

*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 094424)**

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## **Auction Tract 10** **(Prowers County, Colorado)**

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*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** ABC Title & Closing Services  
**Issuing Office:** 300 Main Street, Ste. A, Ordway, CO 81063  
**Issuing Office's ALTA® Registry ID:**  
**Loan ID Number:**  
**Commitment Number:** 094424  
**Issuing Office File Number:** 094424  
**Property Address:** VACANT LAND, CO  
**Revision Number:**

1. **Commitment Date:** at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. **The Land is described as follows:**

Township 22 South, Range 47 West of the 6th P.M.

Section 6: SE1/4, TOGETHER WITH AND SUBJECT TO Reciprocal Easement Agreement recorded 3/31/2016 at [Reception No. 540920](#), EXCEPT a tract conveyed to the Arkansas Valley Railroad Company filed in [Book 59 at Page 222](#),

ALSO EXCEPT a tract conveyed to the Denver Alfalfa Milling and Products Co. filed in [Book 56 at Page 309](#).

ALSO EXCEPT a tract conveyed to the Denver Alfalfa Milling and Products Co. filed in [Book 199 at Page 373](#).

ALSO EXCEPT a tract conveyed to the Denver Alfalfa Milling and Products Co. filed in [Book 203 at Page 281](#).

ALSO EXCEPT a tract conveyed to the Denver Alfalfa Milling and Products Co. filed in [Book 209 at Page 27](#).

ALSO EXCEPT a tract of land conveyed to the Department of Transportation, State of Colorado, in Deed recorded at [Reception No. 500754](#).

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at [Reception No. 551959](#).

In the County of Prowers, State of Colorado.

*This page is only a part of a 2021 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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 094424

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**STEWART TITLE GUARANTY COMPANY**

  
Authorized CounterSignature

**STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY  
ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

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File No. 094424

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 094424

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

*This page is only a part of a 2021 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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 094424

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 094424

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Mineral reservation by Herbert D. Reyher in Deed recorded 12/12/1977 in [Book 523 at Page 185](#).
10. Right-of-Way Easement granted to Greeley Gas Company, in document recorded 4/4/1991 at [Reception No. 452716](#).
11. Paid-Up Oil and Gas Lease between Reyher Enterprises Inc. and Redhawk Resources LLC - Series CO1, recorded 5/17/2013 at [Reception No. 533910](#).
12. Memorandum of Lease between Agis Capital LLC, Lessor and Ron Peterson LLC, Lessee, recorded 6/26/2018 at [Reception No. 546462](#). Amendment to Memorandum of Lease recorded 6/22/2020 at [Reception No. 551289](#).

*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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 094424

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

13. Terms and conditions of Reciprocal Easement Agreement between Arkansas River Farms LLC and Reyher Enterprises, Inc., recorded 3/31/2016 at [Reception No. 540920](#).
14. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).

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File No. 094424

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 2 of 2



*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 064524)**

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## **Auction Tract 11** **(Prowers County, Colorado)**

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*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** ABC Title & Closing Services  
**Issuing Office:** 300 Main Street, Ste. A, Ordway, CO 81063  
**Issuing Office's ALTA® Registry ID:**  
**Loan ID Number:**  
**Commitment Number:** 064524  
**Issuing Office File Number:** 064524  
**Property Address:** VACANT LAND, CO  
**Revision Number:**

1. **Commitment Date:** at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. **The Land is described as follows:**

A tract of land lying in the SE1/4 of Sec. 7, T.21S., R.47W. of the 6th P.M. being more particularly described as follows: Beginning at the Northwest corner of said SE1/4 as monumented by a 3/4" rebar and 2" aluminum cap marked PLS 38103 and considering the West line of said SE1/4, (as monumented by a similar rebar and cap at its South end), bearing N.0°09'00"E. with all other bearings contained herein being relative thereto; thence N.87°58'49"E., along the North line of said SE1/4, a distance of 2658.39 feet to a point on the West Right-of-Way line of U.S. Highway No. 287; thence S.0°25'45"W., along said highway line, a distance of 1334.66 feet to a point on the centerline of County Road UU.3; thence S.89°15'08"W., along the centerline of said County Road UU.3, a distance of 2650.31 feet to a point on the West line of said SE1/4; thence N.0°09'00"E., 1275.53 feet to the point of beginning. SUBJECT TO the South 30.00 feet of said tract for County Road UU.3 Right-of-Way purposes. ALSO SUBJECT TO the right-of-way for the Santana Canal.

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at [Reception No. 551959](#).

In the County of Prowers, State of Colorado.

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File No. 064524

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 2





**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**STEWART TITLE GUARANTY COMPANY**

  
Authorized CounterSignature

**STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY  
ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

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File No. 064524

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 064524

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

*This page is only a part of a 2021 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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 064524

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 064524

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Oil and Gas Lease between Reyher Enterprises Inc and Diamond Resources Co., recorded 6/11/2012 at [Reception No. 529989](#).
10. Memorandum of Lease between Agis Capital LLC, Lessor and Ron Peterson LLC, Lessee, recorded 6/26/2018 at [Reception No. 546462](#). Amendment to Memorandum of Lease recorded 6/22/2020 at [Reception No. 551289](#).
11. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).

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File No. 064524

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 1



*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 064624)**

---

## **Auction Tract 12** **(Prowers County, Colorado)**

---

*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** ABC Title & Closing Services  
**Issuing Office:** 300 Main Street, Ste. A, Ordway, CO 81063  
**Issuing Office's ALTA® Registry ID:**  
**Loan ID Number:**  
**Commitment Number:** 064624  
**Issuing Office File Number:** 064624  
**Property Address:** VACANT LAND, CO  
**Revision Number:**

1. **Commitment Date:** at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. **The Land is described as follows:**

A tract of land lying in the SE1/4 of Sec. 7 and NE1/4 of Sec. 18, T.21S., R.47W. of the 6th P.M. being more particularly described as follows:

Beginning at the Southwest corner of the said SE1/4 as monumented by a 3/4" rebar and 2" aluminum cap marked PLS 38103 and considering the West line of said SE1/4, (as monumented by a similar rebar and cap at its North end), bearing N.0°09'00"E. with all other bearings contained herein being relative thereto; thence N.0°09'00"E., along the West line of said SE1/4, a distance of 1378.18 feet to a point on the centerline of County Road UU.3; thence N.89°15'08"E., along the centerline of said County Road UU.3, a distance of 2650.31 feet to a point on the West Right-of-Way line of U.S. Highway No. 287; thence S.0°25'45"W., along said highway line, a distance of 1966.70 feet; thence S.0°27'44"W., along said highway line, a distance of 877.36 feet; thence S.0°24'51"W., along said highway line, a distance of 459.35 feet; thence S.87°49'33"W., 1261.67 feet to a point on the centerline of the Fort Lyon Canal; thence S.11°42'21"W., along said canal centerline, a distance of 176.57 feet to a point on the West line of the E1/2NE1/4 of said Sec. 18; thence N.0°17'22"E., 809.83 feet to the Southeast corner of the NW1/4NE1/4 of said Sec. 18; thence S.88°35'59"W., 1342.46 feet to the Southwest corner of the NW1/4NE1/4 of said Sec. 18; thence N.0°11'58"E., 1334.12 feet to the point of beginning. SUBJECT TO the North 30.00 feet of said tract for County Road UU.3 Right-of-Way purposes. ALSO SUBJECT TO the right-of-way for the Fort Lyon Canal.

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at

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File No. 064624

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

[Reception No. 551959.](#)

In the County of Prowers, State of Colorado.

**STEWART TITLE GUARANTY COMPANY**

  
Authorized Counterparty

**STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY  
ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

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File No. 064624

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 064624

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

*This page is only a part of a 2021 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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 064624

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 064624

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Oil and Gas Lease between Reyher Enterprises Inc and Diamond Resources Co., recorded 6/11/2012 at [Reception No. 529989](#).
10. Memorandum of Lease between Agis Capital LLC, Lessor and Ron Peterson LLC, Lessee, recorded 6/26/2018 at [Reception No. 546462](#). Amendment to Memorandum of Lease recorded 6/22/2020 at [Reception No. 551289](#).
11. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).

*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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 064624

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 2





# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

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File No. 064624

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 2 of 2



*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 064724)**

---

## **Auction Tract 13** **(Prowers County, Colorado)**

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*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** ABC Title & Closing Services  
**Issuing Office:** 300 Main Street, Ste. A, Ordway, CO 81063  
**Issuing Office's ALTA® Registry ID:**  
**Loan ID Number:**  
**Commitment Number:** 064724  
**Issuing Office File Number:** 064724  
**Property Address:** VACANT LAND, CO  
**Revision Number:**

1. **Commitment Date:** at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. **The Land is described as follows:**

A tract of land lying in the N1/2 of Sec. 17, T.21S., R.47W. of the 6th P.M. being more particularly described as follows:

Beginning at the Northeast corner of the NW1/4 of said Sec. 17 as monumented by a 3/4" rebar and 2" aluminum cap marked PLS 38103 and considering the North line of said NW1/4, (as monumented by a 2-1/2" aluminum pipe with 3-1/4" aluminum cap marked PLS 12103 at its West end), thence S.89°51'12"E., 1314.79 feet to the Northeast corner of the W1/2NE1/4 of said Sec. 17; thence S.0°26'01"W., 2671.25 feet to the Southeast corner of said W1/2NE1/4; thence S.89°45'24"W., along the South line of said W1/2NE1/4, a distance of 364.27 feet to a point on the centerline meanders of the Fort Lyon Canal; thence along said canal meander line through the following thirteen courses: N.15°32'19"E., 72.85 feet; a curve to the left whose radius is 519.00 feet, an arch length of 356.29 feet; N.23°47'39"W., 334.89 feet; N.27°18'42"W., 139.52 feet; a curve to the left whose radius is 1176.00 feet, an arc length of 508.27 feet; N.52°04'31"W., 321.29 feet; a curve to the left whose radius is 770.00 feet, an arc length of 534.86 feet; S.88°07'34"W., 1079.44 feet; N.89°34'22"W., 308.42 feet; a curve to the right whose radius is 673.00 feet, an arc length of 243.71 feet; N.68°49'27"W., 312.77 feet; a curve to the right whose radius is 901.00 feet, an arc length of 229.75 feet; N.54°12'51"W., 138.07 feet to a point on the East Right-of-Way line of U.S. Highway No. 287; thence N.0°26'51"E., along said highway line, a distance of 770.55 feet to a point on the North line of said NW1/4; thence S.89°51'12"E., 2572.84 feet to the point of beginning. SUBJECT TO the right-of-way for the Fort Lyon Canal.

*This page is only a part of a 2021 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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 064724

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at [Reception No. 551959](#).

In the County of Prowers, State of Colorado.

**STEWART TITLE GUARANTY COMPANY**

  
Authorized CounterSignature

**STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY  
ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

*This page is only a part of a 2021 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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 064724

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 064724

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

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File No. 064724

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 064724

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Oil and Gas Lease between Reyher Enterprises Inc and Diamond Resources Co., recorded 6/11/2012 at [Reception No. 529989](#).
10. Memorandum of Lease between Agis Capital LLC, Lessor and Ron Peterson LLC, Lessee, recorded 6/26/2018 at [Reception No. 546462](#). Amendment to Memorandum of Lease recorded 6/22/2020 at [Reception No. 551289](#).
11. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).

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File No. 064724

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 1



*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 064824)**

---

## **Auction Tract 14** **(Prowers County, Colorado)**

---

*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** ABC Title & Closing Services  
**Issuing Office:** 300 Main Street, Ste. A, Ordway, CO 81063  
**Issuing Office's ALTA® Registry ID:**  
**Loan ID Number:**  
**Commitment Number:** 064824  
**Issuing Office File Number:** 064824  
**Property Address:** VACANT LAND, CO  
**Revision Number:**

1. **Commitment Date:** at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. **The Land is described as follows:**

A tract of land lying in the NW1/4, SW1/4, SE1/4 and W1/2NE1/4 of Sec. 17, T.21S., R.47W. of the 6th P.M. more particularly described as follows:

Beginning at the Southeast corner of said SW1/4 as monumented by a 3/4" rebar and 2" aluminum cap marked PLS 38103; thence S.89°21'58"W., along the South line of said SW1/4, a distance of 2572.97 feet to a point on the East Right-of-Way line of U.S. Highway No. 287; thence N.0°12'49"W., along said highway line, a distance of 42.38 feet to a point on the South line of the First Subdivision of said SW1/4 as described on plat recorded at Reception No. 496738 of the Prowers County records; thence S.89°37'18"E., 456.87 feet to the Southeast corner of said First Subdivision; thence N.0°22'42"E., 285.00 feet to the Northeast corner of said First Subdivision; thence N.89°37'18"W., along the North line of said First Subdivision, a distance of 458.56 feet to a point on said highway line; thence N.0°21'20"E., along said highway line, a distance of 24.06 feet; thence N.0°27'22"E., along said highway line, a distance of 1671.84 feet; thence N.0°24'51"E., along said highway line, a distance of 1723.04 feet; thence N.0°26'51"E., along said highway line, a distance of 878.56 feet to a point on the centerline meanders of the Fort Lyon Canal; thence along said canal meander line through the following seventeen courses: S.54°12'51"E., 138.07 feet; along a curve to the left whose radius is 901.00 feet, an arc length of 229.75 feet; S.68°49'27"E., 312.77 feet; a curve to the left whose radius is 673.00 feet, an arc length of 243.71 feet; S.89°34'22"E., 308.42 feet; N.88°07'34"E., 1079.44 feet; a curve to the right whose radius is 770.00 feet, an arc length of 534.86 feet; S.52°04'31"E., 321.29 feet; a curve to the right whose radius is 1176.00 feet, an arc length of 508.27 feet; S.27°18'42"E., 139.52 feet; S.23°47'39"E., 334.89 feet; a curve to the

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File No. 064824

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 2





**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

right whose radius is 519.00 feet, an arc length of 356.29 feet; S.15°32'19"W., 394.59 feet; a curve to the left whose radius is 1549.00 feet, an arc length of 781.77 feet; S.13°22'42"E., 620.13 feet; a curve to the right whose radius is 824.00 feet, an arc length of 503.21 feet; thence S.21°36'42"W., 532.12 feet to a point on the South line of said SE1/4; thence S.89°21'58"W., 780.34 feet to the point of beginning. SUBJECT TO the right-of-way for the Fort Lyon Canal.

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at [Reception No. 551959](#).

In the County of Prowers, State of Colorado.

**STEWART TITLE GUARANTY COMPANY**

  
Authorized Representative

**STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY  
ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

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File No. 064824

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 064824

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

*This page is only a part of a 2021 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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 064824

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 064824

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Oil and Gas Lease between Reyher Enterprises Inc and Diamond Resources Co., recorded 6/11/2012 at [Reception No. 529989](#).
10. Memorandum of Lease between Agis Capital LLC, Lessor and Ron Peterson LLC, Lessee, recorded 6/26/2018 at [Reception No. 546462](#). Amendment to Memorandum of Lease recorded 6/22/2020 at [Reception No. 551289](#).
11. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).

*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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 064824

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 1



*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 064924)**

---

## **Auction Tract 15** **(Prowers County, Colorado)**

---

*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** ABC Title & Closing Services  
**Issuing Office:** 300 Main Street, Ste. A, Ordway, CO 81063  
**Issuing Office's ALTA® Registry ID:**  
**Loan ID Number:**  
**Commitment Number:** 064924  
**Issuing Office File Number:** 064924  
**Property Address:** VACANT LAND, CO  
**Revision Number:**

1. **Commitment Date:** at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. **The Land is described as follows:**

Township 21 South, Range 47 West of the 6th P.M.

Section 33: All of the E1/2 lying South of the Fort Lyon Canal.

Section 34: All of the W1/2 lying South of the Fort Lyon Canal.

Township 22 South, Range 47 West of the 6th P.M.

Section 4: NE1/4

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at [Reception No. 551959](#).

In the County of Prowers, State of Colorado.

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File No. 064924

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**STEWART TITLE GUARANTY COMPANY**

  
Authorized Counter Signature

**STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY  
ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

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File No. 064924

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 064924

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

*This page is only a part of a 2021 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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 064924

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 064924

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Oil and Gas Lease between Reyher Enterprises Inc and Diamond Resources Co., recorded 6/11/2012 at [Reception No. 529989](#).
10. Paid-Up Oil and Gas Lease between Reyher Enterprises Inc. and Redhawk Resources LLC - Series CO1, recorded 5/17/2013 at [Reception No. 533910](#).
11. Memorandum of Lease between Agis Capital LLC, Lessor and Ron Peterson LLC, Lessee, recorded 6/26/2018 at [Reception No. 546462](#). Amendment to Memorandum of Lease recorded 6/22/2020 at [Reception No. 551289](#).
12. Agreement for Electric Service between VCRAF Agis Bent 50 LLC and Southeast Colorado Power Association, recorded 1/6/20220 at [Reception No. 550212](#).

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File No. 064924

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 2





# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

13. Agreement for Electric Service between VCRAF Agis Bent 50 LLC and Southeast Colorado Power Association, recorded 3/4/2020 at [Reception No. 550590](#).
14. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).

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File No. 064924

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 2 of 2



*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 065024)**

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## **Auction Tract 16** **(Prowers County, Colorado)**

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*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: ABC Title & Closing Services  
Issuing Office: 300 Main Street, Ste. A, Ordway, CO 81063  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: 065024  
Issuing Office File Number: 065024  
Property Address: VACANT LAND, CO  
Revision Number:

1. Commitment Date: at 8:00 A.M.

2. Policy to be issued:

Proposed Amount of Insurance

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. The Land is described as follows:

Township 22 South, Range 47 West of the 6th P.M.

Section 3: NE1/4

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at [Reception No. 551959](#).

In the County of Prowers, State of Colorado.

STEWART TITLE GUARANTY COMPANY



Authorized Commitment Agent

STATEMENT OF CHARGES

These charges are due and payable  
before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY

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File No. 065024

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

*This page is only a part of a 2021 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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 065024

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 065024

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

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File No. 065024

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 065024

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Oil and Gas Lease between Reyher Enterprises Inc and Diamond Resources Co., recorded 6/11/2012 at [Reception No. 529989](#).
10. Memorandum of Lease between Agis Capital LLC, Lessor and Ron Peterson LLC, Lessee, recorded 6/26/2018 at [Reception No. 546462](#). Amendment to Memorandum of Lease recorded 6/22/2020 at [Reception No. 551289](#).
11. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).
12. Agreement for Electric Service between VCRAF Agis Bent 50 LLC and Southeast Colorado Power Association, recorded 3/4/2020 at [Reception No. 550589](#).

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File No. 065024

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

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File No. 065024

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 2 of 2



*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 065124)**

---

## **Auction Tract 17** **(Prowers County, Colorado)**

---

*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** ABC Title & Closing Services  
**Issuing Office:** 300 Main Street, Ste. A, Ordway, CO 81063  
**Issuing Office's ALTA® Registry ID:**  
**Loan ID Number:**  
**Commitment Number:** 065124  
**Issuing Office File Number:** 065124  
**Property Address:** VACANT LAND, CO  
**Revision Number:**

1. **Commitment Date:** at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. **The Land is described as follows:**

Township 22 South, Range 46 West of the 6th P.M.

Section 2: Lots 3 and 4; S1/2NW1/4, TOGETHER WITH Grant of Pivot Irrigation Overspray Easement recorded 9/15/2020 at [Reception No. 551960](#).

Section 3: Lots 1, 2, 3 and 4; S1/2N1/2, TOGETHER WITH Grant of Pivot Irrigation Overspray Easement recorded 9/15/2020 at [Reception No. 551960](#),

EXCEPT that portion conveyed in [Reception No. 533619](#) and more particularly described in [Reception No. 447622](#).

ALSO EXCEPT a tract of land lying in Lot 4 in Section 3, Township 22 South, Range 46 West of the 6th P.M. being more particularly described as follows: Beginning at the Northwest corner of said Section 3 as monumented by a 3/4" rebar and 2-1/2" aluminum cap marked BRUNDAGE, PLS 30087 and considering the North line of said Section 3, (as monumented by a similar rebar and cap at its East end), bearing N.89°32'09"E. with all other bearings contained herein being relative thereto; thence N.89°32'09"E., along the North line of said Section 3, a distance of 849.00 feet; thence S.0°06'10"W., 274.07 feet; thence along a curve to the left whose radius is 1365.00 feet, an arc length of 833.07 feet (chord=S.33°47'54"W., 820.20 feet); thence N.88°42'48"W., 391.20 feet to a point on the West line of said Section 3; thence N.0°04'06"W., 940.00 feet to the Point of Beginning. SUBJECT TO the North and West 30.00 feet of said tract for County Road Right-of-Way purposes. ALSO SUBJECT TO a strip of land 12.00 feet wide (6.00 feet each side of

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File No. 065124

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

centerline) for irrigation pipeline easement purposes whose centerline is described as beginning at the Southwest corner of the herein described tract; thence S.88°42'48"E., 58.53 feet to the point of easement beginning; thence N.21°02'02"W., 19.83 feet; thence N.0°38'29"W., 293.21 feet; thence N.0°07'58"W., 438.46 feet; thence S.88°04'18"W., 18.00 feet to a point on the East Right-of-Way line of County Road 10 and the terminus of said easement centerline. All easement sidelines are intended to be extended or shortened to meet said county road line and South line of said tract.

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at [Reception No. 551959](#).

In the County of Prowers, State of Colorado.

**STEWART TITLE GUARANTY COMPANY**

  
Authorized CounterSignature

**STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY  
ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

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File No. 065124

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 065124

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

*This page is only a part of a 2021 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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 065124

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 065124

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Reservation by Francis Keith Springer and Earlene Ruth Springer of an undivided one-half interest in any surface sand and gravel, also reserving all oil, gas and other mineral, with the right of ingress and egress, more fully set out in document recorded 3/29/1990 at [Reception No. 448856](#).
10. Paid-Up Oil and Gas Lease between Reyher Enterprises Inc. and Redhawk Resources LLC - Series CO1, recorded 5/17/2013 at [Reception No. 533910](#).
11. Memorandum of Lease between Agis Capital LLC, Lessor and Ron Peterson LLC, Lessee, recorded 6/26/2018 at [Reception No. 546462](#). Amendment to Memorandum of Lease recorded 6/22/2020 at [Reception No. 551289](#).
12. Right-of-Way Easement granted to Southeast Colorado Power Association, recorded 7/15/2019 at [Reception No.](#)

*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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 065124

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

548967.

13. Agreement for Electric Service between VCRAF Agis Bent 50 LLC and Southeast Colorado Power Association, recorded 7/15/2019 at [Reception No. 548969](#).
14. Agreement for Electric Service between VCRAF Agis Bent 50 LLC and Southeast Colorado Power Association, recorded 7/15/2019 at [Reception No. 548970](#).
15. Terms and conditions of Grant of Pivot Irrigation Overspray Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551960](#).
16. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).

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File No. 065124

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 2 of 2



*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 065224)**

---

## **Auction Tract 18** **(Prowers County, Colorado)**

---

*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** ABC Title & Closing Services  
**Issuing Office:** 300 Main Street, Ste. A, Ordway, CO 81063  
**Issuing Office's ALTA® Registry ID:**  
**Loan ID Number:**  
**Commitment Number:** 065224  
**Issuing Office File Number:** 065224  
**Property Address:** VACANT LAND, CO  
**Revision Number:**

1. **Commitment Date:** at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. **The Land is described as follows:**

Township 22 South, Range 46 West of the 6th P.M.

Section 15: SE1/4, TOGETHER WITH the right of ingress and egress to sprinkler irrigation as contained in Easement recorded 4/14/2009 at [Reception No. 520518](#). EXCEPT a tract of land more particularly described as follows: Beginning at a point which is 800 feet North and 30 feet West of the Southeast corner of Section 15, Township 22 South, Range 46 West of the 6th P.M., thence North along the West Right-of-Way line of County Road and parallel to the West line of said Section 15 a distance of 670 feet to a point; thence N.88°42'W. a distance of 511 feet to a point; thence S.10°00'E. a distance of 140 feet to a point; thence S.18°30'E. a distance of 810 feet to a point; thence N.48°00'E., a distance of 306 feet, more or less, to the point of beginning.

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at [Reception No. 551959](#).

In the County of Prowers, State of Colorado.

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File No. 065224

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**STEWART TITLE GUARANTY COMPANY**

  
Authorized Counteragent

**STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY  
ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

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File No. 065224

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 2





# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 065224

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

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File No. 065224

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 065224

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Oil and Gas Lease between Reyher Enterprises Inc. and Land Energy Inc., recorded 2/23/2012 at [Reception No. 528807](#).
10. Memorandum of Lease between Agis Capital LLC, Lessor and Ron Peterson LLC, Lessee, recorded 6/26/2018 at [Reception No. 546462](#). Amendment to Memorandum of Lease recorded 6/22/2020 at [Reception No. 551289](#).
11. Terms and conditions of Easement from Gary L. Schwartz and Delane Schwartz to Reyher Enterprises Inc., recorded 4/14/2009 at [Reception No. 520518](#).
12. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).

*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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 065224

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

*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 a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No. 065224

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 2 of 2



*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 065324)**

---

## **Auction Tract 19** **(Prowers County, Colorado)**

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*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** ABC Title & Closing Services  
**Issuing Office:** 300 Main Street, Ste. A, Ordway, CO 81063  
**Issuing Office's ALTA® Registry ID:**  
**Loan ID Number:**  
**Commitment Number:** 065324  
**Issuing Office File Number:** 065324  
**Property Address:** VACANT LAND, CO  
**Revision Number:**

1. **Commitment Date:** at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. **The Land is described as follows:**

Township 22 South, Range 46 West of the 6th P.M.

Section 22: SE1/4SE1/4, EXCEPT that portion as conveyed in [Reception No. 322867](#) and in [Book 265 at Page 531](#).

Section 23: SW1/4SW1/4, EXCEPT that portion as conveyed in [Reception No. 322867](#) and in [Book 265 at Page 531](#).; SE1/4SW1/4, EXCEPT that portion as conveyed in [Book 265 at Page 531](#).; Lot 4, EXCEPT that portion as conveyed in Book 265 at Page 531.

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at [Reception No. 551959](#).

In the County of Prowers, State of Colorado.

STEWART TITLE GUARANTY COMPANY

### STATEMENT OF CHARGES

These charges are due and payable

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File No. 065324

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 1 of 2



**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

  
Authorized Counterparty

before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY  
ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

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File No. 065324

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 2 of 2



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 065324

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

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File No. 065324

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 065324

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Oil and Gas Lease between Reyher Enterprises Inc. and Land Energy Inc., recorded 2/23/2012 at [Reception No. 528807](#).
10. Memorandum of Lease between Agis Capital LLC, Lessor and Ron Peterson LLC, Lessee, recorded 6/26/2018 at [Reception No. 546462](#). Amendment to Memorandum of Lease recorded 6/22/2020 at [Reception No. 551289](#).
11. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).

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File No. 065324

CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

Page 1 of 1





*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with hyperlinks to recorded documents)**

*Preliminary title insurance schedules prepared by:*

**ABC Title & Closing Services**

**(File Number: 065424)**

---

## **Auction Tract 20** **(Prowers County, Colorado)**

---

*For October 24, 2024 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**VCRAF AGIS BENT 50, LLC**

# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

**Issuing Agent:** ABC Title & Closing Services  
**Issuing Office:** 300 Main Street, Ste. A, Ordway, CO 81063  
**Issuing Office's ALTA® Registry ID:**  
**Loan ID Number:**  
**Commitment Number:** 065424  
**Issuing Office File Number:** 065424  
**Property Address:** VACANT LAND, CO  
**Revision Number:**

1. **Commitment Date:** at 8:00 A.M.

2. **Policy to be issued:** **Proposed Amount of Insurance**

(a) 2021 ALTA® Owner's Policy

Proposed Insured: TBD

(b) 2021 ALTA® Loan Policy

Proposed Insured: Lender

3. **The estate or interest in the Land at the Commitment Date is:**

Fee Simple

4. **The Title is, at the Commitment Date, vested in:**

VCRAF AGIS BENT 50 LLC, a Delaware Limited Liability Company

5. **The Land is described as follows:**

Township 22 South, Range 41 West of the 6th P.M.

Section 19: SE1/4; and a portion lying within the SW1/4 lying East of the center line of the Seep Ditch as conveyed in [Book 518 at Page 466](#), and shown on the ALTA/NSPS Land Title Survey, recorded 6/26/2018 at [Reception No. 546457](#).

Section 30: E1/2, EXCEPT that portion lying West of the center line of the Seep Ditch as conveyed in [Book 518 at Page 466](#) and shown on the ALTA/NSPS Land Title Survey, recorded 6/26/2018 at [Reception No. 546457](#).

A portion of the NW1/4 lying East of the center line of the Seep Ditch as conveyed in Book [Book 518 at Page 466](#) and shown on the ALTA/NSPS Land Title Survey, recorded 6/26/2018 at [Reception No. 546457](#).

All of the above described property is TOGETHER WITH Grant of Pipeline and Utility Easement recorded 9/15/2020 at [Reception No. 551959](#).

In the County of Prowers, State of Colorado.

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File No. 065424

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**  
**SCHEDULE A**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**STEWART TITLE GUARANTY COMPANY**

  
Authorized Counterparty

**STATEMENT OF CHARGES**

These charges are due and payable  
before a policy can be issued

ALTA OWNERS POLICY  
ALTA LOAN POLICY  
ALTA LOAN POLICY 2nd  
End 100, 8.1

Tax Certificate

**TOTAL**

**\$0.00**

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File No. 065424

CO ALTA Commitment for Title Insurance Schedule A (07-01-2021)

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# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART I

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Requirements

File No.: 065424

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. Payment of all taxes, charges and assessments, levied and assessed against the subject premises, which are due, and payable.
6. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92 - 143, CRS 10-11 - 122).
7. A duly signed and acknowledged Affidavit of Indemnity to the Underwriting Title Company, in a form and wording approved by an attorney for said Title Company, from the General Contractor and/or owners and/or buyers/ borrowers of subject property, protecting said Title Company from any claims from unrecorded mechanics liens or other statutory liens. The affidavit need not be recorded. If the affidavit is not provided to said Title Company at time of closing, said Title Company is required to wait six (6) months from the date of closing to issue the final Title Policy. [form attached].
8. Record Statement of Authority for VCRAF AGIS BENT 50 LLC to provide prima facie evidence of existence of entity capable of holding property and the name of persons authorized to execute instruments affecting title to real property.
9. The Company requires for its review a copy of the Operating Agreement (if written) for VCRAF AGIS BENT 50 LLC.
10. Record Deed executed by the owner(s) conveying the subject property to the proposed purchaser(s).
11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the names of the Buyer and Lender have been disclosed.

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File No. 065424

ALTA Commitment For Title Insurance Schedule B I (07-01-2021)

Page 1 of 1



# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exceptions

File No.: 065424

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession, not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
7. Water rights, claims or title to water.
8. Taxes and assessments for 2024 and subsequent years, a lien not yet due or payable.
9. Reservation by Judy Ann Nielson f/k/a Judy Ann Reyher and Reese Nielsen of all minerals as shown in deed recorded 9/7/1976 in [Book 518 at Page 466](#).
10. Reservation by George F Reyher, Pauline K. Reyher, Dorothy C. Keding, Glenn Keding, Herbert D Reyher, Marsha Reyher, Judy Ann Nielsen and Reese Nielsen of all minerals as set forth in Deed recorded 9/7/1978 in [Book 518 at Page 464](#).
11. Agreement to pay one-half of the cost of maintaining the seep ditch as set forth in Deed recorded 9/7/1978 in Book [518 at Page 464](#).
12. Terms and conditions of Grant of Pipeline and Utility Easement between Ron Peterson LLC and VCRAF Agis Bent 50 LLC, recorded 9/15/2020 at [Reception No. 551959](#).

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CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

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# ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

## SCHEDULE B PART II

ISSUED BY

STEWART TITLE GUARANTY COMPANY

### Exceptions

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CO ALTA Commitment For Title Insurance Schedule B II (07-01-2021)

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