

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SPD29-8-10) (Mandatory 1-11)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**SELLER'S PROPERTY DISCLOSURE  
 (RESIDENTIAL)**

**THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.**

Seller states that the information contained in this Disclosure is correct to Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself, except as stated in Section L. Broker may deliver a copy of this Disclosure to prospective buyers.

**Note: If an item is not present at the Property or if an item is not to be included in the sale, mark the "N/A" column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded; if there is an inconsistency between this form and the Contract, the Contract controls.**

Date: 10/24/2011

Property Address: 6634 W Gould Dr Littleton CO 80123

Seller: Jason Randall and Mignon C McBride

I. IMPROVEMENTS							
A. STRUCTURAL CONDITIONS							
Do any of the following conditions now exist or have they ever existed:		Yes	No	Do Not Know	N/A	COMMENTS	
1	Structural problems		X				
2	Moisture and/or water problems		X				
3	Damage due to termites, other insects, birds, animals or rodents		X				
4	Damage due to hail, wind, fire or flood		X				
5	Cracks, heaving or settling problems		X				
6	Exterior wall or window problems		X				
7	Exterior Artificial Stucco (EIFS)		X				
8	Any additions or alterations made		X				
9	Building code, city or county violations		X				
B. ROOF							
Do any of the following conditions now exist:		Yes	No	Do Not Know	N/A	COMMENTS	
1	Roof problems		X				
2	Roof material Age 09	X				Hail storm-replaced	
3	Roof leak: Past		X				
4	Roof leak: Present		X				
5	Damage to roof: Past	X				Hail storm	
6	Damage to roof: Present		X				
7	Roof under warranty until Transferable		X				
8	Roof work done while under current roof warranty		X				
9	Skylight problems		X				
10	Gutter or downspout problems		X				
C. APPLIANCES							
Are the following now in working condition:		Yes	No	Do Not Know	Age If Known	N/A	COMMENTS
1	Built-in vacuum system & accessories					X	
2	Clothes dryer					X	
3	Clothes washer					X	
4	Dishwasher	X					
5	Disposal	X					
6	Freezer					X	
7	Gas grill					X	
8	Hood	X				X	
9	Microwave oven	X					
10	Oven	X					

Buyer(s) Initials                      Seller(s) Initials



4	Lift station (sewage ejector pump)					X
5	Drainage, storm sewers, retention ponds	X				
6	Grey water storage/use					X
7	Plumbing problems <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
8	Sump pump					X
9	Underground sprinkler system	X				
10	Fire sprinkler system					X
11	Polybutylene pipe <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
12	Galvanized pipe <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
13	Backflow prevention device <input type="checkbox"/> Domestic <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage	X				
14	Irrigation pump					X
15	Well pump					X

		IN WORKING CONDITION				
G.	OTHER DISCLOSURES—IMPROVEMENTS	Yes	No	Do Not Know	N/A	COMMENTS
1	Included fixtures and equipment now in working condition	X				
2						
3						
4						

II. GENERAL						
H.	USE, ZONING & LEGAL ISSUES	Yes	No	Do Not Know	N/A	COMMENTS
	Do any of the following conditions now exist:					
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use		X			
2	Notice or threat of condemnation proceedings		X			
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved		X			
4	Violation of restrictive covenants or owners' association rules or regulations		X			
5	Any building or improvements constructed within the past one year from this Date without approval by the Association or the designated approving body		X			
6	Notice of zoning action related to the Property		X			
7	Other legal action		X			

I.	ACCESS, PARKING, DRAINAGE & SIGNAGE	Yes	No	Do Not Know	N/A	COMMENTS
	Do any of the following conditions now exist:					
1	Any access problems		X			
2	Roads, driveways, trails or paths through the Property used by others		X			
3	Public highway or county road bordering the Property		X			
4	Any proposed or existing transportation project that affects or is expected to affect the Property		X			
5	Encroachments, boundary disputes or unrecorded easements		X			
6	Shared or common areas with adjoining properties		X			
7	Requirements for curb, gravel/paving, landscaping		X			
8	Flooding or drainage problems: Past		X			
9	Flooding or drainage problems: Present		X			

J.	WATER & SEWER SUPPLY	Yes	No	Do Not Know	N/A	COMMENTS
	Do any of the following conditions now exist:					
1	Water Rights Type	X	X			
2	Water tap fees paid in full	X				
3	Sewer tap fees paid in full	X				
4	Subject to augmentation plan		X			
5	Well required to be metered		X			
6	Type of water supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ <input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are Not attached. Shared Well Agreement <input type="checkbox"/> Yes <input type="checkbox"/> No.					

Buyer(s) Initials MLL

Seller(s) Initials MLL SR

The Water Provider for the Property can be contacted at:

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 Web Site: \_\_\_\_\_ Phone No.: \_\_\_\_\_

There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is [describe source]:

**SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.**

7 Type of sanitary sewer service:  Public  Community  Septic System  None  Other   
 If the Property is served by an on-site septic system, supply to buyer a copy of the permit.  
 Type of septic system:  Tank  Leach  Lagoon

K.	ENVIRONMENTAL CONDITIONS	Yes	No	Do Not Know	N/A	COMMENTS
	Do any of the following conditions now exist or have they ever existed:					
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products		X			
2	Underground storage tanks		X			
3	Aboveground storage tanks		X			
4	Underground transmission lines		X	X		
5	Pets kept on the Property	X				<i>Dog</i>
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill		X			
7	Monitoring wells or test equipment				X	
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property		X			
9	Mine shafts, tunnels or abandoned wells on the Property		X			
10	Within governmentally designated geological hazard or sensitive area		X			
11	Within governmentally designated flood plain or wetland area		X			
12	Dead, diseased or infested trees or shrubs		X			
13	Environmental assessments, studies or reports done involving the physical condition of the Property		X			
14	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells		X			
15	Interior of Improvements of Property tobacco smoke-free	X	X			
16	Other environmental problems		X			

L.	COMMON INTEREST COMMUNITY ASSOCIATION PROPERTY	Yes	No	Do Not Know	N/A	COMMENTS
	Do any of the following conditions now exist:					
1	Property is part of an owners' association	X				
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented		X			
3	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or Unit).		X			

M.	OTHER DISCLOSURES — GENERAL	Yes	No	Do Not Know	N/A	COMMENTS
	Do any of the following conditions now exist:					
1	Any part of the Property leased to others (written or oral)		X			
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property		X			
3	Any property insurance claim submitted (whether paid or not)		X			
4	Structural, architectural and engineering plans and/or specifications for any existing improvements		X			
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards		X			
6	Government special improvements approved, but not yet installed, that may become a lien against the Property		X			

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This form is **not** intended as a substitute for an inspection of the Property.

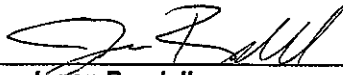
Buyer(s) Initials \_\_\_\_\_

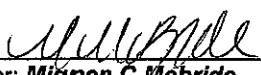
Seller(s) Initials     *ML*         *JP*

**ADVISORY TO SELLER:**

**Failure to disclose a known material defect may result in legal liability.**

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's CURRENT ACTUAL KNOWLEDGE.

  
Seller: **Jason Randall** Date: 10.24.11

  
Seller: **Mignon C McBride** Date: 10.24.11

**ADVISORY TO BUYER:**

1. Even though Seller has answered the above questions to Seller's current actual knowledge, Buyer should thoroughly inspect the Property and obtain expert assistance to accurately and fully evaluate the Property to confirm the status of the following matters:

- a. the physical condition of the Property;
- b. the presence of mold or other biological hazards;
- c. the presence of rodents, insects and vermin including termites;
- d. the legal use of the Property and legal access to the Property;
- e. the availability and source of water, sewer, and utilities;
- f. the environmental and geological condition of the Property;
- g. the presence of noxious weeds; and
- h. any other matters that may affect Buyer's use and ownership of the Property that are important to Buyer as Buyer decides whether to purchase the Property

2. Seller states that the information is correct to "Seller's current actual knowledge" as of the date of this form. The term "current actual knowledge" is intended to limit Seller's disclosure only to facts actually known by the Seller and does not include "constructive knowledge" or "common knowledge" or what Seller "should have known" about the Property. The Seller has no duty to inspect the Property when this Disclosure is filled in and signed.

3. Valuable information may be obtained from various local/state/federal agencies, and other experts may assist Buyer by performing more specific evaluations and inspections of the Property.

4. Boundaries, location and ownership of fences, driveways, hedges, and similar features of the Property may become the subjects of a dispute between a property owner and a neighbor. A survey may be used to determine the likelihood of such problems.

5. Whether any item is included or excluded is determined by the contract between Buyer and Seller and not this Seller's Property Disclosure.

6. Buyer acknowledges that Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Buyer acknowledges that Seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes.

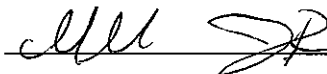
7. Buyer hereby receipts for a copy of this Disclosure.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

**SPD29-8-10 SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)**

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Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials 

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**SQUARE FOOTAGE DISCLOSURE**

This disclosure is made to Buyer and Seller pursuant to the requirements of Colorado Real Estate Commission and applies to improved residential real estate.

Property Address: **6634 W Gould Dr Littleton CO 80123**

**1. Licensee Measurement**

Listing Licensee  Has  Has Not measured the square footage of the residence according to the following standard, methodology or manner:

<u>Standard/Methodology/Manner</u>	<u>Date Measured</u>	<u>Square Footage</u>
<input type="checkbox"/> Exterior measurement	n/a	n/a
<input type="checkbox"/> FHA	n/a	n/a
<input type="checkbox"/> ANSI	n/a	n/a
<input type="checkbox"/> Local standard n/a	n/a	n/a
<input type="checkbox"/> Other n/a	n/a	n/a

**2. Other Source of Measurement :**

Listing Licensee  Is  is Not providing information on square footage of the residence from another source(s) as indicated below:

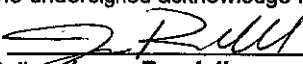

<u>Source of Square Footage Information</u>	<u>Date</u>	<u>Square Footage</u>
<input type="checkbox"/> Prior appraisal (Date of document)	n/a	n/a
<input type="checkbox"/> Building plans (Date of document)	n/a	n/a
<input checked="" type="checkbox"/> Assessor's office (Date of document)	10/2011	2981+1564
<input type="checkbox"/> Other n/a	n/a	n/a

Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. **If exact square footage is a concern, the property should be independently measured.**

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed on or before the Inspection Objection Deadline of the contract.

Listing Licensee:  Date: 10/24/2011  
**Alan J. Smith**

The undersigned acknowledge receipt of this disclosure.

Seller:  Date: 10-24-11  
**Jason Randall**  
 Seller:  Date: 10/24/11  
**Mignon C McBride**

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

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2  
3 **THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT**  
4 **LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

5  
6 **SOURCE OF WATER ADDENDUM**  
7 **TO CONTRACT TO BUY AND SELL REAL ESTATE**

8 Date: 10/24/2011

9  
10 **1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE.** This Source of Water  
11 Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller  
12 and Buyer dated \_\_\_\_\_ (Contract), for the purchase and sale of the Property known as No.  
13 **6634 W Gould Dr Littleton CO 80123**

14  
15 **2. SOURCE OF POTABLE WATER.** Seller discloses the following information for the source of  
16 potable water for the Property:

17 **[Select and complete 1, 2 or 3 as applicable.]**

18  **2.1** The Property's source of water is a Well. Well Permit #: \_\_\_\_\_  
19 If a well is the source of water for the Property, a copy of the current Well Permit  
20  **Is**  **is Not** attached.

21  
22  
23  
24  **2.2** The Water Provider for the Property can be contacted at:  
25 Name: Denver Water  
26 Address: 1600 W 12th ave  
27 Web Site: \_\_\_\_\_  
28 Phone No.: 303.628.6000

29  
30  **2.3** There is neither a Well nor a Water Provider for the Property. The source of water  
31 for the Property is [describe source]:  
32

33 **NOTE TO BUYER: SOME WATER PROVIDERS RELY, TO VARYING DEGREES ON**  
34 **NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR**  
35 **INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF**  
36 **THE PROVIDER'S WATER SUPPLIES.**

37  
38  Date: 10-24-11  
39 Seller: **Jason Randall**

40  
41  Date: 10-24-11  
42 Seller: **Mignon C McBride**

43  
44 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

45  
46  
47 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

48 **SWA35-8-10. SOURCE OF WATER ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE.** CTM eContracts - ©2011 CTM Software Corp.

**RE/MAX Professionals** **RE/MAX Professionals**  
8500 West Bowles Avenue Suite 100 Littleton, CO 80123  
ALAN J. SMITH BROKER/OWNER THE ALAN SMITH TEAM  
Ph: 303.932.3306 Fax: 303.973.3439

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (CL8-8-10) (Mandatory 1-11)

**THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.**

**CLOSING INSTRUCTIONS**

Date: 10/24/2011

**1. PARTIES, PROPERTY.** *Jason Randall and Mignon C McBride*, Seller, and \_\_\_\_\_, Buyer, engage colorado professionals title, Closing Company, who agrees to provide closing and settlement services in connection with the Closing of the transaction for the sale and purchase of the Property known as No. 6634 W Gould Dr Littleton CO 80123, and more fully described in the Contract to Buy and Sell Real Estate, dated n/a, including any counterproposals and amendments (Contract).

**2. INFORMATION, PREPARATION.** Closing Company is authorized to obtain any information necessary for the Closing. Closing Company agrees to prepare, deliver, and record those documents (excluding legal documents), and disburse all funds pursuant to the Contract that are necessary to carry out the terms and conditions of the Contract.

**3. CLOSING FEE.** Closing Company will receive a fee not to exceed \$ 230 for providing these closing and settlement services.

**4. RELEASE, DISBURSEMENT.** Closing Company is not authorized to release any signed documents or things of value prior to receipt and disbursement of Good Funds, except as provided in § 8, 9 and 10.

**5. DISBURSER.** Closing Company shall disburse all funds, including real estate commissions, except those funds as may be separately disclosed in writing to Buyer and Seller by Closing Company or Buyer's lender on or before Closing. All parties agree that no one other than the disburser can assure that payoff of loans and other disbursements will actually be made.

**6. SELLER'S NET PROCEEDS.** Seller will receive the net proceeds of Closing as indicated:  
 Cashier's Check, at Seller's expense  Funds Electronically Transferred (wire transfer) to an account specified by Seller, at Seller's expense  Closing Company's trust account check.

**7. CLOSING STATEMENT.** Closing Company will prepare and deliver an accurate, complete and detailed closing statement to Buyer and Seller at time of Closing.

**8. FAILURE OF CLOSING.** If Closing or disbursement does not occur on or before Closing Date set forth in the Contract, Closing Company, except as provided herein, is authorized and agrees to return all documents, monies, and things of value to the depositing party, upon which Closing Company will be relieved from any further duty, responsibility or liability in connection with these Closing Instructions. In addition, any promissory note, deed of trust or other evidence of indebtedness signed by Buyer shall be voided by Closing Company, with the originals returned to Buyer and a copy to Buyer's lender.

**9. RETURN OF EARNEST MONEY.** Except as otherwise provided in § 10, Earnest Money Dispute, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder shall release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money shall be made within five days of Earnest Money Holder's receipt of the written mutual instructions signed by both Buyer and Seller,

Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials MR SP

54 provided the Earnest Money check has cleared.

55

56 **10. EARNEST MONEY DISPUTE.** In the event of any controversy regarding the Earnest Money  
57 (notwithstanding any termination of the Contract), Earnest Money Holder shall not be required to take  
58 any action. Earnest Money Holder, at its option and sole subjective discretion, may (1) await  
59 any proceeding, (2) interplead all parties and deposit Earnest Money into a court of competent  
60 jurisdiction and shall recover court costs and reasonable attorney and legal fees, or (3) provide  
61 notice to Buyer and Seller that unless Earnest Money Holder receives a copy of the Summons and  
62 Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit)  
63 Holder shall be authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder  
64 does receive a copy of the Lawsuit, and has not interpleaded the monies at the time of any Order,  
65 Earnest Money Holder shall disburse the Earnest Money pursuant to the Order of the Court.

66

67 **11. SUBSEQUENT AMENDMENTS.** Any amendments to, or termination of, these Closing Instructions  
68 must be in writing and signed by Buyer, Seller and Closing Company.

69

70 **12. CHANGE IN OWNERSHIP OF WATER WELL.** Within sixty days after Closing, Closing Company  
71 shall submit any required Change in Ownership form or registration of existing well form to the Division  
72 of Water Resources in the Department of Natural Resources (Division), with as much information as is  
73 available, and the Division shall be responsible for obtaining the necessary well registration information  
74 directly from Buyer. Closing Company shall not be liable for delaying Closing to ensure Buyer  
75 completes any required form.

76

77 **13. WITHHOLDING.** The Internal Revenue Service and the Colorado Department of Revenue  
78 may require Closing Company to withhold a substantial portion of the proceeds of this sale when  
79 Seller either (a) is a foreign person or (b) will not be a Colorado resident after Closing. Seller should  
80 inquire of Seller's tax advisor to determine if withholding applies or if an exemption exists.

81

82 **14. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the  
83 Colorado Real Estate Commission.)

84 n/a

85

86 **15. COUNTERPARTS.** This document may be executed by each party, separately, and when  
87 each party has executed a copy, such copies taken together shall be deemed to be a full and  
88 complete contract between the parties.

89

90 **16. BROKER'S COPIES.** Closing Company shall provide, to each broker in this transaction, copies  
91 of all signed documents that such brokers are required to maintain pursuant to the rules of the  
92 Colorado Real Estate Commission.

93 **17. NOTICE, DELIVERY AND CHOICE OF LAW.**

94 **17.1 Physical Delivery.** Except as provided in § 17.2, all notices must be in writing.  
95 Any notice or document to Buyer shall be effective when physically received by Buyer, any individual  
96 buyer, any representative of Buyer, or Brokerage Firm of Broker working with Buyer. Any notice or  
97 document to Seller shall be effective when physically received by Seller, any individual seller, any  
98 representative of Seller, or Brokerage Firm of Broker working with Seller. Any notice or document to  
99 Closing Company shall be effective when physically received by Closing Company, any individual of  
Closing Company, or any representative of Closing Company.

100 **17.2 Electronic Delivery.** As an alternative to physical delivery, any signed document and  
101 written notice may be delivered in electronic form by the following indicated methods only:

102  Facsimile  E-mail  Internet  No Electronic Delivery.. Documents with original  
103 signatures shall be provided upon request of any party.

104 **17.3 . Choice of Law.** This contract and all disputes arising hereunder shall be governed  
105 by and construed in accordance with the laws of the State of Colorado that would be applicable to  
106 Colorado residents who sign a contract in this state for property located in Colorado.

107

108

109 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

110

Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials     *AW* *SR*


111 Address:  
112 Address:  
113 Phone No.:  
114 Fax No.:  
115 Electronic Address:  
116

117 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_  
118

119 Address:  
120 Address:  
121 Phone No.:  
122 Fax No.:  
123 Electronic Address:

124  
125  Date: 10-24-11  
126 Seller: **Jason Randall**

127 Address:  
128 Address:  
129 Phone No.:  
130 Fax No.:  
131 Electronic Address:

132  
133  Date: 10-24-11  
134 Seller: **Mignon C Mcbride**

135 Address:  
136 Address:  
137 Phone No.:  
138 Fax No.:  
139 Electronic Address:

140  
141  
142 **Closing Company:** colorado professionals title  
143  
144 \_\_\_\_\_ Date: \_\_\_\_\_

145 By:  
146 Authorized Signature Title: \_\_\_\_\_  
147 Address:  
148 City:  
149 Phone No.:  
150 Fax No.:  
151 Electronic Address:

152  
153 **(TO BE COMPLETED ONLY BY BROKER AND CLOSING COMPANY)**

154  
155 Alan J. Smith (Broker)  Working with Seller  Working with Buyer  
156 engages Closing Company as Broker's scrivener to complete, for a fee not to exceed \$ n/a

157 at the sole expense of Broker, the following legal documents:  
158

- 159  Deed  Bill of Sale  Colorado Real Estate Commission approved Promissory  
160 Note  Colorado Real Estate Commission approved Deed of Trust. Closing Company agrees  
161 to prepare, on behalf of Broker, the indicated legal documents pursuant to the terms and conditions  
162 of the Contract.  
163

164 The documents stated above shall be subject to Broker's review and approval and Broker

Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials MM JR

165 acknowledges that Broker is responsible for the accuracy of the above documents.

166

167 Brokerage Broker Firm's Name: **RE/MAX Professionals**  
168 **The Alan Smith Team**

169

170

171

Broker:  Date: 10/24/2011  
**Alan J. Smith**

172

173 Closing Company: **colorado professionals title**

174

175 \_\_\_\_\_ Date: \_\_\_\_\_

176 By:

177 Authorized Signature Title: \_\_\_\_\_

178

179 **CL8-8-10. CLOSING INSTRUCTIONS**

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Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials MM J.P.