

Commitment For Title Insurance

Issued By Bonneville Superior Title Company, Inc.

Schedule A

Commitment Number: 167396 2nd Amendment

Escrow Officer: Sue Schumers

1. Effective date: August 18, 2014 at 8:00 am

2. Policy or Policies to be issued:

(a) ALTA Owners Policy (2006)
Proposed Insured:

Amount of Insurance:
Premium:

(b) ALTA Loan Policy (2006)
Proposed Insured:

Amount of Insurance:
Premium:

(c) Endorsements:

Premium:

(d) Other:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple as to Parcels 1, 2 and 3 and an Easement Interest as to Parcels 2A, 2B and 2C

4. Title to the said estate or interest in said land is at the effective date hereof vested in:

Buhrley South Fork Ranch, L.L.C., a Utah Limited Liability Company, as to Parcels 1 and 3
Kerry H. Wahlen and Julie B Wahlen, Trustees of The Kerry H. Wahlen and Julie B. Wahlen Revocable Living Trust dated May 30, 2003, as to Parcel 2

5. The land referred to in this Commitment is situated in the County of Weber State of Utah, and is described as follows:

See Attached Legal Description

Tax ID No: 21-034-0001 21-034-0002 21-032-0001

The following is shown for information purposes only:

The address of said property is: N/A

Exhibit A
LEGAL DESCRIPTION

File Number: 167396

PARCEL 1: (21-034-0001)

Part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Southwest Corner of said Northwest Quarter; thence East 101 rods; thence North 19° East 4.5 chains; thence North 5° West 3.1 chains; thence North 40° West 2 chains; thence North 67°30' West 2.5 chains; thence South 53° West along the channel of the river 3.75 chains to a point 8 chains North of the South line of the Northwest Quarter Of Section 20; thence North 6.81 rods; thence North 65°13' West 44.93 rods to the middle of the South branch of the South Fork of Ogden River; thence Westerly along said river to the Section line; thence South 53.45 rods to beginning.

PARCEL 2: (21-034-0002)

Part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point South 00°04'50" West 1099.04 feet of the Northwest corner of the Northwest Quarter of Section 20; said point being on the South line of Cottonwood Lane, running thence South along Section line 672.47 feet to the center of South Fork of the Ogden River, thence Easterly along center of river to the Southwest corner of Lot 4, Cottonwood River Subdivision, thence along Lot 4 North 11°22'49" East 619.46 feet, thence North 06°58'00" East 33.50 feet to the South line of Cottonwood Lane, thence Westerly along road the following 8 courses: (1) North 77°06'10" West 7.90 feet, (2) along the arc of a curve to the right having a radius of 563.74 feet a distance of 135.65 feet (long chord bears North 70°12'33" West 135.33 feet), (3) North 63°18'57" West 44.54 feet, (4) along the arc of a curve to the left having a radius of 85.89 feet a distance of 65.42 feet (long chord bears North 85°08'06" West 63.85 feet), (5) South 73°02'44" West 75.62 feet, (6) along the arc of a curve to the right having a radius of 211.89 feet a distance of 143.25 feet (long chord bears North 87°35'12" West 140.54 feet), (7) along the arc of a curve to the left having a radius of 214.27 feet a distance of 88.28 feet (long chord bears North 80°01'19" West 87.66 feet), (8) South 88°10'30" West 114.40 feet to the point of beginning.

PARCEL 2-A:

A right of way created in that Warranty Deed recorded November 25, 1968 as Entry No. 513287 in Book 904 at Page 587, over and across the following described property: An easement across the North 60 feet of the following: Part of the Northeast Quarter of Section 19, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, Beginning at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 19, and running thence West 1 chain, thence North 277 feet, more or less to the Weber County road, thence East 1 chain to Section line, thence Southerly 277 feet, more or less, to the point of beginning.

PARCEL 2-B:

A right of way reserved in that Quit Claim Deed recorded September 17, 1993 as Entry No. 1247275 in Book 1680 at Page 1841, over and across the following described property: That portion of the 50 foot wide private roadway easement known as Cottonwood Lane lying West of Lot 4, as shown on the dedication plat of Cottonwood Rivers Subdivision.

PARCEL 2-C:

A right of way created by that Dedication Plat recorded September 17, 1993 as Entry No. 1247278 over and across the following described property: "ingress-egress easement along exiting roadway" as shown crossing the Southwest corner of Lot 4, Cottonwood Rivers Subdivision.

PARCEL 3: (21-032-0001)

The South half of Southeast Quarter, the West 15.1 chains of Northwest Quarter of Southeast Quarter, and all of Southwest Quarter Section 20, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey.

SCHEDULE B
Section 2

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

Standard Exceptions

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by public record.*
- 2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.*
- 3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.*
- 4. Any encroachment, encumbrance, violation, or adverse circumstances 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. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.*
- 6. 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.*
- 7. Any adverse claim based upon the assertion that: a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; b) the boundary of the land has been affected by a change in the course or water level of a navigable river or lake; c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands, d) easements for use of the surface of waters on the land for fishing, boating, swimming or similar activity.*

Special Exceptions

- 8. Taxes for the year 2014 now a lien, not yet due. Tax ID No. 21-034-0001 (2013 taxes were paid in the amount of \$172.82) (Parcel 1)*
Taxes for the year 2014 now a lien, not yet due. Tax ID No. 21-034-0002 (2013 taxes were paid in the amount of \$69.91) (Parcel 2)
Taxes for the year 2014 now a lien, not yet due. Tax ID No. 21-032-0001 (2013 taxes were paid in the amount of \$1,195.01) (Parcel 3)
- 9. Said property is located within the boundaries of Weber County, Weber County Fire Service Area 4, Ogden Valley Natural Gas Improvement District, and is subject to the charges and assessments levied thereunder.*

SCHEDULE B
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10. Resolution No. 23-2005, a resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District", recorded January 24, 2006, as Entry No. 2156401 of Official Records.
11. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application For Assessment And Taxation Of Agricultural Land, recorded November 7, 1997 as Entry No. 1503269, in Book 1890, Page 1920, of Official Records.
12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Except all water, water rights, claims or title to water.
14. The rights of others, if any, in and to Huntsville South Bench Canal as their interest may appear and for maintenance of the same.
15. The rights of others, if any, in and to South Fork Ogden River as their interest may appear and for maintenance of the same.
16. Any adverse claim based upon the assertion that: a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; b) the boundary of the land has been affected by a change in the course or water level of a navigable river or lake; c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
17. Department of the Army Permit, upon the terms and conditions therein provided, recorded March 1, 1985, as Entry No. 931273, in Book 1463, Page 310, of Official Records.
18. Rights of way for canals, laterals, ditches, roads and utilities, if any, over, under or across said land including, but not limited to, the following: 7900 East/Cottonwood Lane.
19. Easement upon the terms and conditions therein provided, in favor of Town of Huntsville, recorded June 1, 1936, in Book W, Page 515, of Official Records.

Modification of Right of Way Grant, upon the terms and conditions therein provided, recorded July 14, 1998, as Entry No. 1559619, in Book 1941, Page 1264, of Official Records.
20. Easement upon the terms and conditions therein provided, in favor of Huntsville South Bench Canal Company, recorded September 15, 1966 as Entry No. 478756, in Book 845, Page 652, of Official Records.
21. A Right-of-Way Easement for communication facilities and incidental purposes as created in favor of Mountain States Telephone and Telegraph Company and/or Qwest Communications recorded as Entry No. 531815, in Book 936, Page 12, of Official Records.

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22. No certification is made as to ownership, taxes, liens, encumbrances, assessments, and/or restrictions affecting all or any portion of the right of way described in Schedule A herein, lying outside of the property first described in Schedule A.
23. Easements and rights of way of record or enforceable in law and equity for any existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines now existing over, under or across subject property.
24. There is no insurable means of access to Parcel 1 or 3 without Parcel 2, therefore if the parcels are split, recordation of a right of access would be required.
25. Easement, upon the terms and conditions therein provided, recorded December 27, 1965, as Entry No. 466162, in Book 825, Page 241, of Official Records.
26. Access to subject property is via a private road.

Any unpaid charges or assessments for the maintenance of the private road which services the property described herein.

27. Any matters that might be disclosed by an accurate survey of said premises.
28. The interest of Louis E. Buhrley and Helen M. Buhrley, or their successors, as Trustees of the Louis E. Buhrley Revocable Trust, established by Trust Agreement dated July 25, 1997, as to an undivided 29.86% interest acquired under and by virtue of that certain Deed from Louis E. Buhrley, dated July 25, 1997 and recorded August 27, 1997 as Entry No. 1489933, in Book 1878, Page 936, of Official Records

REQUIREMENT: Secure and Record a Correction Deed from Ronald W. Buhrley, Successor Trustee, as Trustee of the Louis E. Buhrley Revocable Trust established by Trust Agreement dated July 25, 1997 to Buhrley South Fork Ranch, L.L.C., a Utah limited liability company to correct that certain Quit Claim Deed recorded August 27, 1997, as Entry No. 1489935, in Book 1878, Page 942 and clear above exception.

29. A Deed of Trust executed by Buhrley South Fork Ranch, L.L.C. as TRUSTOR and Goldenwest Federal Credit Union as TRUSTEE, in the stated amount of \$260,000.00, in favor of Goldenwest Federal Credit Union as BENEFICIARY, dated October 11, 2013 and recorded October 15, 2013 as Entry No. 2659845, of Official Records. (Affects Parcel 1)
30. A Right of Way and Easement for electrical transmission and incidental purposes as created in favor of PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power recorded March 6, 2014 as Entry No. 2677482, of Official Records. (Affects Parcel 1)
31. A Deed of Trust executed by Buhrley South Fork Ranch, L.L.C., a Utah Limited Liability Company, and Ron W. Buhrley, Individually as TRUSTOR and Goldenwest Federal Credit Union as TRUSTEE, in the stated amount of \$132,700.00, in favor of "MERS", Mortgage Electronic Registration Systems Inc., solely as nominee for Lender and Lenders' successors and/or assigns, Lender being Goldenwest Federal Credit Union as BENEFICIARY, dated June 4, 2014 and recorded June 5, 2014 as Entry No. 2689332, of Official Records.
32. Subject to the Terms, Conditions and Stipulations of the Trust referred to herein.
REQUIREMENT: A copy of the instrument creating said trust must be submitted for review.

SCHEDULE B
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33. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder.
34. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

This Report is for informational purposes only.

NOTE: Judgments have been checked against the following:

Buhrley South Fork Ranch, L.L.C.
Ron H. Buhrley
Kerry H. Wahlen and Julie B Wahlen
The Kerry H. Wahlen and Julie B. Wahlen Revocable Living Trust

There were NO judgments found.

Order No. 167396

Escrow Officer: Sue Schumers
Sales Price:
Loan Amount:
County: Weber
Closing Date: November 10, 2012

Order Date: October 10, 2012

Underwriter: Stewart Title Guaranty Company
Prior Order No.:
Transaction Type:
Property Type:

Seller1

Buhrley South Fork Ranch LLC

Home Phone:
Office Phone:
SSN:

Seller2

SSN:

Seller3

SSN:

Seller4

SSN:

Seller5

SSN:

Buyer/Borrower1

Home Phone:
Office Phone:
SSN:

Buyer/Borrower2

SSN:

Buyer/Borrower3

SSN:

Buyer/Borrower4

SSN:

Buyer/Borrower5

SSN:

Lender:

Goldenwest Federal Credit Union
Attn: **Kerry Wahlen**
5025 South Adams Avenue
South Ogden, Utah 84403
Phone: (801) 337-8318
Fax: (801) 337-8399

Order Directed By:

Goldenwest Federal Credit Union
Attn: **Kerry Wahlen**
5025 South Adams Avenue
South Ogden, Utah 84403
Phone: (801) 337-8318
Fax: (801) 337-8399

Listing Agent aka Seller's Agent (or Refi Customer):

n/a
Attn:

Phone:
Fax:

Mortgage Broker

Attn:

Phone:
Fax:

Tax I.D. No.

Selling Agent aka Buyer's Agent:

n/a
Attn:

Phone:
Fax:

Property Address:

n/a Utah

Payoff Lender #1

Payoff Lender #2

Legal Description:

WESTERN AMERICA TITLE WRITE-UP SHEET

EFFECTIVE DATE 10/2/2012 @ 7:55 A.M. O# 167396 TYPE PE OWN CO. WABOR

Owners Policy: HO or Liability \$ Prem \$ (FULL for +10%)

Loan Policy: 06 or Liability \$ Prem \$ (FULL / 60% for)

Endorsements: 100/116/8.1 Alta 4 Alta 5 Other Prem \$ INVOICE \$ 250

VESTING:

(VERIFY WCO & RECD DOC'S)

QCD 1978/942

as PRIOR - BASE - SIDE FREE SIMPLE AS TO PARCEL 1,2,3 EASEMENT INTEREST AS TO PARCEL 2A, 2B, 2C

LEGAL DESCRIPTION:

(VERIFY WCO & RECD DOC'S)

SEE ATTACHED

as PRIOR - BASE - STARTER as SIDE -w/changes CONDO (code)

ADDRESS VERIFIED N/A

SCHEDULE B / SECTION II - EXCEPTIONS:

Table with columns for TAXES, CURRENT TAX ID NO., ACCRUING DUE / W.O.P. \$, DELINQUENT YR, \$, and SPECIAL ASSESSMENTS CHECKED. Includes handwritten entries like 21-034-0001, 21-034-0002, 21-032-0001, 101A, 167.39, 67.68, 1,369.65.

9. DISTRICT # W-318

ARE THE SAME AS PRIOR - BASE - SIDE O# #'s w/changes

- List of items 10-20 with handwritten descriptions: 10 2819, 11 1-07, 12 1-06 1890/1920, 13 5-10, 14 5-10B, 15 327B HUNTSVILLE SOUTH BENCH CANAL, 16 327B SOUTH FORK OLSEN RIVER, 17 15-10A 1463/310, 18 327, 19 3-20B 7900 EAST COTTONWOOD LANE, 20 3-13A TOWN OF HUNTSVILLE 6-1-1936 W-515, 15-18A 1941/1264

JUDGEMENTS: NO YES RECPO TER-SEARCH

N A M E S BUHLET SOUTH FORK RANCH LLC

WESTERN AMERICA TITLE WRITE-UP SHEET

EFFECTIVE DATE _____ @ 7:55 A.M. O# _____ TYPE _____ CO. _____

Owners Policy: HO or _____ Liability \$ _____ Prem \$ _____ (FULL for _____ +10%)

Loan Policy: 06 or _____ Liability \$ _____ Prem \$ _____ (FULL / 60 % for _____)

Endorsements: 100/116/8.1 _____ Alta 4 _____ Alta 5 _____ Other _____ Prem \$ _____

INVOICE \$

VESTING:

(VERIFY W/CO & REC'D DOC'S)

as PRIOR - BASE - SIDE

as SIDE AS TO PARCEL

EASEMENT INTEREST AS TO PARCEL

LEGAL DESCRIPTION:

(VERIFY W/CO & REC'D DOC'S)

as PRIOR - BASE - STARTER

as SIDE -w/changes

CONDO (code)

ADDRESS VERIFIED

SCHEDULE B / SECTION II - EXCEPTIONS:

8. TAXES CURRENT TAX ID NO. _____ SPECIAL ASSESSMENTS CHECKED
INCLUDES GARBAGE? YES NO
_____ YR. _____ ACCRUING / DUE / W.O.P. \$ _____ OLD SERIAL NO. _____
_____ YR. _____ PAID / W.O.P. \$ _____ DELINQUENT YR. _____ \$ _____

9. DISTRICT # _____
_____ ARE THE SAME AS PRIOR - BASE - SIDE O# _____ #'s _____ w/changes

- (21) 3.13A 845/652
- (22) 3.14 936/12
- (23) 3.45
- (24) 3.20
- (25) 3.30c 1 of 3 within 2
- 26 15.18A 825/241
- 27 3.12
- 3.12A
- 28 5.01A
- (29) 10.04 1870/936
- (30) 10.14
- (31) 5.08
- (32) 5.18
- (33) 1.531

B.28

15.20A

JUDGEMENTS: NO YES SEE CPO TER-SEARCH

N _____
A _____
M _____
E _____
S _____

PARCEL 1: 21-034-0001

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST 101 RODS; THENCE NORTH 19D EAST 4.5 CHAINS; THENCE NORTH 5D WEST 3.1 CHAINS; THENCE NORTH 40D WEST 2 CHAINS; THENCE NORTH 67D30' WEST 2.5 CHAINS; THENCE SOUTH 53D WEST ALONG THE CHANNEL OF THE RIVER 3.75 CHAINS TO A POINT 8 CHAINS NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20; THENCE NORTH 6.81 RODS; THENCE NORTH 65D13' WEST 44.93 RODS TO THE MIDDLE OF THE SOUTH BRANCH OF THE SOUTH FORK OF OGDEN RIVER; THENCE WESTERLY ALONG SAID RIVER TO THE SECTION LINE; THENCE SOUTH 53.45 RODS TO BEGINNING.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 00D04'50" WEST 1099.04 FEET OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20; SAID POINT BEING ON THE SOUTH LINE OF COTTONWOOD LANE, RUNNING THENCE SOUTH ALONG SECTION LINE 672.47 FEET TO THE CENTER OF SOUTH FORK OF THE OGDEN RIVER, THENCE EASTERLY ALONG CENTER OF RIVER TO THE SOUTHWEST CORNER OF LOT 4, COTTONWOOD RIVER SUBDIVISION, THENCE ALONG LOT 4 NORTH 11D22'49" EAST 619.46 FEET, THENCE NORTH 06D58'00" EAST 33.50 FEET TO THE SOUTH LINE OF COTTONWOOD LANE, THENCE WESTERLY ALONG ROAD THE FOLLOWING 8 COURSES: 1. NORTH 77D06'10" WEST 7.90 FEET, 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 563.74 FEET A DISTANCE OF 135.65 FEET (LONG CHORD BEARS NORTH 70D12'33" WEST 135.33 FEET), 3. NORTH 63D18'57" WEST 44.54 FEET, 4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 85.89 FEET A DISTANCE OF 65.42 FEET (LONG CHORD BEARS NORTH 85D08'06" WEST 63.85 FEET), 5. SOUTH 73D02'44" WEST 75.62 FEET, 6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 211.89 FEET A DISTANCE OF 143.25 FEET (LONG CHORD BEARS NORTH 87D35'12" WEST 140.54 FEET, 7. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 214.27 FEET A DISTANCE OF 88.28 FEET (LONG CHORD BEARS NORTH 80D01'19" WEST 87.66 FEET), 8. SOUTH 88D10'30" WEST 114.40 FEET TO THE POINT OF BEGINNING.

PARCEL 2-A:

A RIGHT OF WAY CREATED IN THAT WARRANTY DEED RECORDED NOVEMBER 25, 1968 AS ENTRY NO. 513287 IN BOOK 904 AT PAGE 587, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: AN EASMENT ACROSS THE NORTH 60 FEET OF THE FOLLOWING: PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT THE

NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19, AND RUNNING THENCE WEST 1 CHAIN, THENCE NORTH 277 FEET, MORE OR LESS TO THE WEBER COUNTY ROAD, THENCE EAST 1 CHAIN TO SECTION LINE, THENCE SOUTHERLY 277 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2-B:

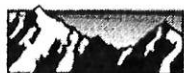
A RIGHT OF WAY RESERVED IN THAT QUIT CLAIM DEED RECORDED SEPTEMBER 17, 1993 AS ENTRY NO. 1247275 IN BOOK 1680 AT PAGE 1841, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE 50 FOOT WIDE PRIVATE ROADWAY EASEMENT KNOWN AS COTTONWOOD LANE LYING WEST OF LOT 4, AS SHOWN ON THE DEDICATION PLAT OF COTTONWOOD RIVERS SUBDIVISION.

PARCEL 2-C:

A RIGHT OF WAY CREATED BY THAT DEDICATION PLAT RECORDED SEPTEMBER 17, 1993 AS ENTRY NO. 1247278 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: "INGRESS-EGRESS EASEMENT ALONG EXITING ROADWAY" AS SHOWN CROSSING THE SOUTHWEST CORNER OF LOT 4, COTTONWOOD RIVERS SUBDIVISION.

PARCEL 3: 21-032-0001

THE SOUTH 1/2 OF SOUTHEAST QUARTER, THE WEST 15.1 CHAINS OF NORTHWEST QUARTER OF SOUTHEAST QUARTER, AND ALL OF SOUTHWEST QUARTER SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, U.S. SURVEY.



Weber County Government
Property Information System



Weber County Recorder

Abstract of Title

PARCEL NUMBER: 21 - 034 - 0001

Prior Parcel Numbers:

OWNER: BUHRLEY SOUTH FORK RANCH L L C **1841 N 450 E** **TAX UNIT**
NORTH OGDEN UT 84414 **318**

DESCRIPTION OF PROPERTY: R/P **ACRES: 28.54**

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST 101 RODS; THENCE NORTH 19D EAST 4.5 CHAINS; THENCE NORTH 5D WEST 3.1 CHAINS; THENCE NORTH 40D WEST 2 CHAINS; THENCE NORTH 67D30' WEST 2.5 CHAINS; THENCE SOUTH 53D WEST ALONG THE CHANNEL OF THE RIVER 3.75 CHAINS TO A POINT 8 CHAINS NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20; THENCE NORTH 6.81 RODS; THENCE NORTH 65D13' WEST 44.93 RODS TO THE MIDDLE OF THE SOUTH BRANCH OF THE SOUTH FORK OF OGDEN RIVER; THENCE WESTERLY ALONG SAID RIVER TO THE SECTION LINE; THENCE SOUTH 53.45 RODS TO BEGINNING.

Grantor/ Grantee	Kind of Document Consideration	Time Period Entry #	Book-Page Doc Date	Record Date	Time BK PG Rel	Abstract Date Entry Ref
BOARD OF COUNTY COMMISSIONERS WHOM IT MAY CONCERN	ORDNCE \$ 0.00	849262	1394 - 1772 12/21/1981	22-DEC-1981	11:57 -	<i>Webb file</i>
FEDERAL LAND BANK SACRAMENTO BUHRLEY, LOUIS E & WF	RELEASE \$ 0.00	876643	1421 - 1380 11/20/1981	30-MAR-1983	04:53 0723 - 0396	
DEPARTMENT OF THE ARMY BUHRLEY, LOUIS E	ARMY PERMIT \$ 0.00	931273	1463 - 0310 08/31/1984	01-MAR-1985	04:11 -	
BUHRLEY, LOUIS E & WF BUHRLEY, LOUIS E TR ETAL	WD \$ 10.00	934471	1465 - 1336 04/06/1985	09-APR-1985	01:45 -	✓
STATE OF UT WTR & PWR BRD NKA HUNTSVILLE SOUTH BENCH CANAL CO	TRANSFER/CONV \$ 0.00	1106048	1578 - 2340 02/26/1990	11-APR-1990	09:00 -	
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #18-96 \$ 0.00	1399404	1801 - 0295 04/03/1996	12-APR-1996	10:42 -	
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #25-96 \$ 0.00	1413086	1811 - 2786 05/15/1996	18-JUN-1996	09:23 -	
BUHRLEY, LOUIS E TR ETAL BUHRLEY, LOUIS E & WF	QCD \$ 10.00	1489932	1878 - 0932 07/25/1997	27-AUG-1997	03:37 -	✓
BUHRLEY, LOUIS E BUHRLEY, RONALD W TR ETAL	QCD \$ 10.00	1489933	1878 - 0936 07/25/1997	27-AUG-1997	03:38 -	✓
BUHRLEY, HELEN M BUHRLEY, HELEN M TR ETAL	QCD \$ 10.00	1489934	1878 - 0939 07/25/1997	27-AUG-1997	03:40 -	✓
BUHRLEY, LOUIS E TR ETAL BUHRLEY SOUTH FORK RNCH LLC	QCD \$ 10.00	1489935	1878 - 0942 07/25/1997	27-AUG-1997	03:41 -	✓

BUHRLEY, LOUIS E ET WHOM IT MAY CONCERN	ANN APPL \$ 0.00	1803269	1890 - 1920 //	07-NOV-1997	09:49 -
BUHRLEY SOUTH FORK RANCH LLC ET WHOM IT MAY CONCERN	MOD R/W GRANT \$ 0.00	1559619	1941 - 1264 07/00/1998	14-JUL-1998	10:58 -
WEBER COUNTY WHOM IT MAY CONCERN <i>10/02/2012 ABSTRACTED THROUGH</i>	RESOL 23-2005 \$ 0.00	2156401	- 07/12/2005	24-JAN-2006	02:31 -

*** RUN DATE: October 15, 2012, 8:00 am***

END OF ABSTRACT

© 2012 Weber County

Footway

BUHRLEY, LOUIS E TR ETAL FROERER, ROBERT E	QCD \$ 10.00	1247275	1680 - 1841 01/15/1993	17-SEP-1993	11:37 -
BUHRLEY, HELEN E TR WHOM IT MAY CONCERN	ANNL APPL \$ 0.00	1285710	1711 - 1232 //	14-APR-1994	10:19 -
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #18-96 \$ 0.00	1399404	1801 - 0295 04/03/1996	12-APR-1996	10:42 -
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #25-96 \$ 0.00	<i>QCD</i> 1413086	1811 - 2786 05/15/1996	18-JUN-1996	09:23 -
BUHRLEY, LOUIS E TR ETAL BUHRLEY, LOUIS E & WF	QCD \$ 10.00	1489932	1878 - 0932 07/25/1997	27-AUG-1997	03:37 -
BUHRLEY, LOUIS E BUHRLEY, RONALD W TR ETAL	QCD \$ 10.00	1489933	1878 - 0936 07/25/1997	27-AUG-1997	03:38 -
BUHRLEY, HELEN M BUHRLEY, HELEN M TR ETAL	QCD \$ 10.00	1489934	1878 - 0939 07/25/1997	27-AUG-1997	03:40 -
BUHRLEY, LOUIS E TR ETAL BUHRLEY SOUTH FORK RNCH LLC	QCD \$ 10.00	1489935	1878 - 0942 07/25/1997	27-AUG-1997	03:41 -
BUHRLEY, LOUIS E ET WHOM IT MAY CONCERN	ANN APPL \$ 0.00	1503769	1890 - 1920 //	07-NOV-1997	09:49 -
WEBER COUNTY WHOM IT MAY CONCERN <i>10/02/2012 ABSTRACTED THROUGH</i>	RESOL 23-2005 \$ 0.00	2156401	- 07/12/2005	24-JAN-2006	02:31 -

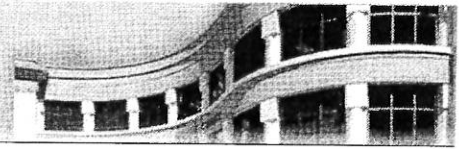
*** RUN DATE: October 15, 2012, 8:00 am***

END OF ABSTRACT

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Weber County Government Property Information System



Weber County Recorder

Abstract of Title

PARCEL NUMBER: 21 - 032 - 0001

Prior Parcel Numbers:

OWNER: BUHRLEY SOUTH FORK RANCH L L C

1841 N 450 E
NORTH OGDEN UT 844143023

TAX UNIT
318

DESCRIPTION OF PROPERTY: R/P

ACRES: 270.21

THE SOUTH 1/2 OF SOUTHEAST QUARTER, THE WEST 15.1 CHAINS OF
NORTHWEST QUARTER OF SOUTHEAST QUARTER, ALL OF SOUTHWEST
QUARTER SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT
LAKE MERIDIAN, U.S. SURVEY. CONTAINING 270.21 ACRES.

Grantor/ Grantee	Kind of Document Consideration	Time Period Entry #	Book-Page Doc Date	Record Date	Time BK PG Rel	Abstract Date Entry Ref
BOARD OF COUNTY COMMISSIONERS WHOM IT MAY CONCERN	ORDNCE \$ 0.00	849262	1394 - 1772 12/21/1981	22-DEC-1981	11:57 -	
FEDERAL LAND BANK SACRAMENTO BUHRLEY, LOUIS E & WF	RELEASE \$ 0.00	876843	1421 - 1380 11/20/1981	30-MAR-1983	04:53 0723 - 0396	
BUHRLEY, LOUIS E & WF BUHRLEY, LOUIS E TR ETAL	WD \$ 10.00	934471	1465 - 1336 04/06/1985	09-APR-1985	01:45 -	✓
STATE OF UT WTR & PWR BRD NKA HUNTSVILLE SOUTH BENCH CANAL CO	TRANSFER/CONV \$ 0.00	1106048	1578 - 2340 02/26/1990	11-APR-1990	09:00 -	
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #18-96 \$ 0.00	1399404	1801 - 0295 04/03/1996	12-APR-1996	10:42 -	
WEBER COUNTY WHOM IT MAY CONCERN	RESOL #25-96 \$ 0.00	1413086	1811 - 2786 05/15/1996	18-JUN-1996	09:23 -	
BUHRLEY, LOUIS E BUHRLEY, RONALD W TR ETAL	QCD \$ 10.00	1489933	1878 - 0936 07/25/1997	27-AUG-1997	03:38 -	
BUHRLEY, HELEN M BUHRLEY, HELEN M TR ETAL	QCD \$ 10.00	1489934	1878 - 0939 07/25/1997	27-AUG-1997	03:40 -	
BUHRLEY, LOUIS E TR ETAL BUHRLEY SOUTH FORK RNCH LLC	QCD \$ 10.00	1489935	1878 - 0942 07/25/1997	27-AUG-1997	03:41 -	
BUHRLEY, LOUIS E ET WHOM IT MAY CONCERN	ANN APPL \$ 0.00	1508269	1890 - 1920 //	07-NOV-1997	09:49 -	
BUHRLEY SOUTH FORK RANCH LLC ET WHOM IT MAY CONCERN	MOD R/W GRANT \$ 0.00	1559619	1941 - 1264 07/00/1998	14-JUL-1998	10:58 -	
WEBER COUNTY WHOM IT MAY CONCERN 10/02/2012 ABSTRACTED THROUGH	RESOL 23-2005 \$ 0.00	2156401	- 07/12/2005	24-JAN-2006	02:31 -	

*** RUN DATE: October 15, 2012, 8:00 am***

END OF ABSTRACT

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513287 ^{2.00}

BOOK 904 PAGE 587

FILED AND RECORDED FOR
Blaine V. Glasmann, Jr.
1963 NOV 25 AM 9 27

(21-034-0002)
21-030-0023

Platted Indexed
Recorded Abstracted
Compared Paged
Microfilmed

EDWIN W. PETERSEN
NOTARY PUBLIC FOR
UTAH
Edwin W. Petersen

(DO NOT WRITE ABOVE THIS LINE)

WARRANTY DEED

LOUIS E. BUHRLEY and HELEN M. BUHRLEY, husband and wife,----- GRANTOR(S)
of **Ogden,** County of **Weber,** State of Utah
hereby CONVEYS and WARRANTS TO

BLAINE V. GLASMANN, JR., and VALEEN W. GLASMANN, husband and wife, as joint
tenants with full right of survivorship and not as tenants in GRANTEE(S)
of **common** County of **Weber,** State of Utah,
for the sum of **ten and 00/100----- Dollars (\$ 10.00)**
and other good and valuable consideration,
the following described tract(s) of land in **Weber** County, State of Utah:

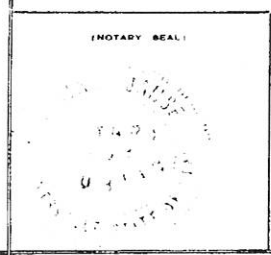
Part of the Northeast Quarter of Section 19, Township 6 North, Range 2 East, Salt Lake Base and Meridian, United States Survey: Beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 6 North, Range 2 East, Salt Lake Base and Meridian, United States Survey, and running thence West 1 chain; thence North 277 feet, more or less, to the Weber County Road; thence East 1 chain to section line; thence Southerly 277 feet, more or less, to the point of beginning.

Reserving, however, to the Grantors an easement across the North 60 feet of the above described real property for the purpose of using the same as a roadway for ingress and egress to and from the Grantors' real property situated immediately adjacent on the East of the above described real property and the Weber County Road situated immediately to the North of the above described property.

WITNESS the hands of said Grantors this **13th** day of **November**, A. D. 19 **68**

Signed in the presence of:
[Signature]
[Signature]
Helen M. Buhrley

[Signature]
Louis E. Buhrley
[Signature]
Helen M. Buhrley



State of Utah } ss. On the **13th** day of **November**, A. D. 19 **68**
County of Weber }

personally appeared before me
LOUIS E. BUHRLEY and HELEN M. BUHRLEY,
husband and wife,

the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Residing at: **Ogden, Utah**
My Commission expires: **2-12-72**

MAIL DEED TO:

MAIL TAX NOTICE TO:

PLATTED VERIFIED
ENTERED MICROFILMED

DT 21-024-0002

E# 1247275 BK1680 PG1841
DOUG CROFTS, WEBER COUNTY RECORDER
17-SEP-93 1137 AM FEE \$16.00 DEP MH
REC FOR: ROBERT E. FROERER

QUIT CLAIM DEED

LOUIS E. BUHRLEY, HELEN M. BUHRLEY, LOUIS E. BUHRLEY JR., and MAX R. BUHRLEY, TRUSTEES, Grantor,

hereby quitclaim to

ROBERT E. FROERER, and Assigns, of 950 South 8220 East, Huntsville, Weber County, Utah 84317, Grantee,

for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described real property located in the County of Weber, State of Utah:

Granting and reserving an easement to construct and maintain a roadway by ingress and egress over the following described real property; to-wit:

Being a part of the Northwest Quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the West line of said Section 20, said point being South 00D04'50" West 1049.01 feet from the Northwest corner of said Section, and running thence Easterly along the North line of a 50-foot-wide private roadway easement, the following 8 calls:

1. North 88D10'30" East 112.74 feet;
2. Along the arc of a curve to the right having a radius of 264.27 feet a distance of 108.88 feet (long chord bears South 80D01'19" East 108.11 feet);
3. Along the arc of a curve to the left having a radius of 161.89 feet a distance of 109.44 feet (long chord bears South 87D35'12" East 107.37 feet);
4. North 73D02'44" East 75.62 feet;
5. Along the arc of a curve to the right having a radius of 135.89 feet a distance of 103.50 feet (long chord bears South 85D08'06" East 101.02 feet);
6. South 63D18'57" East 44.54 feet;

7. Along the arc of a curve to the left having a radius of 513.74 feet a distance of 123.62 feet (long chord bears South 70D12'33" East 123.32 feet);

8. South 77D06'10" East 2.70 feet;

Thence South 06D58'00" West 50.27 feet;

Thence Westerly along the South line of said 50-foot easement the following 8 calls:

1. North 77D06'10" West 7.90 feet;

2. Along the arc of a curve to the right having a radius of 563.74 feet a distance of 135.65 feet (long chord bears North 70D12'33" West 135.33 feet);

3. North 63D18'57" West 44.54 feet;

4. Along the arc of a curve to the left having a radius of 85.89 feet a distance of 65.42 feet (long chord bears North 85D08'06" West 63.85 feet);

5. South 73D02'44" West 75.62 feet;

6. Along the arc of a curve to the right having a radius of 211.89 feet a distance of 143.25 feet (long chord bears South 87D35'12" West 140.54 feet);

7. Along the arc of a curve to the left having a radius of 214.27 feet a distance of 88.28 feet (long chord bears North 80D01'19" West 87.66 feet);

8. South 86D10'30" West 114.40 feet to the West line of said Section 20;

Thence North 00D04'50" East 50.03 feet to the point of beginning.

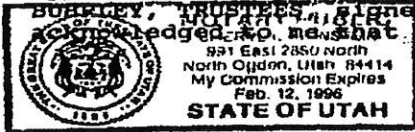
WITNESS the hands of Grantors this 15th day of January, 1993.

Quit Claim Deed
Page 3

Louis E. Buhrlay
LOUIS E. BUHRLEY
Heleen M. Buhrlay
HELEN M. BUHRLEY
Louis E. Buhrlay Jr.
LOUIS E. BUHRLEY, JR.
Max R. Buhrlay
MAX R. BUHRLEY
Trustees

State of Utah)
) ss.
County of Weber)

On the 15th day of January, 1993, personally appeared before me LOUIS E. BUHRLEY, HELEN M. BUHRLEY, and MAX R. BUHRLEY, TRUSTEES signers of the foregoing instrument, who duly acknowledged to me that he executed the same.



Charles L. Jenson
Notary Public

State of Idaho)
) ss.
County of Madison)

On the 26 day of Jan, 1993, personally appeared before me LOUIS E. BUHRLEY, JR., TRUSTEE, one of the signers of the foregoing instrument, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public

[Small illegible text]

SHR Dues 96/506 JONES 21-034-0001 / SW
WS 100/537 HARRIS ↓ ↓
SHR Dues 102/615 HARRIS 5 1/2 SE W 15.10 C NWSE
WS 103/214 FEAR → HARRIS 0002

WS 107/174 HARRIS → BROWN 21-032-0001 / 21-034-0002
WS 109/341 OGDEN STATE BANK
WS 121/231 FRED BROWN

✓ ROW W-515






DUES 467/442 LOUISE BROWN

WS 467/496 LOUISE BROWN

✓ A DUE 826/241 845/652 ~~826~~ 936/8,12

PATENT 1/308	USA → LARSEN	n/2 SE
WS 12/219	LARSEN → ROSSMISEN	W 5.29 of NW SE
WS 22/194	LARSEN → CERMER	7.19 E NWSE: E 2.96 x 20
WS 17/601	LARSEN → SLATER	5.29 E NWSE: E 1.9 x 20
WS 32/358	SLATER → ANDERSON	↓ ↓
WS 39/359	ROSSMISEN → CERMER	W 5.29 of NWSE
WS 115/41	CERMER → HANSEN	↓ ↓
WS 51/378	ANDERSON → HANSEN	5.29 E NWSE: E 1.9 x 20
WS 52/691, 693, 694, 695	LARSEN → ANDERSON → CERMER	E 4.95 + W 15.1 of NWSE
WS 61/184, 185	CERMER → HANSEN	E 4.95 E 2.96

WS 72/313, 481
HANSEN → BRUNNEN
4.95 5.29
2.96 1.9

PATENT 2/20	USA → ANDERSON	AN NW
WS 22/400	ANDERSON → ANDERSON	0002 WOP
WS 22/61	ANDERSON → FELT	0002 WOP
WS 22/208	ANDERSON → HANSEN	A 0001 
WS 45/256	ANDERSON → HANSEN	A 0001 
WS 67/38	HANSEN → HANSEN	A 0001 
WS 72/313, 481	HANSEN → BRUNNEN	A 0001  

PATENT 52/64	USA → ANDERSON	5 1/2 SE
WS 53/131	ANDERSON → HANSEN	↓
WS 72/313, 481	HANSEN → BRUNNEN	↓

WS 67/38	HANSEN → HANSEN	AN SW
WS 72/313, 481	HANSEN → BRUNNEN	↓

934471

Mail Tax Notice To.
Mr. and Mrs. Louis E. Buhrley
651 South 7900 East
Huntsville, Utah 84317

DOUGLAS WEBER
DEPUTY CLERK
\$9.50
Mail Deed To: MS
APR 9 1985
FILED AND RECORDED
21-037-0001
21-032-0001
21-030-0023
GRANTORS

WARRANTY DEED

LOUIS E. BUHRLEY and HELEN M. BUHRLEY, his wife

County of Weber State of Utah, hereby CONVEY and WARRANT TO

LOUIS E. BUHRLEY HELEN M. BUHRLEY, LOUIS E. BUHRLEY, JR. and MAX R. BUHRLEY as Trustee of THE BUHRLEY FAMILY REVOCABLE TRUST established by Agreement dated April 6, 1985,

GRANTEES
County of Weber, State of Utah, for the sum of TEN AND NO/100 (\$10 00) DOLLARS the following described tract of land in Weber County, State of Utah.

21-037-0001
Parcel 1: The Southwest quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

21-034-0001
Parcel 2: Part of the Northwest quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian described as follows Beginning at the quarter section corner between Sections 19 and 20, said township and range and running thence East 101 rods, thence North 19° East 4.50 chains, thence North 5° West 3.10 chains, thence North 40° West 2 chains, thence North 67.5° West 2.50 chains, thence South 53° West along the channel of the river 3.75 chains to a point 3 chains North of the half section line running East and West through said Section 20, thence North 6.81 rods, thence North 65°13' West 44.93 rods to the middle of the South branch of the South Fork of Ogden River, thence following down the middle of said river in a Southwesterly and Northwesterly direction to the section line, thence South 53.45 rods to the place of beginning.

21-034-0001
Parcel 3: Part of the Northeast quarter of Section 19 and of the Northwest quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, described as follows: Beginning at a point 20 chains South of the Northwest corner of the Northwest quarter of Section 20 aforesaid and running thence West 1 chain, thence North 277 feet, thence East 1 chain to section line, running thence North 73°55' East 228 feet, thence South 80°50' East 94 feet, thence North 72°14' East 145 feet, thence South 56°44' East 118 feet, thence South 68°14' East 121 feet to the East line of land deeded to J. Dwight Harding by John Felt, Jr., and Gorgena C. Felt, his wife, by warranty deed dated January 2, 1925, recorded January 6, 1925 in Book 103, page 214 of Deeds, thence South 9°46' West along said line 90.6 feet, thence South 14°40' West to the center of South Fork Creek being the South Branch of the South Fork of Ogden River, thence following down said Branch or Creek in a Northwesterly direction to West line of said Section 20, thence North 6.75 chains along section line to the place of beginning.

BOOK 1465 PAGE 1336

Parcel 4. The South half of the Southeast quarter of Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

Parcel 5: The West 15.1 chains of the Northwest quarter of the Southeast quarter of Section 20, Township 6 North, Range 2 East Salt Lake Base and Meridian.

TOGETHER with the following decreed rights in Plain City Irrigation Company vs. Hooper Irrigation Company. Action 7487 in the District Court of the Second Judicial District of the State of Utah, in and for Weber County:

(a) Right 251. 15 acres decreed to John Felt, Jr. under Anderson Felt Ditch Company, Mutual Association, diverted from Cole Creek through the Anderson Ditch.

(b) Right 240. 20 acres decreed to Clarence Smith, diverted from South Fork of the Ogden River through the Snow Ditch.

Containing 311.58 acres, more or less.

Subject to existing rights of way. TOGETHER WITH 9-1/2 shares of stock in Huntsville South Bench Canal Company.

WITNESS the hand of said Grantor, this 6 day of April, 1985.

Louis E. Bührley
LOUIS E. BUHRLEY

Helen M. Bührley
HELEN M. BUHRLEY

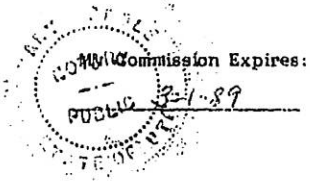
Signed in the Presence of

Mary Masulis

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On the 6 day of April, 1985, personally appeared before me LOUIS E. BUHRLEY and HELEN M. BUHRLEY the signers of the within instrument, who duly acknowledged to me that they executed the same.

Mary Masulis
Notary Public
Residing at *Cedar Utah*



BOOK 1465 PAGE 1337

MAIL TAX NOTICE TO:

MAIL DEED TO:

QUIT CLAIM DEED

LOUIS E. BUHRLEY, HELEN M. BUHRLEY, LOUIS E. BUHRLEY, JR. and MAX R. BUHRLEY, as Trustees of THE BUHRLEY FAMILY REVOCABLE TRUST established by Agreement dated April 6, 1985,

GRANTORS,
of North Ogden, County of Weber, State of Utah, hereby QUIT CLAIM TO

LOUIS E. BUHRLEY and HELEN M. BUHRLEY, husband and wife, as tenants in common,

GRANTEES,
of North Ogden, County of Weber, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, the following described tract of land in Weber County, State of Utah:

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST 101 RODS; THENCE NORTH 19D EAST 4.5 CHAINS; THENCE NORTH 5D WEST 3.1 CHAINS; THENCE NORTH 40D WEST 2 CHAINS; THENCE NORTH 67D30' WEST 2.5 CHAINS; THENCE SOUTH 53D WEST ALONG THE CHANNEL OF THE RIVER 3.75 CHAINS TO A POINT 8 CHAINS NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20; THENCE NORTH 6.81 RODS; THENCE NORTH 65D13' WEST 44.93 RODS TO THE MIDDLE OF THE SOUTH BRANCH OF THE SOUTH FORK OF OGDEN RIVER; THENCE WESTERLY ALONG SAID RIVER TO THE SECTION LINE; THENCE SOUTH 53.45 RODS TO BEGINNING.

21-031-0001 ✓

ALSO: PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT SOUTH 00D04'50" WEST 1099.04 FEET OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20; SAID POINT BEING ON THE SOUTH LINE OF COTTONWOOD LANE, RUNNING THENCE SOUTH ALONG SECTION LINE 672.47 FEET TO THE CENTER OF SOUTH FORK OF THE OGDEN RIVER, THENCE EASTERLY ALONG CENTER OF RIVER TO THE SOUTHWEST CORNER OF LOT 4, COTTONWOOD RIVER SUBDIVISION, THENCE ALONG LOT 4 NORTH 11D22'49" EAST 619.46 FEET, THENCE NORTH

21-031-0002 ✓

905\16528 1

E: 1489932 BK1878 PG932
DOUG CROFTS: WEBER COUNTY RECORDER
27-AUG-97 3:37 PM FEE \$21.00 DEP MH
REC FOR: DOUGLAS TAGGART

06D58' 00" EAST 33.50 FEET TO THE SOUTH LINE OF COTTONWOOD LANE, THENCE WESTERLY ALONG ROAD THE FOLLOWING 8 COURSES: 1. NORTH 77D06' 10" WEST 7.90 FEET, 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 563.74 FEET A DISTANCE OF 135.65 FEET (LONG CHORD BEARS NORTH 70D12' 33" WEST 135.33 FEET), 3. NORTH 63D18' 57" WEST 44.54 FEET, 4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 85.89 FEET A DISTANCE OF 65.42 FEET (LONG CHORD BEARS NORTH 85D08' 06" WEST 63.85 FEET), 5. SOUTH 73D02' 44" WEST 75.62 FEET, 6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 211.89 FEET A DISTANCE OF 143.25 FEET (LONG CHORD BEARS NORTH 87D35' 12" WEST 140.54 FEET, 7. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 214.27 FEET A DISTANCE OF 88.28 FEET (LONG CHORD BEARS NORTH 80D01' 19" WEST 87.66 FEET), 8. SOUTH 88D10' 30" WEST 114.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE 60 FOOT RIGHT OF WAY IN SECTION 19 DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 904, AT PAGE 587, OF THE WEBER COUNTY RECORDS.

TOGETHER WITH EASEMENT DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 1680, AT PAGE 1841 OF THE WEBER COUNTY RECORDS.

ALSO: THE SOUTH 1/2 OF SOUTHEAST QUARTER, THE WEST 15.1 CHAINS OF NORTHWEST QUARTER OF SOUTHEAST QUARTER, ALL OF SOUTHWEST QUARTER SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, U. S. SURVEY. CONTAINING 270.21 ACRES.

91-233-1000
1000-157-16

WITNESS the hands of said Grantors, this 25 day of July, 1997.

Louis E. Buhrley
LOUIS E. BUHRLEY, Trustee of THE
BUHRLEY FAMILY REVOCABLE TRUST
established by Agreement dated April
6, 1985

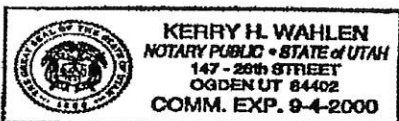
Helen M. Buhrley
HELEN M. BUHRLEY, Trustee of THE
BUHRLEY FAMILY REVOCABLE TRUST
established by Agreement dated April
6, 1985

Louis E. Burhley Jr.
LOUIS E. BUHRLEY, JR., Trustee of
THE BUHRLEY FAMILY REVOCABLE TRUST
established by Agreement dated April
6, 1985

Max R. Burhley
MAX R. BUHRLEY, Trustee of THE
BUHRLEY FAMILY REVOCABLE TRUST
established by Agreement dated April
6, 1985

STATE OF UTAH)
COUNTY OF WEBER) ss.

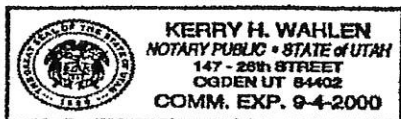
The foregoing instrument was acknowledged before me this
25th day of July, 1997, by LOUIS E. BUHRLEY, Trustee
of THE BUHRLEY FAMILY REVOCABLE TRUST established by Agreement
dated April 6, 1985.



Kerry H. Wahlen
NOTARY PUBLIC

STATE OF UTAH)
COUNTY OF WEBER) ss.

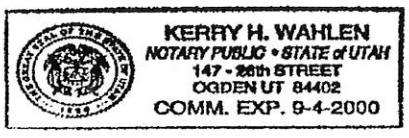
The foregoing instrument was acknowledged before me this
25th day of July, 1997, by HELEN M. BUHRLEY, Trustee
of THE BUHRLEY FAMILY REVOCABLE TRUST established by Agreement
dated April 6, 1985.



Kerry H. Wahlen
NOTARY PUBLIC

STATE OF Utah)
COUNTY OF Weber) ss.

The foregoing instrument was acknowledged before me this 25th day of July, 1997, by LOUIS E. BUHRLEY, JR., Trustee of THE BUHRLEY FAMILY REVOCABLE TRUST established by Agreement dated April 6, 1985.



Kerry H. Wahlen
NOTARY PUBLIC

STATE OF UTAH)
COUNTY OF WEBER) ss.

The foregoing instrument was acknowledged before me this 25th day of July, 1997, by MAX R. BUHRLEY, Trustee of THE BUHRLEY FAMILY REVOCABLE TRUST established by Agreement dated April 6, 1985.



Kerry H. Wahlen
NOTARY PUBLIC

MAIL TAX NOTICE TO:

MAIL DEED TO:

50

QUIT CLAIM DEED

HELEN M. BUHRLEY,

GRANTOR,

of North Ogden, County of Weber, State of Utah, hereby QUIT CLAIMS TO

HELEN M. BUHRLEY and LOUIS E. BUHRLEY, or their successors, as Trustees of the HELEN M. BUHRLEY REVOCABLE TRUST established by Trust Agreement dated July 7, 1997, as to an undivided 29.86% interest,

LOUIS E. BUHRLEY, JR., of Idaho Falls, Bonneville County, State of Idaho, as to an undivided 0.53% interest,

MAX R. BUHRLEY, of Ogden, Weber County, State of Utah, as to an undivided 0.53% interest,

ROGER V. BUHRLEY, of Huntsville, Weber County, State of Utah, as to an undivided 0.53% interest,

KATHLEEN B. BUSWELL, of Ogden, Weber County, State of Utah, as to an undivided 0.53% interest,

RONALD W. BUHRLEY, of Ogden, Weber County, State of Utah, as to an undivided 0.53% interest,

LYNNE B. GRAVES, of Huntsville, Weber County, State of Utah, as to an undivided 0.53% interest,

JULIE B. WAHLEN, of Ogden, Weber County, State of Utah, as to an undivided 0.53% interest,

LOU BUHRLEY, of Forest Park, Cook County, State of Illinois, as to an undivided 0.53% interest,

DAVID BUHRLEY, of Birmingham, Jefferson County, State of Alabama, as to an undivided 0.53% interest,

MICHAEL BUHRLEY, of Idaho Falls, Bonneville County, State of Idaho, as to an undivided 0.53% interest,

BROOK BUHRLEY, of North Ogden, Weber County, State of Utah, as to an undivided 0.53% interest,

NATE BUHRLEY, of Provo, Utah County, State of Utah, as to an undivided 0.53% interest,

905\16533.1

E# 1489934 BK1878 PG939
DOUG GROFFS: WEBER COUNTY RECORDER
27-AUG-97 340 PM FEE \$34.00 DEP MH
REC FOR: DOUGLAS TAGGART

ANGIE VANDERSTEEN, of Riverdale, Weber County, State of Utah, as to an undivided 0.53% interest, and

LOUIS E. BUHRLEY, JR., MAX R. BUHRLEY, ROGER V. BUHRLEY, KATHLEEN B. BUSWELL, RONALD W. BUHRLEY, LYNNE B. GRAVES and JULIE B. WAHLEN, or their successors, as Trustees of the BUHRLEY GRANDCHILDREN'S TRUST established by Trust Agreement dated July 26, 1997, as to an undivided 13.25% interest,

GRANTEES,
for the sum of TEN AND NO/100 (\$10.00) DOLLARS, the following described tract of land in Weber County, State of Utah:

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST 101 RODS; THENCE NORTH 19D EAST 4.5 CHAINS; THENCE NORTH 5D WEST 3.1 CHAINS; THENCE NORTH 40D WEST 2 CHAINS; THENCE NORTH 67D30' WEST 2.5 CHAINS; THENCE SOUTH 53D WEST ALONG THE CHANNEL OF THE RIVER 3.75 CHAINS TO A POINT 8 CHAINS NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20; THENCE NORTH 6.81 RODS; THENCE NORTH 65D13' WEST 44.93 RODS TO THE MIDDLE OF THE SOUTH BRANCH OF THE SOUTH FORK OF OGDEN RIVER; THENCE WESTERLY ALONG SAID RIVER TO THE SECTION LINE; THENCE SOUTH 53.45 RODS TO BEGINNING.

ALSO: PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT SOUTH 00D04' 50" WEST 1099.04 FEET OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20; SAID POINT BEING ON THE SOUTH LINE OF COTTONWOOD LANE, RUNNING THENCE SOUTH ALONG SECTION LINE 672.47 FEET TO THE CENTER OF SOUTH FORK OF THE OGDEN RIVER, THENCE EASTERLY ALONG CENTER OF RIVER TO THE SOUTHWEST CORNER OF LOT 4, COTTONWOOD RIVER SUBDIVISION, THENCE ALONG LOT 4 NORTH 11D22' 49" EAST 619.46 FEET, THENCE NORTH 06D58' 00" EAST 33.50 FEET TO THE SOUTH LINE OF COTTONWOOD LANE, THENCE WESTERLY ALONG ROAD THE FOLLOWING 8 COURSES: 1. NORTH 77D06' 10" WEST 7.90 FEET, 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 563.74 FEET A DISTANCE OF 135.65 FEET (LONG CHORD BEARS NORTH 70D12' 33" WEST 135.33 FEET), 3. NORTH 63D18' 57" WEST 44.54 FEET, 4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 85.89 FEET A DISTANCE OF 65.42 FEET (LONG CHORD BEARS NORTH 85D08' 06" WEST 63.85 FEET), 5. SOUTH 73D02' 44" WEST 75.62 FEET, 6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 211.89

2-034-0001, 0002 ✓
2182-0001 ✓

Commitment For Title Insurance
Issued By Bonneville Superior Title Company, Inc.
Schedule A

Commitment Number: 166728
Escrow Officer: Stacey Miller

1. **Effective date:** August 28, 2012 at 8:00 am

2. **Policy or Policies to be issued:**

(a) ALTA Owners Policy (2006)	Amount of Insurance:
Proposed Insured:	Premium:

(b) ALTA Loan Policy (2006)	Amount of Insurance:
Proposed Insured:	Premium:

(c) Endorsements:	Premium:
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(d) **Other:**

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple as to Parcels 1-5 and Easement Interest as to Parcel 3A

4. **Title to the said estate or interest in said land is at the effective date hereof vested in:**

Ogden River Opportunities Fund, L.L.C., an Arizona limited liability company

5. **The land referred to in this Commitment is situated in the County of Weber State of Utah, and is described as follows:**

See Attached Legal Description

Tax ID No: 21-029-0001 21-029-0005 21-030-0022 21-030-0023

The following is shown for information purposes only:

The address of said property is: N/A

Exhibit A
LEGAL DESCRIPTION

File Number: 166728

Parcel 1: (21-029-0001)

A part of the Southeast Quarter and the Northeast Quarter of Section 19, Township 6 North, Range 2 East of the Salt Lake Base and Meridian. Beginning at the Southeast corner of said section; running thence South $89^{\circ}22'13''$ West 1706.52 feet along said section line to a line 932.00 feet East of the West line of said Southeast Quarter; thence North $00^{\circ}04'51''$ West 3268.27 feet to the North side of an existing gravel road; thence South $83^{\circ}58'05''$ East 390.00 feet along the North side of said road; thence South $00^{\circ}31'055''$ West 118.74 feet; thence South $71^{\circ}06'17''$ East 1399.20 feet to the Northeast corner of said Southeast Quarter; thence South $00^{\circ}00'39''$ East 2636.67 feet along the East line of said Southeast Quarter to the point of beginning.

Parcel 2: (21-029-0005)

A part of the Southeast Quarter of Section 19, Township 6 North, Range 2 East of the Salt Lake Base and Meridian. Beginning at a point located 1706.52 feet South $89^{\circ}22'13''$ West along the South line of said section from the Southeast corner of said section; running thence South $89^{\circ}22'13''$ West 932.00 feet along said section line; thence North $00^{\circ}04'51''$ East 40.00 feet; thence North $89^{\circ}22'13''$ East 932.00 feet; thence South $00^{\circ}04'51''$ East 40.00 feet to the point of beginning.

Parcel 3: (21-030-0022)

A part of the Northeast Quarter of Section 19, Township 6 North, Range 2 East of the Salt Lake Base and Meridian. Beginning at the Southeast corner of said Northeast Quarter; running thence North $71^{\circ}06'17''$ West 1399.20 feet; thence North $00^{\circ}31'33''$ East 857.17 feet; thence North $89^{\circ}42'28''$ East 1317.56 feet to the East line of said Northeast Quarter; thence South $00^{\circ}04'28''$ West 1316.97 feet along said East line to the point of beginning.

Parcel 3A:

A Right of Way created in that Declaration and Grant of Easement and Right of Way recorded August 24, 1993 as Entry No. 1243058, in Book 1677, at Page 613, over and across the following described property: Strip of land 50 feet in width running along the West and South boundaries of the following described property:

Part of the Northeast Quarter of Section 19, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning on the East line of the West 1/2 of said Northeast Quarter Section at a point which is East 1320 feet and South 1513.22 feet from the Northwest corner of said Northeast Quarter Section; running thence West 300 feet; thence North $13^{\circ}50'$ West 225 feet to the Southerly line of the Pineview-Huntsville Highway; thence to the left 392.85 feet along the Southerly line of said highway on the arc of a 1970.08 foot radius curve, the chord of which bears North $54^{\circ}10'$ East 392.43 feet; thence North $62^{\circ}30'$ East 38 feet to the East line of the West 1/2 of said Northeast Quarter Section; thence South 463.03 feet to the point of beginning.

Parcel 4: (21-030-0023)

A part of the Northeast Quarter of Section 19, Township 6 North, Range 2 East of the Salt Lake Base and Meridian. Beginning at the Northeast corner of the Southeast Quarter of said Northeast Quarter being a point located 1316.97 feet North $00^{\circ}04'28''$ East from the Southeast corner of said Northeast Quarter; running thence South $89^{\circ}42'28''$ West 66.02 feet; thence North $00^{\circ}04'28''$ East 274.30 feet (277 feet more or less record) to a Weber County road as described in parcel 21-030-0003; thence South $89^{\circ}35'36''$ East 66.00 feet along said parcel to the East line of said Northeast Quarter begin a point 1043.00 feet South $00^{\circ}04'28''$ West from the Northeast corner of said section; thence South $00^{\circ}04'28''$ West 273.88 (277 feet more or less record) to the point of beginning.

Parcel 5: (21-030-0024)

A part of the Northeast Quarter and Northwest Quarter of Section 19, Township 6 North, Range 2 East of the Salt Lake Base and Meridian.

Beginning at a point on the North side of an existing gravel road located North $71^{\circ}06'17''$ West 1399.20 feet and North $00^{\circ}31'55''$ East 118.74 feet and North $83^{\circ}58'05''$ West 390.00 feet from the Southeast corner of said Northeast Quarter; running thence along the North side of said gravel road the following seven (7) courses; (1) North $83^{\circ}58'05''$ West 181.60 feet; (2) North $58^{\circ}52'05''$ West 193.90 feet; (3) North $66^{\circ}33'05''$ West 95.80 feet; (4) North $82^{\circ}37'05''$ West 155.40 feet; (5) North $57^{\circ}23'05''$ West 174.80 feet; (6) North $85^{\circ}33'05''$ West 138.80 feet; (7) North $77^{\circ}33'05''$ West 364.02 feet more or less to an existing road running South to North; thence South $17^{\circ}03'56''$ West 20.07 feet along said road to the South side of an existing gravel road; thence along the South side of said gravel road the following seven (7) courses; (1) South $77^{\circ}33'05''$ East 369.73 feet; (2) South $85^{\circ}33'05''$ East 138.80 feet; (3) South $57^{\circ}23'05''$ East 174.80 feet; (4) South $82^{\circ}37'05''$ East 155.40 feet; (5) South $66^{\circ}33'05''$ East 95.80 feet; (6) South $58^{\circ}52'05''$ East 193.90 feet; (7) South $83^{\circ}58'05''$ East 181.94 feet to grantors property line; thence North $00^{\circ}04'51''$ West 20.45 feet to the point of beginning.

SCHEDULE B
Section 2

Commitment Number: 166728

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

Standard Exceptions

1. *Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by public record.*
2. *Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.*
3. *Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.*
4. *Any encroachment, encumbrance, violation, or adverse circumstances 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. *(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.*
6. *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.*
7. *Any adverse claim based upon the assertion that: a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; b) the boundary of the land has been affected by a change in the course or water level of a navigable river or lake; c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands, d) easements for use of the surface of waters on the land for fishing, boating, swimming or similar activity.*

Special Exceptions

8. Taxes for the year 2012 now a lien, not yet due. Tax ID No. 21-029-0001 (2011 taxes were paid in the amount of \$33.16) PARCEL 1

Taxes for the year 2012 now a lien, not yet due. Tax ID No. 21-029-0005 (2011 taxes were paid in the amount of \$.19) NOTE: There is a credit of \$3.00 for the 2012 taxes. PARCEL 2

Taxes for the year 2012 now a lien, not yet due. Tax ID No. 21-030-0022 (2011 taxes were paid in the amount of \$206.45) PARCEL 3

Taxes for the year 2012 now a lien, not yet due. Tax ID No. 21-030-0023 (2011 taxes were paid in the amount of \$13.16) PARCEL 4

SCHEDULE B
Section 2

Commitment Number: 166728

- ~~Taxes for the year 2012 now a lien, not yet due. Tax ID No. 21-030-0024 (2011 taxes were paid in the amount of \$10) NOTE: There is a credit of \$3.00 for the 2012 taxes. PARCEL 5~~
- ~~9. Said property is located within the boundaries of Weber County, Weber County Fire Service Area 4, Ogden Valley Natural Gas Improvement District, and is subject to the charges and assessments levied thereunder.~~
 - ~~10. Resolution No. 23-2005, a resolution of the Board of County Commissioners of Weber County creating and establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District", recorded January 24, 2006, as Entry No. 2156401 of Official Records.~~
 - ~~11. Subject to any and all re-assessments by the County Treasurer, by reason of an incorrect assessment during a previous year.~~
 - ~~12. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Application For Assessment And Taxation Of Agricultural Land, recorded March 3, 2006 as Entry No. 2164173, of Official Records.~~
 - ~~13. Except all water, water rights, claims or title to water.~~
 - ~~14. Excepting all oil, gas and other minerals of every kind and description underlying the surface of the land.~~
 - ~~15. The rights of others, if any, in and to Huntsville South Bench Canal as their interest may appear and for maintenance of the same.~~
 - ~~16. The rights of others, if any, in and to South Fork Ogden River as their interest may appear and for maintenance of the same.~~
 - ~~17. Any adverse claim based upon the assertion that: a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; b) the boundary of the land has been affected by a change in the course or water level of a navigable river or lake; c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.~~
 - ~~18. Rights of way for canals, laterals, ditches, roads and utilities, if any, over, under or across said land including, but not limited to, the following: 1100 South, 7900 East and Old Trappers Road.~~
 - ~~19. Easement upon the terms and conditions therein provided, in favor of Town of Huntsville, recorded September 17, 1936 in Book W, Page 630, of Official Records.~~
 - ~~20. Easement upon the terms and conditions therein provided, in favor of Huntsville South Bench Canal Company, recorded September 15, 1966 as Entry No. 478750, in Book 845, Page 641, of Official Records.~~
 - ~~21. Reserving, however, to the Grantors an easement across the North 60 feet of the above described real property for the purpose of using the same as a roadway for ingress and egress to and from the Grantors' real property situate immediately adjacent on the East of the above described real property and the Weber County Road situated immediately to the North of the above described property" as reserved in Warranty Deed recorded November 25, 1968 as Entry No. 513287, in Book 904, Page 587, of Official Records. (Affects Parcel 4)~~

SCHEDULE B
Section 2

Commitment Number: 166728

22. ~~Declaration and Grant of Easement and Right-of-Way, upon the terms and conditions therein provided, recorded August 24, 1993, as Entry No. 1243058, in Book 1677, Page 613, of Official Records.~~
23. ~~No certification is made as to ownership, taxes, liens, encumbrances, assessments, and/or restrictions affecting all or any portion of the right of way described in Schedule A herein, lying outside of the property first described in Schedule A. (Parcel 3A)~~
24. ~~Easements and rights of way of record or enforceable in law and equity for any existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines now existing over, under or across subject property.~~
25. ~~Grantors do not warrant the North 200 feet, more or less, of parcel 2, as to a discrepancy in survey corner marker as stated in Warranty Deed recorded November 16, 2005 as Entry No. 2142625, of Official Records.~~
26. ~~Legal description contained herein contains gaps and/or overlaps as disclosed by mathematical comparison of adjoining property.~~
27. Any matters that might be disclosed by an accurate survey of said premises.
28. ~~There is no insurable means of access to Parcel 2 without Parcel 1, 3, 4 and/or 5, therefore if the parcels are split, recordation of a right of access would be required.~~
29. ~~The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder.~~
30. An inquiry to the Division of Corporations and Commercial Code of the Utah Department of Commerce has disclosed that Ogden River Opportunities Fund, LLC has not submitted the appropriate corporate charter and by-laws which would evidence that this is a legally created entity, capable of receiving and conveying title to real property. Documents must be submitted to this company, to provide verification of authorized officers/members who can execute documents on the behalf of the entity.
31. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.
32. **This Report is for informational purposes only.**

NOTE: NO EXISTING DEED OF TRUST APPEARS OF RECORD. IF THIS INFORMATION IS NOT CORRECT, PLEASE NOTIFY THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN.

NOTE: Judgments have been checked against the following:

SCHEDULE B
Section 2

Commitment Number: 166728

Ogden River Opportunities Fund, LLC

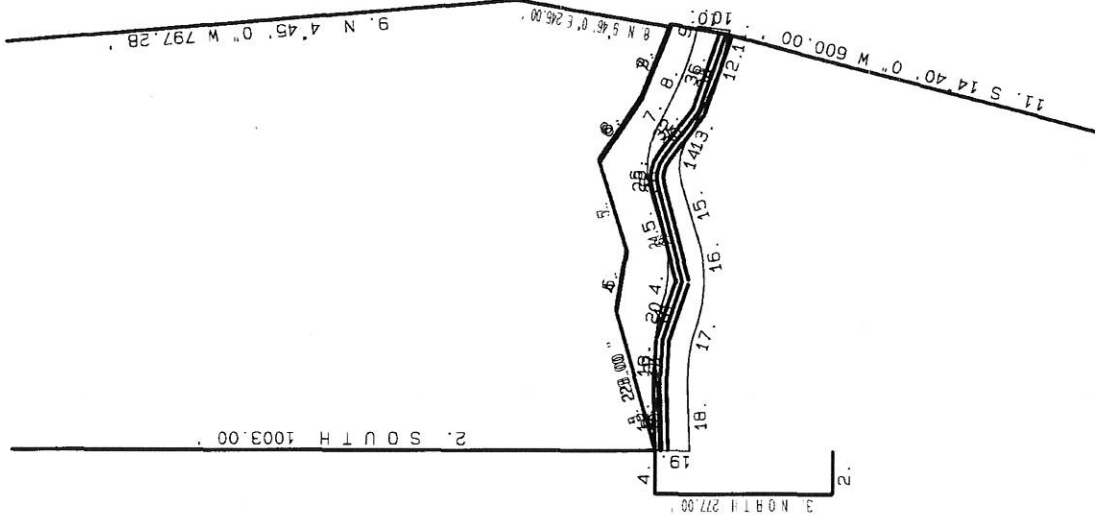
There were NO judgments found.

CHAIN OF TITLE

According to the Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

NONE

C: /FASTMAP/
167396/
0008
PIG
ROW
ROW1



SCALE: 1" = 300.00'

BONNEVILLE TITILE COMPANY



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Google

Imagery Date: Aug 12, 2011

41°14'24.88" N 111°44'58.49" W elev. 5007 ft

Eye alt 10012 ft

Wasatch Data Inc.

WEBER County Thru: 10/8/2012

2 Records Returned

Aliases Checked

Names Entered: BUHRLEY

Search Results for:

Name	Type	Civil	Date	Creditor	Amount
BUHRLEY ROGER	50/38	87872	3/15/1984	STARLA	DIV
BUHRLEY STARLA	50/38	87872	3/15/1984	ROGER	DIV