



High Country Title, Inc.
Post Office Box 2400
486 Lewis Street
Pagosa Springs, CO 81147
(970) 264-2128 Office
(970) 264-2130 Fax

OWNERSHIP & ENCUMBRANCE REPORT
O&E-16-3607

May 19, 2016

Jonathan M. Duncan
Marlene G. Duncan

RE: O&E Report 16-3607 – Lot Consolidation

PROPERTY DESCRIPTION(S):

Lots 3 & 4, Pagosa Highlands Estates, according to the plat thereof filed February 7, 1972, as Reception No. 75409, in the office of the Clerk and Recorder, Archuleta County, Colorado.

TAX SCHEDULE NO(S):

5583-253-01-034 as to Lot 3
5583-253-01-033 as to Lot 4

VESTED OWNER(S):

Jonathan M. Duncan and Marlene G. Duncan by Warranty Deed in to Joint Tenancy recorded June 12, 2014 as Reception No. 21403136, in the office of the Clerk and Recorder, Archuleta County, Colorado. (As to Lot 3)

Jonathan M. Duncan and Marlene G. Duncan by Warranty Deed in to Joint Tenancy recorded June 18, 2014 as Reception No. 21403245, in the office of the Clerk and Recorder, Archuleta County, Colorado. (As to Lot 4)

LIEN(S) AND ENCUMBRANCE(S) OF RECORD AS OF May 12, 2016 @ 8:00 a.m.:

Deed of Trust dated 3/21/2016 from Jonathan M. Duncan and Marlene G. Duncan to the Public Trustee of Archuleta County securing a note payable in the principal amount of \$245,200.00 payable to Bank of Colorado, said Deed of Trust recorded on March 28, 2016 at Reception No. 21601721, in the office of the Clerk and Recorder, Archuleta County, Colorado. (As to both Lots)

Any tax, assessment, fee or charge by reason of the inclusion of the subject property in the Owner's Association (If any) as supported by the most recent Certificate of Taxes Due, issued by the Archuleta County Treasurer's Office.


Authorized Signature

THE INFORMATION SET FORTH IN THIS REPORT IS BASED ON A CAREFUL SEARCH AND EXAMINATION OF THE RECORDS OF THE ARCHULETA COUNTY CLERK AND RECORDER'S OFFICE. HOWEVER, THIS REPORT IS NOT TO BE CONSTRUED AS AN ABSTRACT OF TITLE, NOR AN OPINION OF TITLE, NOR A GUARANTY OF TITLE, AND THE LIABILITY HEREIN SHALL NOT EXCEED THE AMOUNT PAID FOR THIS REPORT.

SERVING ARCHULETA, LA PLATA, MINERAL, HINSDALE, RIO GRANDE COUNTIES