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## MISCELLANEOUS REPORT

First American Title Insurance Agency, LLC  
215 South State Street, Salt Lake City, UT 84111  
Phone: 801.578.8888 | Fax: 866.375.9955

Order No: 338-5794681  
Charge: \$350.00

Re: Property Owners: Paul Gibson and Danielle Gibson

EFFECTIVE DATE: 06/28/2016 at 7:30 A.M.

IN WITNESS WHEREOF the said Company has caused these presents to be signed by its duly authorized officer on 08/02/2016, at South Ogden, UT.

FIRST AMERICAN TITLE INSURANCE AGENCY, LLC

By: \_\_\_\_\_  
Authorized Signatory

**PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Gregory Smalley, and ESCROW OFFICER: Dawna Hendricks at 5929 S. Fashion Pointe Drive, Suite 120, South Ogden, UT 84403.**

**SCHEDULE A**

1. The estate or interest in the land described or referred to in this report and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Paul Gibson and Danielle Gibson

## SCHEDULE B

### 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.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, 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.

(The following affects all of the land, together with other land not included herein)

7. Taxes for the year 2016 now a lien, not yet due. General property taxes for the year 2015 were paid in the amount of \$ 27.19. Tax Parcel No. 15-083-0038.

General property taxes for the year 2017 will be assessed under Tax Parcel No.15-083-0038.

(The following affects all of the land, together with other land not included herein)

8. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded July 31, 2008 as Entry No. 2356959 of Official Records.
9. Any charge upon the land by reason of its inclusion in Taylor/West Weber Culinary Water.
10. An Easement contained in certain QuitClaim Deed recorded June 17, 2016 as Entry No. 2798952 of official records.
11. Restrictive Covenant Precluding the Non-Agricultural Use of land recorded April 20, 1999 as Entry No. 1629507 in Book 2006 at Page 517 of Official Records.
12. Resolution No. 27-2012 recorded December 13, 2012 as Entry No. 2610456 of Official Records.

13. The legal description contained in that certain Special Warranty Deed executed by Debra A. Mecham, in favor of Randy S. Mecham and Debra A. Mecham, husband and wife as joint tenants, recorded October 17, 2011 as Entry No. 2545733 of Official Records, overlaps and conflicts with the land described herein.
14. The legal description contained in that certain West Hills Subdivision, overlaps and conflicts with the land described herein.
15. Any facts, rights, interest or claims which would be disclosed by a correct ALTA/NSPS survey.

The name(s) Paul Gibson and Danielle Gibson , has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.

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**SCHEDULE C**

**Description**

The land referred to in this report is situated in the County of Weber, State of UT, and is described as follows:

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES SOUTH 00°34'26" WEST 1267.24 FEET AND SOUTH 89°25'42" EAST 37.65 FEET FROM A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER OF SAID SECTION 32, AND RUNNING THENCE ALONG THE BOUNDARY OF GIBSON SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°25'42" EAST 378.08 FEET (2) NORTH 00°34'17" EAST 441.16 FEET, THENCE SOUTH 89°16'08" EAST 453.30 FEET TO THE NORTHWEST CORNER OF GIBSON HILL SUBDIVISION, THENCE SOUTH 09°39'41" WEST ALONG THE WESTERLY LINE OF GIBSON HILL SUBDIVISION 503.10 FEET TO THE NORTHERLY LINE OF LOT 10 WEST HILLS SUBDIVISION, THENCE ALONG THE BOUNDARY OF LOT 10 WEST HILLS SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°10'04" WEST 127.40 FEET (3) SOUTH 00°56'13" WEST 3.71 FEET THENCE NORTH 89°25'34" WEST 624.46 FEET, THENCE NORTH 00°34'26" EAST 59.99 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:  
Vacant Land, Ogden, UT 84401