

Founders Title Company
748 W Heritage Park Blvd #202
Layton, UT 84041
(801) 773-3747

Commonwealth Land Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Order No. F-D52319

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[*]

1. Effective Date: **February 20, 2015** at **[8:00 a.m.]**
2. Policy or Policies to be Issued:

2006 Owner's Policy

Proposed Insured: []
Amount of Insurance: \$
Premium Amount: \$[]
Endorsements: []
Endorsement Amount: \$[]

2006 Loan Policy

Proposed Insured: []
Amount of Insurance: \$
Premium Amount: \$[]
Endorsements: []
Endorsement Amount: \$[]

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

4. Title to the above-referenced estate or interest in said land is at the effective date hereof vested in:
JAMES ORTBERG and JEANNINE K. ORTBERG, husband and wife as joint tenants

5. The land referred to in this Commitment is described as follows:

Situated in the County of **Weber**, State of Utah:

See Schedule C attached hereto, and by this reference made a part hereof.

The following is shown for information purposes only:

The mailing address of said property is: **3936 NORTH 2975 WEST, FARR WEST, UT 84404**

Countersigned:



Authorized Signature

SCHEDULE A
Alta Commitment (6/17/06)

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II

Order No. F-D52319

[*]

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or Mortgage thereon covered by this Commitment.
- B. General Exceptions:
1. Rights or claims of parties in possession not shown by the Public Records.*
 2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the Public Records.*
 3. Easements, or claims of easements, not shown by the Public Records.*
 4. 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.*
 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. Taxes or special 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 the Public Records.*

*Paragraphs A and B will not appear as printed exceptions on any extended coverage policies or ALTA Homeowners policies, except as to such parts thereof which may be typed as a Special Exception in Schedule B-Section 2.

- C. Special Exceptions:

(Beginning on next page)

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II

Order No. **F-D52319**

[*]

Special Exceptions:

1. Taxes for the year 2015 are now a lien, but not yet due.
Tax ID No. 19-010-0043. (2014 taxes were paid in the amount of \$239.37.)
2. Said property is included within the boundaries of Weber Area Dispatch 911 and Emergency Services District, Weber County Schools, Bona Vista Water, Plain City Cemetery and Weber Fire District, and is subject to the charges and assessments thereof.
3. The terms and provisions of the Farmland Assessment Act of 1969" in Title 59 Chapter 2, Part 5 of the Utah Code, and amendments thereof, disclosed by that certain Application for Taxation of Agricultural Land, dated November 26, 2003, and recorded December 16, 2003, as Entry No. 1999175, of Official Records, which, in part, provides for the right of Weber County to reassess said property for previous years and the collection of additional taxes resulting from any such reassessment.
4. 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.
5. Subject to a Private Road Easement across the Westerly 30 feet of said property, as disclosed by mesne instruments of record.
6. Utility Easement and the terms, conditions and limitations contained therein:
Recorded: April 22, 1997
Entry No.: 1466819
Book/Page: 1858/10
7. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: ERVIN HIGLEY, etal
Grantee: UNITED STATES OF AMERICA
Location: AFFECTS THE EAST 45.00' AS SHOWN ON THE UNRECORDED PLAT
Dated: July 10, 1968
Recorded: September 03, 1968
Entry No.: 509563
Book/Page: 898/45
8. The following matters as shown on the unrecorded Plat of Ortberg Subdivision.
 - a. Existing Fence line
 - b. Public Utility Easements

NOTE: Judgments were checked as to **JAMES ORTBERG and JEANNINE K. ORTBERG**, and no unsatisfied judgments were found of record.

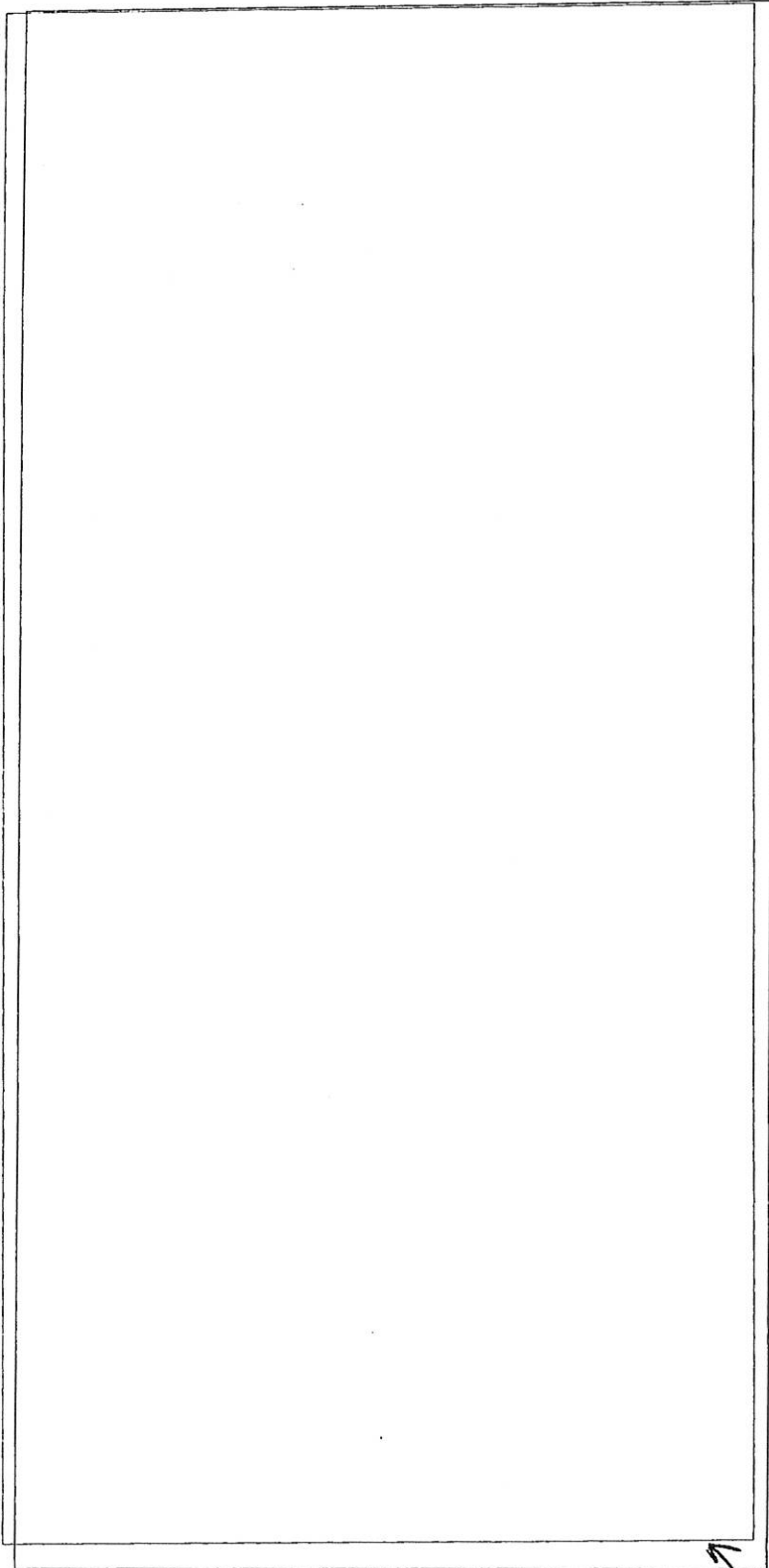
Inquiries regarding Escrow/Closing of this transaction should be directed to:

Jim C. Morris

Inquiries regarding this commitment should be directed to:

RON THOMPSON
JIM C. MORRIS

C: /FASTMAP/
7N-2W/
ORTBERG/
19010043
NEWLEGAL



Revised
1/24/01
1/24/01
1/24/01



SCALE: 1" = 80.00'

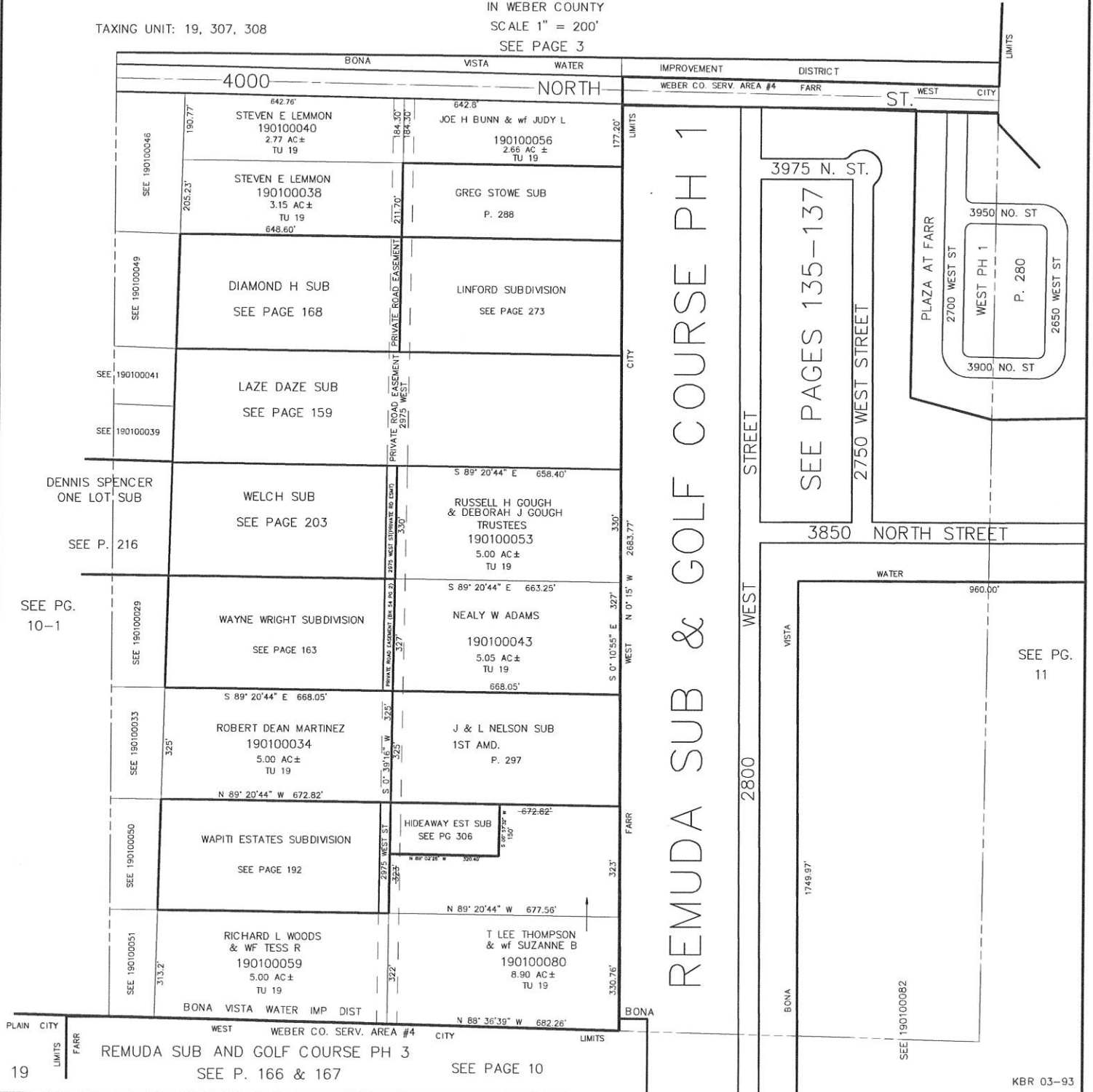
N.E. 1/4
SECTION 22, T.7N., R.2W., S.L.B. & M.

10-2

TAXING UNIT: 19, 307, 308

IN WEBER COUNTY
SCALE 1" = 200'

SEE PAGE 3



REMUDA SUB AND GOLF COURSE PH 3
SEE P. 166 & 167

SEE PAGE 10

KBR 03-93

COMMITMENT FOR TITLE INSURANCE

Schedule C

Order No. F-D52319
[*]

A Part of the North half of Section 22, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is East 829.34 feet and South 1508.62 feet from the North Quarter corner of Section 22 and running thence South 89°20'44" East 663.25 feet to the centerline of a drain, thence South 0°10'55" East 327.00 feet along said centerline, thence North 89°20'44" feet West 668.05 feet, thence North 0°39'16" East 327.00 feet to the point of Beginning.

Together with the following described right of way: A Strip of land 60 feet wide, 30 feet each side of and parallel to the following described centerline: A part of the North half of Section 22, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point East 814.52 feet and South 2805.54 feet from the North Quarter corner of Section 22, and running thence North 0°39'16" East 2689 feet to the South right-of-way line of 4000 North Street.

The following is shown for information purposes only: 19-010-0043

To Be known as:

Lot 1, Ortherg Subdivision, described as follows:

Part of the Northeast Quarter of Section 22, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a Point on the West line of Remuda Subdivision and Golf Course Phase 1, Said Point being North 89°40'08" West along the Section line 1090.59 feet and South 19°52' West 1516.30 feet from the Northeast corner of said Section 22; Thence south 00°15'00" East along said West line of Remuda Subdivision and Gold Course Phase 1 327.50 feet to the North of J & L Nelson Subdivision 1st Amendment; thence North 89°02'28" West along said North line of J & L Nelson Subdivision 1st Amendment 681.87 feet to the centerline of 2975 West Street (A Private Road); thence North 00°57'32" East along aid centerline 327.43 feet to the South line of the Gouch Property; thence South 89°02'28" East along said South line of the Gouch Property 574.97 feet to the West line of said Remuda Subdivision and Gold Course Phase 1 also the Point of Beginning.

