



LETTER REPORT

SCHEDULE A

1. Date of report: September 30, 2016 at 8:00 A.M.
2. ***Letter Report Only***
3. Title to the property referred to herein at the date of this report, purported to be in the name of:

PARCEL 1:

Shaun Hansen and Marleah Hansen, as joint tenants

PARCEL 2:

Shaun D. Hansen and Marleah Hansen, husband and wife

4. The land referred to in the Commitment is described as follows:

PARCEL 1:

ALL OF LOT 60, DURFEE CREEK ESTATES NO. 2C, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

ALL OF LOT 61, DURFEE CREEK ESTATES NO. 2C, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Property Address:

6762 North 2275 East, Liberty, UT 84310
6804 North 2275 East, Liberty, UT 84310

****This is a limited report only, liability herein limited solely to the amount of the premium paid.****

Schedule A consists of 1 of 1 page(s)



LETTER REPORT

SCHEDULE B

The following items are shown in the records of the aforesaid county, pertaining to the real property described herein:

1. PARCEL 1:

Taxes for the year 2016 are due and payable on or before November 30, 2016 in the amount of \$1,800.91.

SERIAL NUMBER: 17-307-0001

Lien arising as of 12 o'clock noon of January 1 for any unpaid personal property taxes which may be listed against the property described herein

PARCEL 2:

Taxes for the year 2016 are due and payable on or before November 30, 2016 in the amount of \$1,819.65.

SERIAL NUMBER: 17-307-0002

Lien arising as of 12 o'clock noon of January 1 for any unpaid personal property taxes which may be listed against the property described herein

2. Said property is included within the following boundaries and is subject to any charges and assessments levied by them as a result of services provided.

GENERAL FUND, G O BOND FUND, LIBRARY, WEBER SCHOOL DISTRICT, STATEWIDE SCHOOL BASIC LEVY, MOSQUITO ABATEMENT DISTRICT, WEBER BASIN WATER – GENERAL, LIBERTY CEMETERY MAINTENANCE DISTRICT, WEBER / MORGAN HEALTH, DURFEE CREEK SEWER DISTRICT, PARAMEDIC FUND, WEBER FIRE DISTRICT, WEBER SERVICE AREA #5 LIBERTY PARK, STATE ASSESS & COLLECT / MULTI CO, ASSESS & COLLECT / COUNTY, OGDEN VALLEY GAS IMP DISTRICT, UNINCORP WEBER COUNTY, WEBER SCHOOL DISTRICT JUDGMENT LEVY, WEBER AREA DISPATCH 911 AND EM. SERV. DIST.- (S-S), WEBER FIRE G.O. BOND - 2006 SERIES

3. 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
4. Subject to Public Utility and Drainage Easements, Notes and/or Restrictions as disclosed on dedication plat.
5. Easements, Notes and/or Setback Lines and delineated and/or dedicated on the official recorded plat.
6. ALL NON-EXCLUSIVE AND EXCLUSIVE EASEMENTS AND RIGHTS OF WAY WHICH AFFECT

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SCHEDULE B

THE COMMON AREA, AND WHICH ARE APPURTENANT TO THE LAND AS SHOWN ON THE RECORD OF SURVEY MAP AND AS SET FORTH IN THE DECLARATIONS REFERRED TO HEREIN.

7. SUBJECT TO A TRAIL EASEMENT FOR PEDESTRIAN AND EQUESTRIAN USE ONLY DEFINED IN THAT QUIT CLAIM DEED IN FAVOR OF WEBER COUNTY
RECORDED: AUGUST 15, 1980
ENTRY NO: 817067
BOOK: 1363 PAGE: 1047
OF OFFICIAL RECORDS.
8. SUBJECT TO A TRAIL EASEMENT FOR PEDESTRIAN AND EQUESTRIAN USE ONLY DEFINED IN THAT QUIT CLAIM DEED IN FAVOR OF WEBER COUNTY
RECORDED: AUGUST 15, 1980
ENTRY NO: 817068
BOOK: 1363 PAGE: 1048
OF OFFICIAL RECORDS.
9. SUBJECT TO A SANITARY SEWER EASEMENT RUNNING THROUGH LOT 60 AS DISCLOSED ON DEDICATION PLAT.
10. PROTECTIVE COVENANTS
Recorded: October 16, 1998
Entry Number: 1581571
Book: 1963 Page: 1039

AMENDED PROTECTIVE COVENANTS

Recorded: November 5, 2012
Entry Number: 2604333

AMENDED PROTECTIVE COVENANTS

Recorded: May 12, 2016
Entry Number: 2793013

But omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

11. RESOLUTION READOPTING REVISED BY-LAWS, DATED MARCH 22, 1999
Dated: May 24, 2012
Purpose: THE BOARD OF DIRECTORS, OF DURFEE CREEK ASSOCIATION, INC., (FORMERLY KNOWN AS DURFEE CREEK, INC., ASSOCIATION) BY UNANIMOUS VOTE, READOPTS REVISED BY-LAWS, DATED MARCH 22, 1999 APPLICABLE TO THE REAL PROPERTY CONTAINED IN DURFEE CREEK ESTATES SUBDIVISION AS MORE FULLY SET

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SCHEDULE B

FORTH IN THE EXHIBITS "A" AND "B" ATTACHED THERETO.

Recorded: May 30, 2012
Entry Number: 2578781

12. REVISED BY-LAWS OF DURFEE CREEK ASSOCIATION INC.

Recorded: October 1, 2012
Entry Number: 2598480

13. DURFEE CREEK ESTATES DEVELOPMENT GUIDELINES

Recorded: October 1, 2012
Entry Number: 2598481

14. DURFEE CREEK ESTATES SUBDIVISION COMMON AREA RULES

Recorded: October 1, 2012
Entry Number: 2598482

15. RESOLUTION NO. 27-2012

Purpose: A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY, UTAH, CONFIRMING THE TAX TO BE LEVIED FOR MUNICIPAL SERVICES PROVIDED TO THE UNINCORPORATED AREA OF WEBER COUNTY AND DESCRIBING THE SERVICES TO BE PROVIDED THEREIN.

Recorded: December 13, 2012
Entry Number: 2610456

16. DURFEE CREEK ESTATES SUBDIVISION COMMON AREA RULES

Recorded: November 20, 2014
Entry Number: 2711361

17. CERTIFICATE OF CREATION OF THE NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY

Dated: December 1, 2014
Recorded: January 20, 2015
Entry Number: 2718461

18. REVISED BY-LAWS OF DURFEE ASSOCIATION INC.

Recorded: May 12, 2016
Entry Number: 2793012

19. 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.
(AFFECTS PARCEL 1)

20. DEED OF TRUST

Dated: October 21, 2005

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SCHEDULE B

Amount: \$224,000.00
Trustor: MICHAEL E. KATZ
Beneficiary: WASHINGTON FEDERAL SAVINGS
Trustee: WASHING FEDERAL SAVINGS
Recorded: October 31, 2005
Entry Number: 2138951
(AFFECTS PARCEL 2)

21. TRUST DEED (WITH ASSIGNMENT OF RENTS)

Dated: June 30, 2016
Amount: \$96,500.00
Trustor: SHAUN D. HANSEN AND MARLEAH HANSEN
Beneficiary: DESERET FIRST FEDERAL CREDIT UNION
Trustee: DESERET FIRST FEDERAL CREDIT UNION
Recorded: July 1, 2016
Entry Number: 2801711

22. JUDGMENTS WERE CHECKED AGAINST THE FOLLOWING NAMES AND NONE WERE FOUND TO BE OF RECORD:

SHAUN D. HANSEN
MARLEAH HANSEN

23. A 24 MONTH VESTING CHAIN OF TITLE HAS BEEN DONE AND THE FOLLOWING ITEMS WERE FOUND TO BE OF RECORD.

WARRANTY DEED DATED MAY 25, 2016 BY AND BETWEEN CARTER BROTHERS, INC. TO SHAUN HANSEN AND MARLEAH HANSEN, AS JOINT TENANTS, RECORDED AS ENTRY NUMBER: 2795244.

WARRANTY DEED DATED JUNE 28, 2016 BY AND BETWEEN MESA, L.L.C, TO SHAUN D. HANSEN AND MARLEAH HANSEN, HUSBAND AND WIFE, RECORDED AS ENTRY NUMBER: 2801706.

24. NOTICE TO APPLICANT: THE LAND HEREIN MAY BE SERVICED BY CITIES, IMPROVEMENT DISTRICTS, OR UTILITY COMPANIES THAT PROVIDED MUNICIPAL TYPE SERVICES FOR WATER, SEWER, ELECTRICITY OR OTHER SERVICES THAT DO NOT RESULT IN A LIEN, BUT FOR WHICH SERVICES MAY BE TERMINATED IN THE EVENT OF NON-PAYMENT OF SERVICE CHARGES TO DATE OR TRANSFER FEES. ALTHOUGH THE COMPANY ASSUMES NO LIABILITY THEREFORE, YOU ARE URGED TO MAKE INVESTIGATION INTO SUCH MATTERS.

25. NOTE: ANY MATTER IN DISPUTE BETWEEN YOU AND THE COMPANY MAY BE SUBJECT TO ARBITRATION AS AN ALTERNATIVE TO COURT ACTION. YOU MAY REVIEW A COPY OF THE ARBITRATION RULES AT <http://www.alta.org>. ANY DECISION REACHED BY ARBITRATION

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MOUNTAIN VIEW
TITLE & ESCROW CO.

File No.: 151799

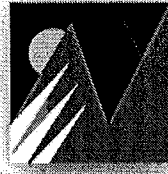
LETTER REPORT

SCHEDULE B

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.

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Schedule A consists of 5 of 5 page(s)



**MOUNTAIN VIEW
TITLE & ESCROW CO.**

5732 South 1475 East, #100, Ogden, UT 84403
Phone: (801) 479-1191 Fax: (801) 479-2777

We appreciate your order for the title work with our company on the property referenced below. Please use this sheet to reference information regarding this transaction.

QUESTIONS?

When calling our office regarding this transaction, please use the following information for reference:

Escrow Officer: Michael Hendry
Email: michael@mvte.com
Phone: (801) 479-1191
Fax: (801) 479-2777

File Number: 151799

Property Address: 6762 North 2275 East, Liberty, UT 84310
6804 North 2275 East, Liberty, UT 84310

Serial Number(s): 17-307-0001 and 17-307-0002

Buyer/Borrower(s):

Seller(s): Shaun Hansen
Marleah Hansen

Please review the title report and let us know any concerns or discrepancies you may be aware of that we can eliminate during the closing process.

Your business is very valuable to Mountain View Title and Escrow. We are ready and willing to provide you with the best customer service in the business. Please let us know if there is anything else you need.

