

## SCHEDULE A

Order Number: 6-065181

1. Effective date: **August 3, 2015 at 7:45 a.m.**

2. Policy or Policies to be issued:	Amount of Insurance
(a) ALTA Owner's	\$

Proposed Insured: **TITLE REPORT ONLY-NO TITLE INSURANCE COMMITTED FOR**

(b) ALTA Loan	\$
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Proposed Insured:

(c) ALTA Loan	\$
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Proposed Insured:

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 fee simple estate or interest in said land is at the effective date hereof vested in:

**Dennie D. Prevedel and Geraldine R. Prevedel, trustees (or successor Trustees) of the Dennie and Geraldine R. Prevedel Family Trust, dated this 14th day of November 2008, as to Parcel 1; Dennie D. Prevedel and Geraldine R. Prevedel, Trustees (or successor Trustees) of the Dennie and Geraldine Prevedel Family Trust, dated the 6 day of January, 1993, as to Parcel 2 and 3**

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

SEE ATTACHED LEGAL DESCRIPTION.

Purported Address:

**2680 West 3300 South (Parcel 1)  
West Haven, Utah 84401  
Vacant land (Parcels 2 and 3)**

STATEMENT OF CHARGES

These charges are due and payable.

<b>Commitment Only</b>	<b>\$450.00</b>
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## SCHEDULE A

Order Number: 6-065181

### LEGAL DESCRIPTION

#### PARCEL 1:

Part of the North ½ of the Northeast quarter of the Northeast quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning 582 feet South of the Northeast corner of said Section 4, running thence South 78 feet; thence West 200 feet; thence North 78 feet; thence East 200 feet to beginning.

Also: Part of the South ½ of the Northeast quarter of the Northeast quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning 660 feet South of the Northeast corner of said Section 4, and running thence South 72 feet; thence West 200 feet; thence North 72 feet; thence East 200 feet to beginning.

Except: Parcel of land in fee for the widening of existing Weber County, 3500 West Street being part of an entire tract situated in the Northeast quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract which point is 582.00 feet South from the Northeast corner of said Section 4, and running thence South 150.00 feet along said entire tract; thence West 40.00 feet along said Southerly boundary line of said entire tract to a point 40.00 feet perpendicularly distant Westerly from the centerline of said 3500 West Street, opposite approximate engineers station 29+16.58; thence North 150.00 feet parallel with said centerline to the Northerly boundary line of said entire tract; thence East 40.00 feet along said Northerly boundary line to the point of beginning.

Parcel No.: 08-035-0039

#### PARCEL 2:

Part of the North ½ of the Northeast quarter of the Northeast quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Northeast corner of said Section 4, running thence South 582 feet; thence West 200 feet; thence South 78 feet; thence West 1300 feet; thence North 660 feet; thence East 1320 feet to beginning.

Excepting therefrom the following: A parcel of land in fee for the widening of existing Weber County 3500 West Street being part of an entire tract situated in the Northeast quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said Section 4, and running thence South 582.00 feet along the section line to the Southerly boundary line of said entire tract; thence West 40.00 feet along said Southerly boundary line of said entire tract to a point 40.00 perpendicularly distant Westerly from the centerline of said 3500 West Street opposite approximate engineers station 30+66.58; thence North 538.42 feet parallel with said centerline; thence North 50 deg. 56'26" West 16.60 feet; thence North 32.88 feet to the North line of said Section 4; thence North 89 deg. 44'15" East 52.89 feet along said section line to the point of beginning.

Parcel No.: 08-035-0040

### PARCEL 3:

Part of the South ½ of the Northeast quarter of the Northeast quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning 732 feet South of the Northeast corner of said Section 4, running thence South 588 feet; thence West 1320 feet; thence North 660 feet; thence East 1120 feet; thence South 72 feet; thence East 200 feet to beginning.

Excepting therefrom: A parcel of land in fee for the widening of existing Weber County 3500 West Street being part of an entire tract situate in the Northeast quarter of Section 4, Township 5 North, Range 2 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows:

Beginning at a Northeast corner of said entire tract which point is 732.00 feet South from the Northeast corner of said Section 4; and running thence South 588.00 feet along said section line to the Southerly boundary line of said entire tract; thence West 40.00 feet along said Southerly boundary line of said entire tract to a point 40.00 feet perpendicularly distant Westerly from the centerline of said 3500 West Street, opposite engineers station 25+28.58; thence North 588.00 feet parallel with said centerline to a Northerly boundary line of said entire tract; thence East 40.00 feet along said Northerly boundary line to the point of beginning.

Parcel No.: 08-035-0041

## SCHEDULE B – SECTION 1

Order Number: 6-065181

### REQUIREMENTS

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record.

TO-WIT:

NOTICE TO APPLICANT: The land covered herein may be serviced by districts, service companies and/or municipalities, which assess charges for water, sewer, electricity and any other utilities, etc. which are not covered by this Commitment or insured under a title insurance policy.

NOTE: If the applicant desires copies of the documents underlying any exception to coverage shown herein, the Company will furnish the same on request, if available, either with or without charge as appears appropriate.

NOTE: Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action pursuant to the Title Insurance Rules of the American Arbitration Association, a copy of which is available on request from the Company. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees if allowed by state law and may be entered as a judgment in any court of proper jurisdiction.

1. **There are no requirements at this time.**

Your Order has been assigned to **Carol Yamamoto** for full service escrow at **955 East Chambers Street, Suite 202, Ogden, Utah 84403**. For any escrow/closing questions please call **(801) 475-6100**, or email **caroly@backmantitle.com**.

Please direct any title inquiries concerning this commitment to **Steven Redford**.

NOTE: The following names have been checked for Judgments, Federal Tax Liens and Bankruptcies.

DENNIE D. PREVEDEL

GERALDINE R. PREVEDEL

THE DENNIE AND GERALDINE PREVEDEL FAMILY TRUST

## SCHEDULE B – SECTION 2

Order Number: 6-065181

### EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

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 the 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. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents, or Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
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.
8. Lien of taxes, not yet due and payable:

Year:	2015 (\$984.63 estimate)
Parcel No.:	08-035-0039 (Parcel 1)
Prior year:	2014 Paid (under Tax No. 08-035-0037)
Amount:	\$926.45
Year:	2015 (\$1,707.12 estimate)
Parcel No.:	08-035-0040 (Parcel 2)
Prior year:	2014 Paid (under Tax No. 08-035-0016)
Amount:	\$1,585.21
Year:	2015 (\$105.01 estimate)
Parcel No.:	08-035-0041 (Parcel 3)
Prior year:	2014 Paid (under Tax No. 08-035-0001)
Amount:	\$112.86
9. The land described herein is located within the boundaries of Weber County Taxing District No. 207, and is subject to any assessments levied thereby.  
(affects Parcel 1)

10. The land described herein is located within the boundaries of Taylor West Weber Culinary Water (731-1668), and is subject to any assessments levied thereby.  
(affects Parcel 1)
11. The land described herein is located within the boundaries of Weber County Fire Service Area 4, and is subject to any assessments levied thereby.  
(affects Parcels 1, 2 and 3)
12. The land described herein is located within the boundaries of Weber County Taxing District No. 58, and is subject to any assessments levied thereby.  
(affects Parcels 2 and 3)
13. Rights of way and easements for all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, cable, fiber optic, sewer, gas or water lines.
14. Easement, and the terms and conditions thereof:  
 Grantee: Weber County  
 Recorded: March 23, 2015  
 Entry No.: 2727226  
 Purpose: Utilities and drainage  
 Area Affected: Easterly 10 feet of Parcel 1
15. Easement, and the terms and conditions thereof:  
 Grantee: Weber County  
 Recorded: June 16, 2015  
 Entry No.: 2740825  
 Purpose: Utilities and drainage  
 Area Affected: Easterly 10 feet of Parcel 2
16. Easement, and the terms and conditions thereof:  
 Grantee: Weber County  
 Recorded: June 16, 2015  
 Entry No.: 2740828  
 Purpose: Utilities and drainage  
 Area Affected: Easterly 10 feet of Parcel 3
17. Reservations in favor of the Grantor  
 Grantor: United States of America  
 Recorded: February 28, 1817  
 Book/Page: K/239  
 Wherein: Yet excluding and excepting from the transfer by these presents all mineral lands should any such be found to exist in the tracts described in the foregoing but this exclusion and exception according to the terms of the statute shall not be construed to include coal and iron lands.
18. Certificate of Creation establishing the Northern Utah Environmental Resource Agency:  
 Recorded: January 20, 2015  
 Entry No.: 2718461
19. The right of the Weber County Assessor to reassess the Tax Assessment on said property in accordance with UCA Sec. 59-2-506 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act:  
 Recorded: February 22, 2013  
 Entry No.: 2621755  
 (affects Parcel 2 and 3)

20. The terms and conditions of that certain Taylor West Weber Water Improvement District:  
Recorded: January 28, 2008  
Entry No.: 2318044
21. The terms and conditions of that certain Taylor West Weber Water Improvement District:  
Recorded: March 26, 2008  
Entry No.: 2330458
22. The terms and conditions of that certain Taylor West Weber Water Improvement District:  
Recorded: April 21, 2008  
Entry No.: 2336208
23. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. 799a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. 181 et seq.) or under similar state laws.
24. Any water rights, claims or title to water in and under the land.

## SCHEDULE C

Order Number: 6-065181

### Chain of Title

According to 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:

<u>Document Name</u>	<u>Recording Date</u>	<u>Entry No.</u>	<u>Book</u>	<u>Page</u>
NONE				



## PRIVACY POLICY

*First American Title Insurance Company*

### WE ARE COMMITTED TO SAFEGUARDING CUSTOMER INFORMATION

*In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information, particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.*

### APPLICABILITY

*This Privacy Policy governs our use to the information, which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at [www.firstam.com](http://www.firstam.com).*

### TYPES OF INFORMATION

*Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:*

- \* Information we received from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.*
- \* Information about your transactions with us, our affiliated companies, or others; and*
- \* Information we receive from a consumer-reporting agency.*

### USE OF INFORMATION

*We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.*

### FORMER CUSTOMERS

*Even if you are no longer our customer, our Privacy Policy will continue to apply to you.*

### CONFIDENTIALITY AND SECURITY

*We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities that need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.*

SECTION 4, T.5N., R.2W., S.L.B. & M.

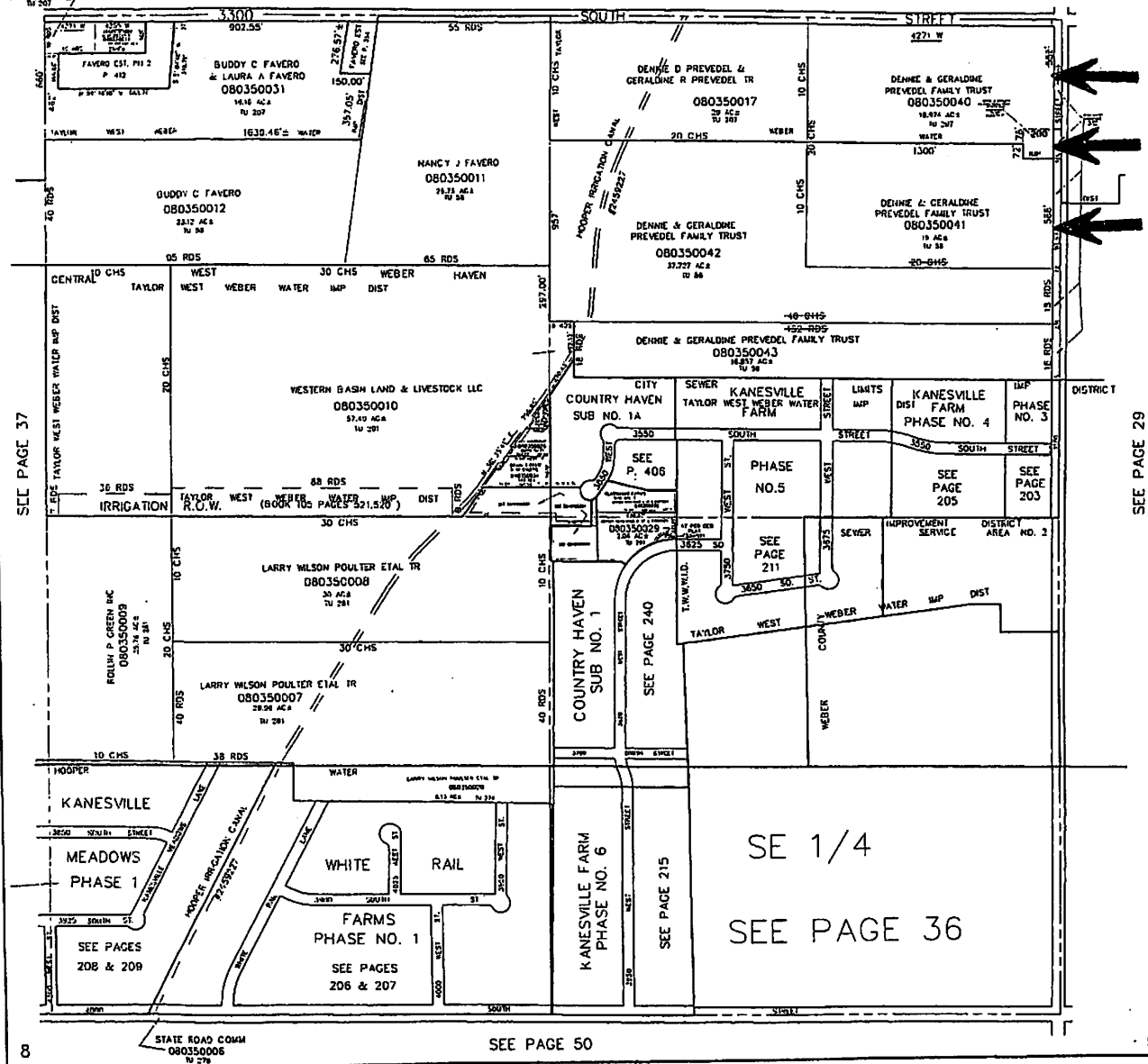
IN WEBER COUNTY & WEST HAVEN CITY

TAXING UNIT: 58, 207, 278, 281,291

SCALE 1" TO 400'

SEE BK 15 PG 87

WILCO L. WILSON  
& WIFE WENDY L.  
O80350013  
10 207



SEE PAGE 37

SEE PAGE 29

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SEE PAGE 50

S.H.L. 5-87

NOTICE: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.