

**American Title Agency**

**315 W. First Street  
Casper, WY 82601  
(307)266-4672  
Fax: (307)266-0154**

**INVOICE**

CITY OF CASPER

**ATTENTION:** Craig Collins

**INVOICE NO.:** 2019-0567  
**INVOICE DATE:** March 20, 2019

**REFERENCE:**  
CITY OF CASPER

<b>DESCRIPTION</b>	<b>AMOUNT</b>
O & E REPORT	\$125.00
LOT 4, BLOCK 20, KELLY-GATE ADDITION	
<i>THANK YOU FOR YOUR BUSINESS!</i>	<b>TOTAL DUE:</b> \$125.00

## AMERICAN TITLE AGENCY

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315 W. FIRST STREET, CASPER, WY 82601  
PHONE: (307)266-4672 FAX: (307)266-0154

### REPORT OF TITLE

THIS REPORT IS BASED ON A CURSORY EXAMINATION OF THE TITLE PLANT INFORMATION OF RECORDS AVAILABLE TO THIS COMPANY. IT DOES NOT PURPORT TO ASSUME OR GUARANTEE THE CONDITION OF TITLE TO THE HEREIN DESCRIBED LAND. IT MAY NOT BE RELIED UPON BY ANY PARTY AS A TRUE AND CORRECT REFLECTION OF THE CONDITION OF TITLE TO THE HEREIN DESCRIBED LAND. IT IS NOT TO BE CONSTRUED AS AN OFFER TO ISSUE A POLICY OF TITLE INSURANCE OR GUARANTEE OF COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. LIABILITY, IF ANY, IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT.

#### SCHEDULES OF EXCLUSIONS FROM COVERAGE OF THIS REPORT

THE FOLLOWING MATTERS ARE EXPRESSLY EXCLUDED FROM THE COVERAGE OF THIS REPORT:

1. NO LIABILITY IS ASSUMED AS TO THE VALIDITY OF ANY INSTRUMENT IN RECORDED CHAIN OF TITLE TO LANDS.
2. ANY LAW, ORDINANCE OR GOVERNMENTAL REGULATION (INCLUDING BUT NOT LIMITED TO BUILDING AND ZONING ORDINANCES) RESTRICTING OR REGULATING OR PROHIBITING THE OCCUPANCY, USE OR ENJOYMENT OF THE LAND, OR REGULATING THE CHARACTER, DIMENSIONS OR LOCATION OF ANY IMPROVEMENT NOW OR HEREAFTER ERECTED ON THE LAND, OR PROHIBITING A SEPARATION IN OWNERSHIP OR A REDUCTION IN THE DIMENSIONS OR AREA OF THE LAND, OR THE EFFECT OF ANY VIOLATION OF ANY SUCH LAW, ORDINANCE OR GOVERNMENTAL REGULATION.
3. RIGHTS OF EMINENT DOMAIN OR GOVERNMENTAL RIGHTS OF POLICE POWER UNLESS NOTICE OF THE EXERCISE OF SUCH RIGHTS APPEARS IN THE PUBLIC RECORDS AT DATE OF THIS REPORT.
4. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS CREATED, SUFFERED, ASSUMED OR AGREED TO BY THE BENEFICIARY, NOT KNOWN TO THE COMPANY AND NOT SHOWN BY THE PUBLIC RECORDS, BUT KNOWN TO THE BENEFICIARY AT DATE OF REPORT AND NOT DISCLOSED IN WRITING BY THE BENEFICIARY TO THE COMPANY PRIOR TO THE DATE HEREOF, RESULTING IN NO LOSS OR DAMAGE TO THE BENEFICIARY, ATTACHING OR CREATED SUBSEQUENT TO DATE OF REPORT, OR RESULTING IN LOSS OR DAMAGE WHICH WOULD NOT HAVE BEEN SUSTAINED IF THE BENEFICIARY HAS BEEN A BONA FIDE PURCHASER FOR VALUE.

AMERICAN TITLE AGENCY



American Title Agency  
Authorized Signatory

## SCHEDULE "A"

TOTAL FEE FOR TITLE REPORT: **\$125.00**

REPORT NO.: **2019-0567**

AMOUNT OF LIABILITY NOT TO EXCEED: **\$125.00**

DATE OF REPORT: **MARCH 20, 2019 AT 08:00 AM**

1. THIS REPORT HAS BEEN PREPARED FOR THE SOLE USE AND BENEFIT OF (BENEFICIARY):

**CITY OF CASPER**

2. THE DOCUMENT RECORDED **SEPTEMBER 10, 1976 IN BOOK 270 OF DEEDS, PAGE 2** OF THE OFFICIAL RECORDS OF NATRONA COUNTY, WYOMING PURPORTING TO VEST A FEE ESTATE IN THE LAND DESCRIBED HEREIN IS:

**CITY OF CASPER**

3. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF NATRONA, STATE OF WYOMING, AND IS DESCRIBED AS FOLLOWS:

**LOT 4, BLOCK 20, "KELLY-GATE," AN ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED APRIL 13, 1976, IN BOOK 266 OF DEEDS, PAGE 385.**

4. PURPORTED ADDRESS: 4000 EAST 15TH STREET, CASPER, WY 82609

## **SCHEDULE "B"**

THIS REPORT DOES NOT CERTIFY AGAINST LOSS OR DAMAGE, NOR AGAINST COSTS, ATTORNEY'S FEES OR EXPENSES, ANY OR ALL OF WHICH ARISE BY REASON OF THE FOLLOWING:

### **PART ONE:**

1. RIGHTS OF CLAIMS OF PARTIES IN POSSESSION.
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS.
5. OWNERSHIP OF MINERALS AND MINERAL RIGHTS.
6. EASEMENTS, RESERVATIONS AND SERVITUDES IMPOSED BY OPERATION OF LAW OR CONTAINED IN INSTRUMENTS OF RECORD.
7. ANY BANKRUPTCY PROCEEDINGS.
8. ALL GENERAL TAXES AND SPECIAL ASSESSMENTS.

**TAXES ARE EXEMPT FOR THE YEAR 2018.  
TAX NOTICE NO. 33791231500100**

9. COUNTY TREASURER: (307)235-9470      COUNTY ASSESSOR: (307)235-9444

### **PART TWO:**

SUBJECT TO THE FOLLOWING MORTGAGES, LIENS, JUDGMENTS AND MONETARY ENCUMBRANCES OF RECORD, IF ANY:

**"NO MONETARY ENCUMBRANCES OF RECORD"**