

Resolution No. 5 (2021)

A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY DESCRIBED AS 552 LINCOLN STREET, CRAIG CO 81625; WITHIN THE ROSEDALE SUBDIVISION LOT 11 BLOCK 6, COUNTY OF MOFFAT, STATE OF COLORADO.

WHEREAS, the City of Craig will purchase the property located at address; 552 Lincoln Street in Craig, Colorado. An offer from the City of Craig of \$4,000.00 was accepted by Elinor L. Arnold for whom the Title is Vested. Other City closing costs for the property in the amount of \$855.00 are for the Title Commitment, Transaction Fee and Survey. *(Final closing cost will experience a small adjustment due to timing);* and

WHEREAS, the Craig Municipal Code requires under Revenue and Finance; Section 3.10.070 PURCHASE OF REAL PROPERTY, that the City Council authorize this purchase by Resolution after staff has completed due diligence; and

WHEREAS, the Certificate of Taxes Due for the property in 2020 were published to be \$193.72 and are paid in full prior to transfer; and

WHEREAS, the property at 552 Lincoln Street is considered blighted and not habitable. The current owner has been issued a demolition order requiring the property be razed and upon transfer of the property, the City will raze the property and terminate the existing taps; and

WHEREAS, the City has determined through the management of blight and beautification goals & priorities, that this action is necessary. To clarify, the City has determined to further the goal of neighborhood improvement through limited mitigation of asbestos and other environmental contaminants as well as structural integrity deficiencies when necessary and feasible; and

WHEREAS, the Craig City Council authorizes the Mayor to execute the closing documents in order to complete the transfer of 552 Lincoln Street to the City of Craig; and

WHEREAS, the property being transferred has a contiguous north boundary with City property currently utilized and managed by the Craig City Parks Department and is anticipated to provide further amenity and benefit to this location.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF CRAIG, COLORADO:

That the City of Craig authorize the purchase and transfer of 552 Lincoln Street, having meant the City Municipal Code requirements for the Purchase of Real Property.

READ AND APPROVED THIS 9TH DAY OF MARCH 2021 BY THE CITY COUNCIL FOR THE CITY OF CRAIG, COLORADO.

Jarrold Ogden, Mayor

ATTEST:

Liz White, City Clerk

Northwest Title Company
530 Breeze Street
Craig, CO 81625
Phone: 970-824-9427
Fax: 970-824-2305

Transmittal Information

Date: 02/22/2021
File No: 4834CEN
Property Address: 552 Lincoln Street, Craig, CO 81625
Buyer\Borrower: City of Craig
Seller: Elinor L Arnold

For changes and updates please contact your Escrow or Title officer(s):

Escrow Officer:
Melodie Querry
Northwest Title Company
530 Breeze Street
Craig, CO 81625
Phone: 970-824-9427
Fax:
E-Mail: MQuerry@nwttitlecompany.com
Processor:
E-Mail:

Title Officer:
Adriana Robbins
Northwest Title Company
530 Breeze Street
Craig, CO 81625
Phone: 970-824-9427
Fax:

Copies Sent to:

Buyer:
City of Craig

Seller:
Elinor L Arnold

DELIVERED VIA: AGENT

DELIVERED VIA: AGENT

Buyer's Agent:
Re/Max About You
563 Pershing St.
Craig, CO 81625
Attn: Janalee Adams
Phone: 970-824-7000 Fax:
DELIVERED VIA: E-MAIL

Seller's Agent:
Re/Max About You
563 Pershing St.
Craig, CO 81625
Attn: Janalee Adams
Phone: 970-824-7000 Fax:
DELIVERED VIA: E-MAIL

Buyer's Attorney:

Seller's Attorney:

Lender:

Mortgage Broker:

Phone: Fax:
Attn:

Thank you for using Northwest Title Company

**COLORADO NOTARIES MAY REMOTELY NOTARIZE REAL ESTATE DEEDS AND
OTHER DOCUMENTS USING REAL-TIME AUDIO-VIDEO COMMUNICATION
TECHNOLOGY. YOU MAY CHOOSE NOT TO USE REMOTE NOTARIZATION FOR ANY
DOCUMENT.**



WESTCOR
LAND TITLE INSURANCE COMPANY

**ALTA Commitment For Title Insurance
(Adopted 06-17-06) (Revised 08-01-2016)**

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
WESTCOR LAND TITLE INSURANCE COMPANY**

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, WESTCOR LAND TITLE INSURANCE COMPANY, a South Carolina 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 six (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, WESTCOR LAND TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued By:

WESTCOR LAND TITLE INSURANCE COMPANY

Northwest Title Company

530 Breeze Street
Craig, CO 81625
Phone: 970-824-9427



By:

Mary O'Donnell

President

Attest:

[Signature]

Secretary

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 signed by the Company or its issuing agent that may be in electronic form.



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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, this 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) signed 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.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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 signed by the Company or its issuing agent that may be in electronic form.

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.
- (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>.

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COMMITMENT FOR TITLE INSURANCE

Issued by

*Westcor Land Title Insurance Company***SCHEDULE A**1. Effective Date: **February 17, 2021, 5:00 pm**

2. Policy to be issued:

(a) 2006 ALTA® Owner's Policy
Proposed Insured: **City of Craig**Proposed Policy Amount: **\$4,000.00**(b) 2006 ALTA® Loan Policy
Proposed Insured:
Proposed Policy Amount:

<i>Basic Owner's Policy</i>	\$	235.00
<i>Tax Certificate</i>	\$	20.00
Total:	\$	255.00

3. The estate or interest in the land described or referred to in this Commitment is **Fee Simple**.4. The Title is, at the Commitment Date, vested in:
Michael J Arnold (deceased)) and Elinor L Arnold

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

Situated in the County of Moffat, State of Colorado:**Rose Dale Addition Lot 11 Block 6**For Informational Purposes Only: **552 Lincoln Street, Craig, CO 81625**APN: **R008264**Countersigned
Northwest Title Company

By:

**Adriana Robbins**

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COMMITMENT FOR TITLE INSURANCE

Issued by

*Westcor Land Title Insurance Company***SCHEDULE B, PART I
Requirements**

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

All of the following Requirements must be met:

1. The 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.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. 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.
5. **Supplementary Affidavit, pursuant to C.R.S. 38-31-103 with respect to Michael J Arnold, deceased, who died March 25, 2018, as shown in the verified copy of the Colorado Death Certificate certified by the State Registrar on April 9, 2018, recorded May 18, 2018 at [Reception No. 20181438](#).**

NOTE: The Supplementary Affidavit shall be properly sworn to or affirmed by a person of legal age having personal knowledge of the facts and shall include the legal description of the real property and a statement that the person referred to in the certificate was at the time of death the owner of a joint tenancy interest in the real property.

6. **Duly certified copy of Minutes of the City Council of Craig, a municipal corporation authorizing the purchase of subject property.**
7. **Release of Lien by City of Craig, in the amount of \$112.00, recorded January 7, 2010 at [Reception No. 20100036](#).**
8. **Special Warranty Deed from Elinor L Arnold to City of Craig.**

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9. Final Affidavit and Agreement to be signed by seller(s) and buyer(s) at closing.

FOR INFORMATIONAL PURPOSES ONLY:

24-month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:

Deed recorded September 7, 2006 as **Reception No. 20064644**.

NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown in the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights or claims or title to water, in or under the land, whether or not shown by the public records.
8. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district. Note: Upon verification of payment of all taxes the above exception will be amended to read, "Taxes and assessments for the current year, and subsequent years, a lien not yet due and payable."
9. Taxes for the year 2019 are paid. Taxes for the year 2020 are due and payable but are not delinquent.

NOTE: The policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

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Northwest Title Company

Disclosures

All documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section. Pursuant to C.R.S. 30-10-406(3)(a).

The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary. Pursuant to C.R.S. 10-11-122.

No person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawals as a matter of right. Pursuant to C.R.S. 38-35-125(2).

The Company hereby notifies the proposed buyer in the current transaction that there may be recorded evidence that the mineral estate, or portion thereof, has been severed, leased, or otherwise conveyed from the surface estate. If so, there is a substantial likelihood that a third party holds some or all interest in the oil, gas, other minerals, or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the property without the surface owner's permission. Pursuant to C.R.S. 10-11-123.

If this transaction includes a sale of property and the sales price exceeds \$100,000.00, the seller must comply with the disclosure/withholding requirements of said section. (Nonresident withholding) Pursuant to C.R.S. 39-22-604.5.

Notice is hereby given that: The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that: Pursuant to Colorado Division of Insurance Regulation 8-1-2;

"Gap Protection" - When this Company conducts the closing and is responsible for recording or filing the legal documents resulting from the transaction, the Company shall be responsible for all matters which appear on the record prior to such time or recording or filing; and

"Mechanic's Lien Protection" - If you are the buyer of a single family residence, you may request mechanic's lien coverage to be issued on your policy of Insurance. If the property being purchased has not been the subject of construction, improvements or repairs in the last six months prior to the date of this commitment, the requirements will be payment of the appropriate premium and the completion of an Affidavit and Indemnity by the seller. If the property being purchased was constructed, improved or repaired within six months prior to the date of this commitment the requirements may involve disclosure of certain financial information, payment of premiums, and indemnity, among others. The general requirements stated above are subject to revision and approval by the Company. Pursuant to C.R.S. 10-11-122.

Notice is hereby given that an ALTA Closing Protection Letter is available, upon request, to certain parties to the transaction as noted in the title commitment. Pursuant to Colorado Division of Insurance Regulation 8-1.

Nothing herein contained will be deemed to obligate the Company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

Joint Notice of Privacy Policy

of

Westcor Land Title Insurance Company

and

Northwest Title Company

Westcor Land Title Insurance Company (“WLTIC”) and **Northwest Title Company** value their customers and are committed to protecting the privacy of personal information. In keeping with that philosophy, we each have developed a Privacy Policy, set out below, that will endure the continued protection of your nonpublic personal information and inform you about the measures WLTIC and **Northwest Title Company** take to safeguard that information. This notice is issued jointly as a means of paperwork reduction and is not intended to create a joint privacy policy. Each company’s privacy policy is separately instituted, executed, and maintained.

Who is Covered

We provide our Privacy Policy to each customer when they purchase a WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agent, lenders, appraisers, surveyors and other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as closing, legal, underwriting, claims and administration and accounting.

Information Sharing

Generally, neither WLTIC nor **Northwest Title Company** shares nonpublic personal information that it collects with anyone other than those individuals necessary needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC or **Northwest Title Company** may share nonpublic personal information as permitted by law with entities with whom WLTIC or **Northwest Title Company** has a joint marketing agreement. Entities with whom WLTIC or **Northwest Title Company** have a joint marketing agreement have agreed to protect the privacy of our customer’s nonpublic personal information by utilizing similar precautions and security measures as WLTIC and **Northwest Title Company** use to protect this information and to use the information for lawful purposes. WLTIC or **Northwest Title Company**, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC and **Northwest Title Company**, at all times, strive to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can be found on WLTIC’s website at www.wltic.com

ROSEDALE ADDITION

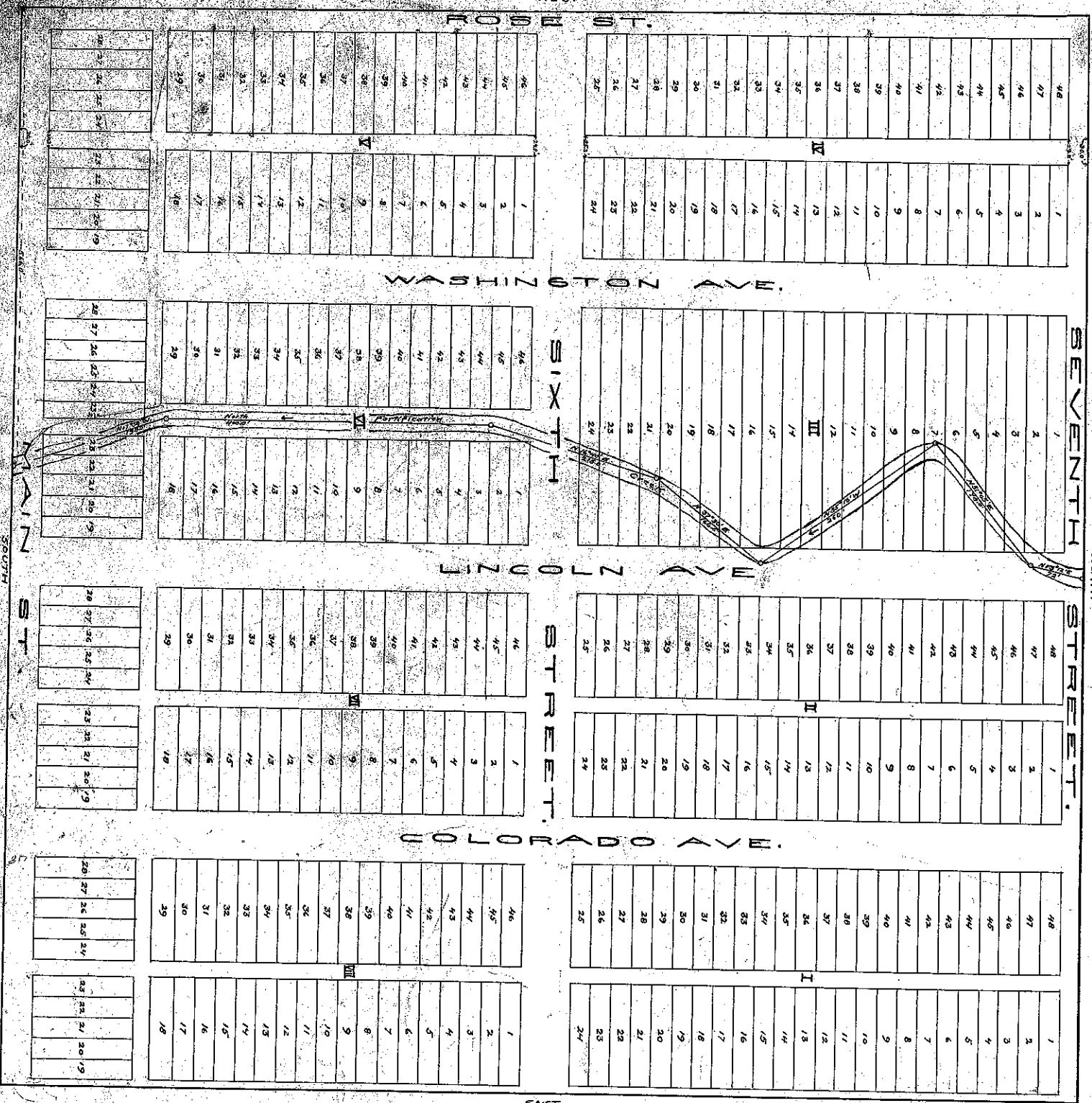
PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDS BY NUMBER 07946

DRAWN BY NUMBER 119
RECORDS BY NUMBER 07946

13041912

-1-

MAP
OF
NORTH



ROSEDALE ADDITION

TO THE TOWN OF CRAIG
COLORADO.

SCALE 100 FT. = 1 INCH.

ROSEDALE ADDITION, ROSEDALE, COLORADO, occupies Lot 4, Section 34, T1N R90W, 68 PM.

Filed for Record
CIVIL ENGINEER, CIVIL ENGINEER, CIVIL ENGINEER

Handwritten signature

3:10 P.M. 1912. Filed No. 64

Filed for Record
CIVIL ENGINEER, CIVIL ENGINEER, CIVIL ENGINEER

REQUEST FOR TREASURER'S CERTIFICATE OF TAXES DUE

Information to be filled out by Title Company

Ordered By: Casey Zabel

Job No.: 4834CEN

Date Ordered: 2/18/21

Date Needed: ASAP

Recorded Owner: Elinor Arnold ✓

Legal Description: Rosedale Addition, Block 6, Lot 11, Moffat County ✓

Address (if known): 552 Lincoln Street ✓

Information to be filled out by Assessor's Office

Account No:

IR 8264

Type of Property:

- ☒ Vacant Land
- ☒ Residential Improved
- ☐ Mobile Home Improved
- ☐ Agricultural
 - ☐ Vacant
 - ☐ Improved
- ☐ Commercial

Improvement Type:

- ☒ Stick-Built (Ranch, Conventional, Bi-level, etc)
- ☐ HUD Modular
 - ☐ Never Titled – MSO In file
 - ☐ Never Titled – No MSO
- ☐ UBC/IRC Modular
- ☐ Titled Mobile Home – Account No. is provided above
 - ☐ Newly titled (new for current year)?
- ☐ Purged Mobile Home
 - ☐ Date Purged: _____
- ☐ Other - Specify type: _____

STATE OF COLORADO
MOFFAT COUNTY

CERTIFICATE OF TAXES DUE
Thru Tax Year 2020

Certificate No 200
Printed 02/18/2021

Assessed Owner:

ARNOLD, ELINOR L
3607 FRONT ST
PALISADE CO 81526-8611

SCHEDULE NUMBER

R008264 R

TAX DISTRICT 08

ROLL PAGE 150

Ordered by: Northwest Title Company

===== N O T I C E =====

I, the undersigned, County Treasurer in and for said County, do hereby certify that there are no unpaid taxes or unredeemed tax lien sale certificates, except as shown below, as appears of record in this office, on the following described property, to-wit:

TAXING ENTITIES	\$/THOUS	TAX
COUNTY GENERAL FUND	19.352	45.86
ABATEMENT	.035	.08
PUBLIC WELFARE	1.120	2.65
PUBLIC HOSPITAL	3.000	7.11
PUBLIC HEALTH	.400	.95
CITY OF CRAIG	18.996	45.02
MOFFAT SCHOOL RE-1	31.826	75.43
CRAIG FIRE DISTRICT	3.503	8.30
COLO RIVER WATER CON	.500	1.19
COLO NORTHWEST COMMU	3.004	7.12
TOTALS	81.736	193.72

2019-CERT # 2019123

CERT AMT DUE 263.86

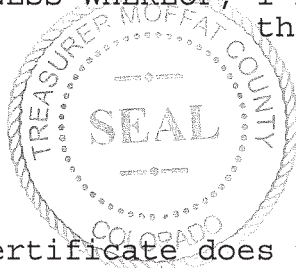
2020 TAX AMT 193.72

LEGAL DESCRIPTION OF PROPERTY

Subd: ROSEDALE Lot: 11 Block: 6

TOTAL IS CORRECT ONLY IF PAID BY: 02/28/2021 Total Now Due \$457.58

IN WITNESS WHEREOF; I have hereunto set my hand and the seal of my office,
this 18TH day of FEBRUARY A.D. 2021



LINDA PETERS
MOFFAT COUNTY TREASURER

BY: _____

Linda Peters

This Certificate does not certify as to any taxes which may, or may not, be due on any Mobile Home, Improvement, Personal Property, Oil, Gas, Mineral Rights, or Special Assessments which may, or may not, be located on the Property described above, unless specifically listed and described. Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the board of county commissioners, the county clerk and recorder, or the county assessor.

PROJECTED REDEMPTION AMOUNTS
MOFFAT COUNTY TREASURER

Printed 02/18/2021

The Real Estate hereinafter described, which has a Lien for Delinquent Taxes for the tax year 2019, sold on the 5TH day of NOVEMBER, 2020, may be redeemed by payment of the amount indicated below.

ASSESSED OWNER ARNOLD, ELINOR L
SCHEDULE NUMBER R008264 R
PROPERTY ADDRESS LINCOLN ST 552 CRAIG

Legal Description of Property:

Subd: ROSEDALE Lot: 11 Block: 6

SALE Amount	\$249.38
INT Accrued	7.48

Redemption	\$256.86
Treasurer Fee	7.00
Additional Fee	
TOTAL DUE	\$263.86

FIGURES HOLD GOOD IF RECEIVED IN THIS OFFICE BY LAST WORKING DAY OF 02/2021
THE AMOUNT TO REDEEM MUST BE PAID IN THE FORM OF CASH OR CASHIERS CHECK.

I, the undersigned, represent that I am the owner, agent, assignee, attorney, or have legal or equitable claim therein; or the holder of a prior dated Tax Lien Certificate against the above described property, and that I am legally entitled to redeem same under the provisions of Title 39, C.R.S., and thereby request the redemption certificate with respect to said property be issued to me.

PLEASE SIGN AND RETURN THIS ENTIRE NOTICE TO THE COUNTY TREASURER

Name

Address

Signature

Date



This estimate is issued in response to request for information. If remitting in the above mentioned amount, writing or telephoning, please refer to the Tax Lien Sale Certificate number at the top of this statement.