

57993

Wilcox Abstract & Title  
Title Insurance Policy Receipt

File No. 22969

Loan Policy \_\_\_\_\_

Owner Policy 11652-0

Documents Attached: MTG \_\_\_\_\_

DEED 393 506

REL \_\_\_\_\_

ASSN \_\_\_\_\_

Legal Lot 39, Falcon Ridge Development

Delivered to: ~~Mountain State~~ Carroll Realty Date: 8/20/98

Received by: Michelle Juigela





Form No. 1402(6/87)  
ALTA Owner's Policy  
[3/92]

Form of Policy: ALTA OWNER'S - WYO

Policy No. 3-11652-O

Amount \$163,000.00

Charges \$373.50

## SCHEDULE A

Effective Date: June 22, 1998 1:45 P.M. MDT

### NAME OF INSURED

Charles P. Fitzpatrick and Violet L. Fitzpatrick,  
Trustees under Declaration of Trust dated the 12th day of April, 1995

1. The estate or interest in the land described or referred to in this schedule covered by this Policy is:

### FEE

2. Title to the estate or interest covered by this policy at the date hereof is vested in the insured.

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

Lot 39 of the Falcon Ridge Development, a subdivision in Sheridan County, Wyoming, as recorded December 12, 1994 in Drawer F, Plat #13

\_\_\_\_\_  
Issuing Agent



Form No. 1402 (6/87) WY  
ALTA Owner's Policy  
(3/92)

Policy No. 3-11652-0

### SCHEDULE B

This Policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) by reason of the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, liens, or encumbrances, or claims thereof, which are 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 theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (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, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Ownership or title to any mineral interest and the effect on the surface of the exercise of the mineral right.
7. Taxes and assessments not shown by the records of the County Treasurer.

#### TAXES FOR THE YEAR 1990 AND SUBSEQUENT YEARS.

8. The land appears to be located in the Little Goose Valley Water District and may be subject to annual assessments and/or periodic charges.
9. The rights of the public or others to Airport Access Road #54 for road and incidental purposes along the boundary of/across the land.
10. Covenants, conditions and restrictions, as contained in Instrument recorded December 14, 1994 in Book 371, Page 23, Records of Sheridan County, Wyoming, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent the such covenants, conditions or restriction violate 32 USC 3604(c).
11. Terms, conditions, and restrictions as contained in Plat recorded December 12, 1994 in Drawer F, Plat #13.
12. Terms, conditions, and restrictions as to Avigation Easement and incidental purposes as contained in instrument recorded December 15, 1994 in Book 371 of Deeds, Page 55.
13. Terms, conditions, and restrictions and incidental purposes as contained in Affidavit Concerning Articles of Incorporation and By-Laws of Falcon Ridge Homeowner's Association recorded September 20, 1995 in Book 375 of Deeds, Page 447.

Form No. 1402.92  
(10/17/92)  
ALTA Owner's Policy



# POLICY OF TITLE INSURANCE



ISSUED BY

*First American Title Insurance Company*

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

*First American Title Insurance Company*

BY

*Parker S. Kennedy*

PRESIDENT

J 855890

ATTEST

*Mark R. Ames*

SECRETARY

