

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate 2007000000586 which Investor(s) is applying to receive a Treasurer Deed on account # R010039.

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

In consideration of the Archuleta County Treasurer's Office agreeing to accept this Acknowledgement of Offer and Optional Waiver to Decline Title Insurance and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Investor(s) states and agrees as follows:

1. Investor(s) understands it is available to purchase but does not want the Archuleta County Treasurer's Office to obtain a Title Litigation Guaranty.
2. Investor(s) accepts full and complete responsibility for Investor(s) decision and understands that Investor(s) direction to the Archuleta County Treasurer's Office to not obtain a Title Litigation Guaranty may have negative consequences upon Investor(s).
3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
4. Investor(s) understands that the Archuleta County Treasurer's Office relies on the information contained within a Title Litigation Guaranty and that I am denying them access to such information and I have no right or opportunity to supply similar

information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

Print Name: _____

State of Colorado)
)
County of Archuleta)

Subscribed and sworn to before me this 18th day of May, 2021.

My Commission expires: 3-25-23

Notary Public

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate 20@7000000585 which Investor(s) is applying to receive a Treasurer Deed on account #R010035

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

In consideration of the Archuleta County Treasurer's Office agreeing to accept this Acknowledgement of Offer and Optional Waiver to Decline Title Insurance and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Investor(s) states and agrees as follows:

1. Investor(s) understands it is available to purchase but does not want the Archuleta County Treasurer's Office to obtain a Title Litigation Guaranty.
2. Investor(s) accepts full and complete responsibility for Investor(s) decision and understands that Investor(s) direction to the Archuleta County Treasurer's Office to not obtain a Title Litigation Guaranty may have negative consequences upon Investor(s).
3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
4. Investor(s) understands that the Archuleta County Treasurer's Office relies on the information contained within a Title Litigation Guaranty and that I am denying them access to such information and I have no right or opportunity to supply similar

information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

Print Name: _____

State of Colorado)
)
County of Archuleta)

Subscribed and sworn to before me this 18th day of May, 2021.

My Commission expires: 3-25-23

Notary Public

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate 2009-00854 which Investor(s) is applying to receive a Treasurer Deed on account #R004402

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

In consideration of the Archuleta County Treasurer's Office agreeing to accept this Acknowledgement of Offer and Optional Waiver to Decline Title Insurance and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Investor(s) states and agrees as follows:

1. Investor(s) understands it is available to purchase but does not want the Archuleta County Treasurer's Office to obtain a Title Litigation Guaranty.
2. Investor(s) accepts full and complete responsibility for Investor(s) decision and understands that Investor(s) direction to the Archuleta County Treasurer's Office to not obtain a Title Litigation Guaranty may have negative consequences upon Investor(s).
3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
4. Investor(s) understands that the Archuleta County Treasurer's Office relies on the information contained within a Title Litigation Guaranty and that I am denying them access to such information and I have no right or opportunity to supply similar

information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

Print Name: _____

State of Colorado)
)
County of Archuleta)

Subscribed and sworn to before me this 18th day of May, 2021.

My Commission expires: 3-25-23

Notary Public

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate #2010-01064 which Investor(s) is applying to receive a Treasurer Deed on account #R004387

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

In consideration of the Archuleta County Treasurer's Office agreeing to accept this Acknowledgement of Offer and Optional Waiver to Decline Title Insurance and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Investor(s) states and agrees as follows:

1. Investor(s) understands it is available to purchase but does not want the Archuleta County Treasurer's Office to obtain a Title Litigation Guaranty.
2. Investor(s) accepts full and complete responsibility for Investor(s) decision and understands that Investor(s) direction to the Archuleta County Treasurer's Office to not obtain a Title Litigation Guaranty may have negative consequences upon Investor(s).
3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
4. Investor(s) understands that the Archuleta County Treasurer's Office relies on the information contained within a Title Litigation Guaranty and that I am denying them access to such information and I have no right or opportunity to supply similar

information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

Print Name: _____

State of Colorado)
)
County of Archuleta)

Subscribed and sworn to before me this 18th day of May, 2021.

My Commission expires: 3-25-23

Notary Public

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate #2010-01065 which Investor(s) is applying to receive a Treasurer Deed on account #R004389

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

In consideration of the Archuleta County Treasurer's Office agreeing to accept this Acknowledgement of Offer and Optional Waiver to Decline Title Insurance and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Investor(s) states and agrees as follows:

1. Investor(s) understands it is available to purchase but does not want the Archuleta County Treasurer's Office to obtain a Title Litigation Guaranty.
2. Investor(s) accepts full and complete responsibility for Investor(s) decision and understands that Investor(s) direction to the Archuleta County Treasurer's Office to not obtain a Title Litigation Guaranty may have negative consequences upon Investor(s).
3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
4. Investor(s) understands that the Archuleta County Treasurer's Office relies on the information contained within a Title Litigation Guaranty and that I am denying them access to such information and I have no right or opportunity to supply similar

information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

Print Name: _____

State of Colorado)

County of Archuleta)

Subscribed and sworn to before me this 18th day of May, 2021.

My Commission expires: 3-25-23

Notary Public

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate #2010-01061 which Investor(s) is applying to receive a Treasurer Deed on account #R004373

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

In consideration of the Archuleta County Treasurer's Office agreeing to accept this Acknowledgement of Offer and Optional Waiver to Decline Title Insurance and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Investor(s) states and agrees as follows:

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2. Investor(s) accepts full and complete responsibility for Investor(s) decision and understands that Investor(s) direction to the Archuleta County Treasurer's Office to not obtain a Title Litigation Guaranty may have negative consequences upon Investor(s).
3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
4. Investor(s) understands that the Archuleta County Treasurer's Office relies on the information contained within a Title Litigation Guaranty and that I am denying them access to such information and I have no right or opportunity to supply similar

information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

Print Name: _____

State of Colorado)
)
County of Archuleta)

Subscribed and sworn to before me this 18th day of May, 2021.

My Commission expires: 3-25-23

Notary Public

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate 2009-00851 which Investor(s) is applying to receive a Treasurer Deed on account #R004370.

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

In consideration of the Archuleta County Treasurer's Office agreeing to accept this Acknowledgement of Offer and Optional Waiver to Decline Title Insurance and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Investor(s) states and agrees as follows:

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3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
4. Investor(s) understands that the Archuleta County Treasurer's Office relies on the information contained within a Title Litigation Guaranty and that I am denying them access to such information and I have no right or opportunity to supply similar

information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

Print Name: _____

State of Colorado)
)
County of Archuleta)

Subscribed and sworn to before me this 18th day of May, 2021.

My Commission expires: 3-25-23

Notary Public

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate ~~2011-01762~~ which Investor(s) is applying to receive a Treasurer Deed on account # R004357

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

In consideration of the Archuleta County Treasurer's Office agreeing to accept this Acknowledgement of Offer and Optional Waiver to Decline Title Insurance and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Investor(s) states and agrees as follows:

1. Investor(s) understands it is available to purchase but does not want the Archuleta County Treasurer's Office to obtain a Title Litigation Guaranty.
2. Investor(s) accepts full and complete responsibility for Investor(s) decision and understands that Investor(s) direction to the Archuleta County Treasurer's Office to not obtain a Title Litigation Guaranty may have negative consequences upon Investor(s).
3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
4. Investor(s) understands that the Archuleta County Treasurer's Office relies on the information contained within a Title Litigation Guaranty and that I am denying them access to such information and I have no right or opportunity to supply similar

information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

Print Name: _____

State of Colorado)

County of Archuleta)

Subscribed and sworn to before me this 18th day of May, 2021.

My Commission expires: 3-25-23

Notary Public

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate #2010-01063 which Investor(s) is applying to receive a Treasurer Deed on account #R004386

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

In consideration of the Archuleta County Treasurer's Office agreeing to accept this Acknowledgement of Offer and Optional Waiver to Decline Title Insurance and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Investor(s) states and agrees as follows:

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2. Investor(s) accepts full and complete responsibility for Investor(s) decision and understands that Investor(s) direction to the Archuleta County Treasurer's Office to not obtain a Title Litigation Guaranty may have negative consequences upon Investor(s).
3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
4. Investor(s) understands that the Archuleta County Treasurer's Office relies on the information contained within a Title Litigation Guaranty and that I am denying them access to such information and I have no right or opportunity to supply similar

information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

Print Name: _____

State of Colorado)

County of Archuleta)

Subscribed and sworn to before me this 18th day of May, 2021.

My Commission expires: 3-25-23

Notary Public

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate 2009-00849 which Investor(s) is applying to receive a Treasurer Deed on account #R004313.

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

In consideration of the Archuleta County Treasurer's Office agreeing to accept this Acknowledgement of Offer and Optional Waiver to Decline Title Insurance and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Investor(s) states and agrees as follows:

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3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
4. Investor(s) understands that the Archuleta County Treasurer's Office relies on the information contained within a Title Litigation Guaranty and that I am denying them access to such information and I have no right or opportunity to supply similar

information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

Print Name: _____

State of Colorado)

County of Archuleta)

Subscribed and sworn to before me this 18th day of May, 2021.

My Commission expires: 3-25-23

Notary Public

**ACKNOWLEDGEMENT OF OFFER AND OPTIONAL
WAIVER TO DECLINE TITLE INSURANCE**

Archuleta County, (hereinafter, "Investor(s)") owns tax lien sale certificate ~~0009-00848~~ which Investor(s) is applying to receive a Treasurer Deed on account # R004312

Investor(s) understands that the usual, customary, financially prudent course of action allowed by statute, is to have the Archuleta County Treasurer, as part and parcel of the process order, receive and review a Title Litigation Guaranty or similar title search work (hereinafter "Title Litigation Guaranty") from a Title Insurance Company.

Investor(s) understands that the cost for such a Title Litigation Guaranty is \$600.00 and that by receiving such policy Investor(s) may save thousands of dollars.

The Archuleta County Treasurer's Office has advised Investor(s) against proceeding without a Title Litigation Guaranty.

The Archuleta County Treasurer's Office has advised Investor(s) to seek independent legal counsel with respect to the decision to not obtain a Title Litigation Guaranty because of the substantial risks involved with proceeding to title without a Title Litigation Guaranty.

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3. Investor(s) agree to indemnify and hold harmless Archuleta County, the Archuleta County Treasurer's Office and their employees for all costs, losses, damages and claims arising out of, touching upon or which may have been avoided but for not having received a Title Litigation Guaranty and continuing to proceed to process my tax lien certificate to a Treasurer Deed without such Title Litigation Guaranty or the information therein.
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information but for through the ordering of a Title Litigation Guaranty through the Archuleta County Treasurer's Office.

Dated this 18th day of May, 2021.

By: _____

Print Name: Alvin Schaaf
Chairman, Board of County Commissioners

By: _____

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