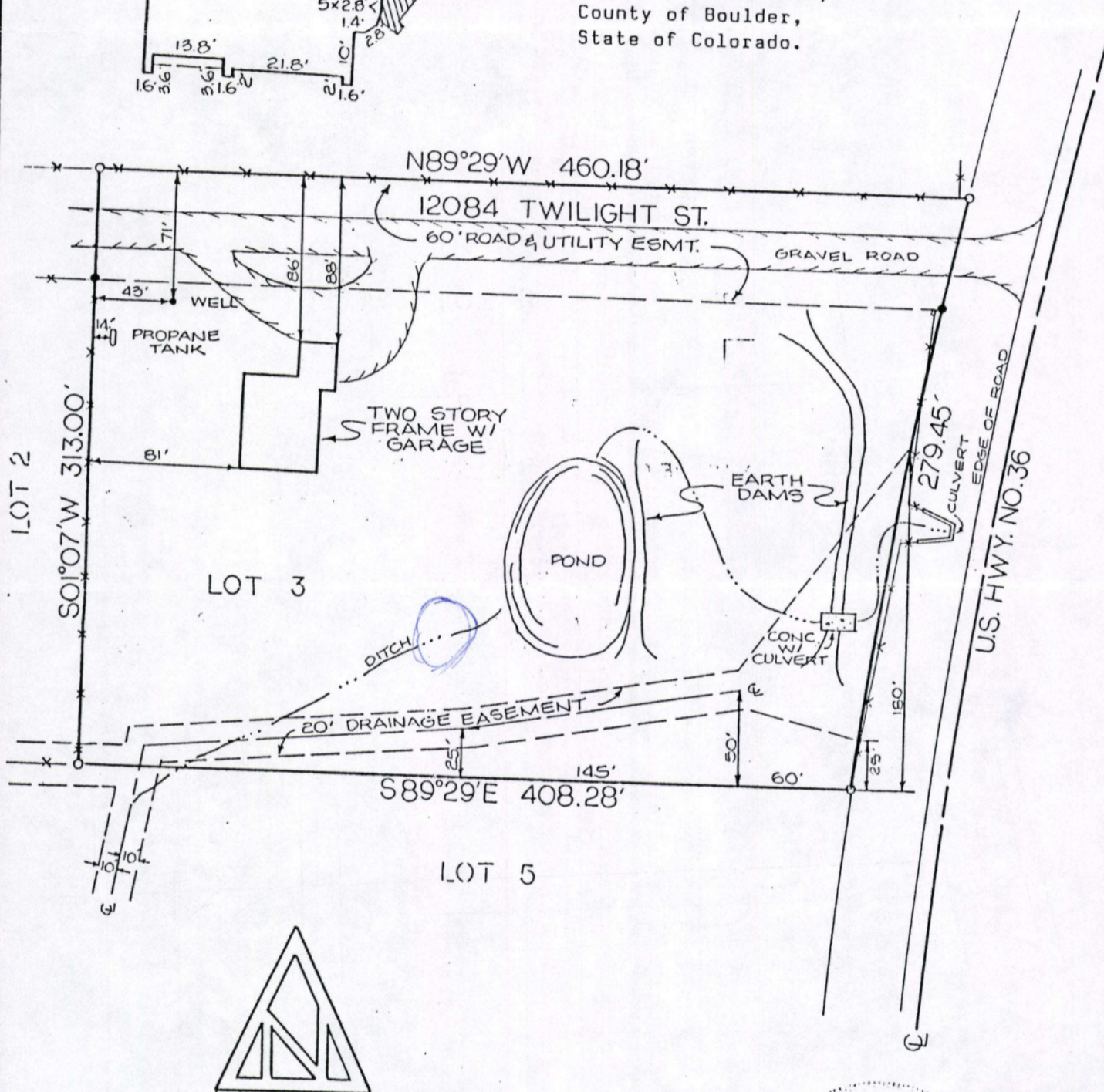
14. Deed of Trust from CHARLES F. BAUMHOVER AND DONALD C. WILLETTE to the Public Trustee of the County of BOULDER, for the use of THOMAS A. WHITTINGTON AND MARGIE E. WHITTINGTON, to secure \$27,000.00, dated JULY 31, 1986, recorded SEPTEMBER 5, 1986, at Reception No. 786979, Film 1428.

Note recorded September 5, 1986, at Reception No. 786978, Film 1428, given in connection with the above Deed of Trust.

DETAIL : 1" = 30'



Lot 3,
WHITTINGTON ESTATES,
County of Boulder,
State of Colorado.



SCALE: 1" = 80'

The subject property is in Zone C, the area of minimal flooding according to the FEMA/HUD Flood Insurance Rate Map; Community-Panel No. 080023-0050-C, dated Feb. 1, 1979.

John D. Willey, Colorado L.S. #23528

IMPROVEMENT LOCATION CERTIFICATE

TO VAN SCHAACK MORTGAGE

AND TO SECURITY TITLE GUARANTY CO.

I hereby certify that the improvements on the described parcel, except utility connections, are entirely within the boundaries of said parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I further certify that this improvement location certificate is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvements lines.

Title Co. No. T22014

Flatirons No. 87-9561

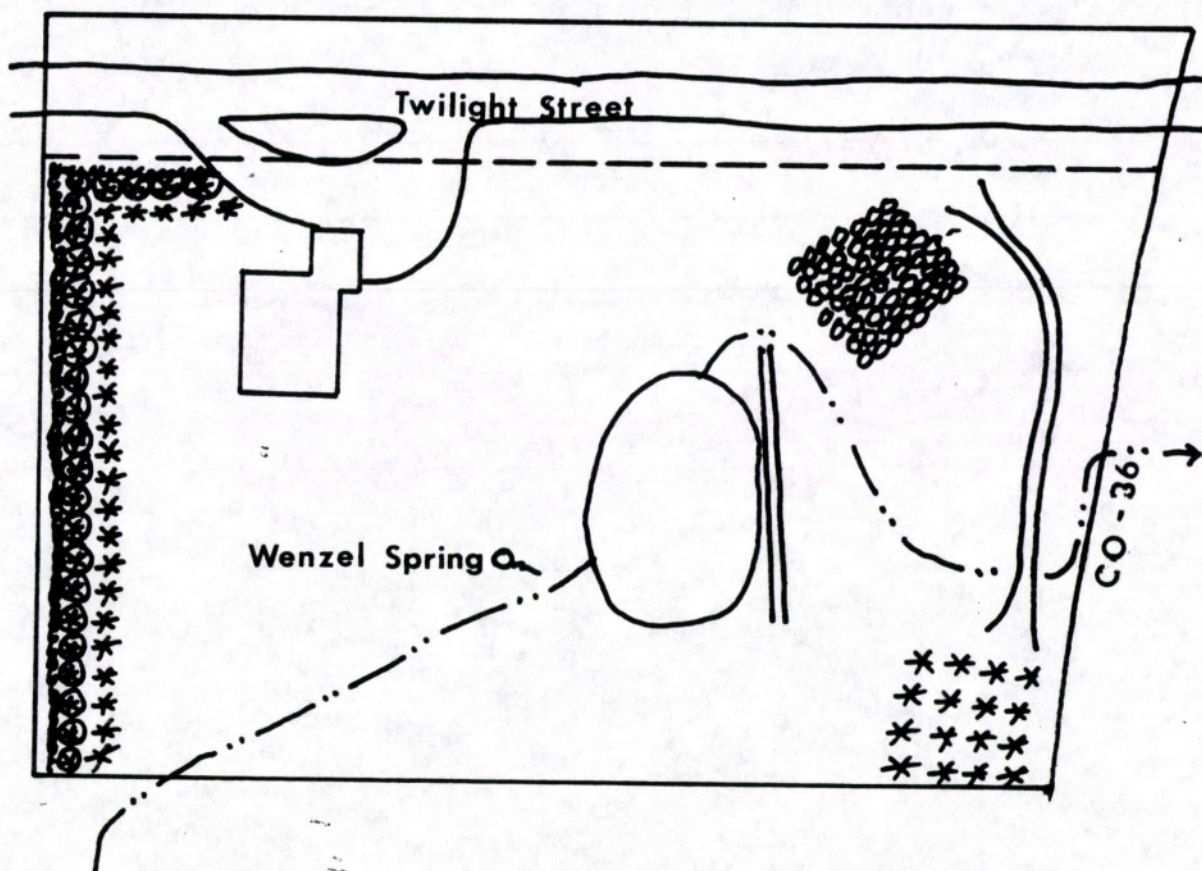
Cost \$100.00

Borrower Baumhover & Willette

Date of Certificate 4 June 1987

MARY LOU BAUMHOVER

100 FEET



Drawn By: *Douglas J. Stevenson*

December 29, 1992