

SCHEDULE A

Order Number: WB75275WW
AMENDMENT #5

Effective Date: January 23, 2017 @ 8:00 a.m.

- | 1. Policy or Policies to be issued: | Amount | Premium |
|--|--------|---------|
| (a) ALTA Owner's Policy:
2006 Policy
Proposed Insured: | | |

*****REPORT ONLY*****

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

Endorsements:

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

JUSTEN C. SELMAN and LAUREL ANNE SELMAN, HUSBAND AND WIFE

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

See Attached Exhibit "A"

Said property is located in WEBER County, State of Utah also known as:

2347 SOUTH 4700 WEST
OGDEN, UT. 84401

Parcel Identification Number: 15-079-0116


Authorized Countersignature

EXHIBIT "A"

Part of the North Half of the Southwest Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey, described as follows: Beginning at a point 947.00 feet South 0°40'11" West from the Northeast corner of said Quarter Section, and running thence South 0°40'11" West 373.00 feet; thence North 89°19'49" West 650.00 feet; thence North 0°40'11" East 391.28 feet to the South line extended of Jensen Farm Subdivision, a subdivision in Weber County; thence along said South line extended and South line, South 87°43'09" East 650.26 feet to the point of beginning. Excepting that portion lying within the County Road.

Situated in WEBER County

Parcel Identification Number: 15-079-0116

**SCHEDULE B - SECTION 1
Requirements**

The following are the requirements to be complied with:

- (1) Pay the Agreed amounts for the interest in the land and/or the mortgage to be insured.
 - (2) Pay us the premiums, fees and charges for the policy.
 - (3) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
 - (4) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
 - (5) After we have received the information requested in these requirements, together with any other information about the transaction, we will have the right to add requirements to this Schedule B-1 or special exceptions to Schedule B-2.
6. **NOTICE TO APPLICANT: THE LAND HEREIN MAY BE SERVICED BY CITIES, TOWNS, COUNTIES, SERVICE DISTRICTS OR PRIVATE ENTITIES WHICH PROVIDE SERVICES TO THE LAND, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GARBAGE, ELECTRICITY, STREET LIGHTING, CURB AND GUTTER, ETC., FOR WHICH NO NOTICE OF ANY RIGHTS CLAIMED TO EXIST BY SUCH ENTITIES ARE SHOWN OF RECORD. YOU SHOULD MAKE AN INQUIRY INTO SUCH MATTERS, INCLUDING SEEING ARRANGEMENTS AS APPLICABLE TO ESTABLISH YOUR RIGHTS TO RECEIVE SAID SERVICES. THE COMPANY HAS NO OBLIGATION RELATING TO THE SERVICES OR THE CHARGES ARISING FROM SUCH SERVICES.**

SCHEDULE B - Section 2
Exceptions

Any Policy we insure will have the following exceptions unless they are taken care of to our satisfaction.

Part I:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes of assessments on real property or by the public records.
2. Any facts, rights, interests 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 easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary line, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claim: 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 theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. 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 of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment

8. Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$111.22 under Tax ID No. 15-079-0099, which affects this and other land. Tax Parcel No. 15-079-0116.

(Continued)

SCHEDULE B - Section 2
(Exceptions continued)

9. PROPERTY IS LOCATED WITHIN THE FOLLOWING SPECIAL IMPROVEMENT DISTRICTS:

DISTRICTS: WEBER COUNTY
WEBER COUNTY SCHOOLS
WEST WEBER-TAYLOR CEMETERY
TAYLOR-W.WEBER CULINARY WATER
WEBER CO FIRE SERVICE AREA 4
WEBER AREA DISPATCH 911 AND EMERGENCY SERVICE
UNINCORPORATED WEBER COUNTY MUNICIPAL SERVICES
NORTHERN UTAH ENVIRONMENTAL RESOURCE AGENCY

10. The effects 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 January 10, 2017, as Entry No. 2836325, of Official Records.

11. Any rights, claims, title and/or interest to water rights whether or not shown by the public records.

12. Any rights, title, or interest in any minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the land.

13. All existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights-of-way and easements thereof.

14. Rights of the public and others entitled thereto, to use for street and incidental purposes, that portion of the land lying within the boundaries of 4700 West Street.

15. Notice of Creation of an Agricultural Protection Zone recorded November 5, 2001 as Entry No. 1806203 in Book 2181 at Page 296 of Official Records.

16. United States of America acting through the Federal Aviation Administration, Lease No. DTFA11-97-L-16864 and Restrictive Easement recorded October 14, 1997 as Entry No. 1497998 in Book 1885 at Page 2136 of Official Records.

Supplemental Agreement No. 1 to the above recorded January 28, 2003 as Entry No. 1907698 in Book 2311 at Page 1333 of Official Records.

17. The following matters as disclosed by that certain Survey dated October 6, 2016, File 3667, prepared by Tyler D. Knight at Landmark Surveying, Inc.: 10 foot FAA Utility Easement, 1000 foot FAA Restrictive Easement line and Sewer Line Easement.

(Continued)

SCHEDULE B - Section 2
(Exceptions continued)

18. A Deed of Trust by and between JUSTEN C. SELMAN and LAUREL ANNE SELMAN, HUSBAND AND WIFE as Trustor in favor of BRAD L. WILLIAMS, ATTORNEY AT LAW as Trustee and NORTHWEST FARM CREDIT SERVICES, FLCA as Beneficiary, to secure an original indebtedness of \$111,488.00 and any other amounts or obligations secured thereby, dated NOVEMBER 28, 2016 and recorded NOVEMBER 29, 2016 as Entry No. 2829043 of Official Records.
19. Property Address Affidavit dated October 18, 2016 recorded October 18, 2016 as Entry No. 2821363 of Official Records.

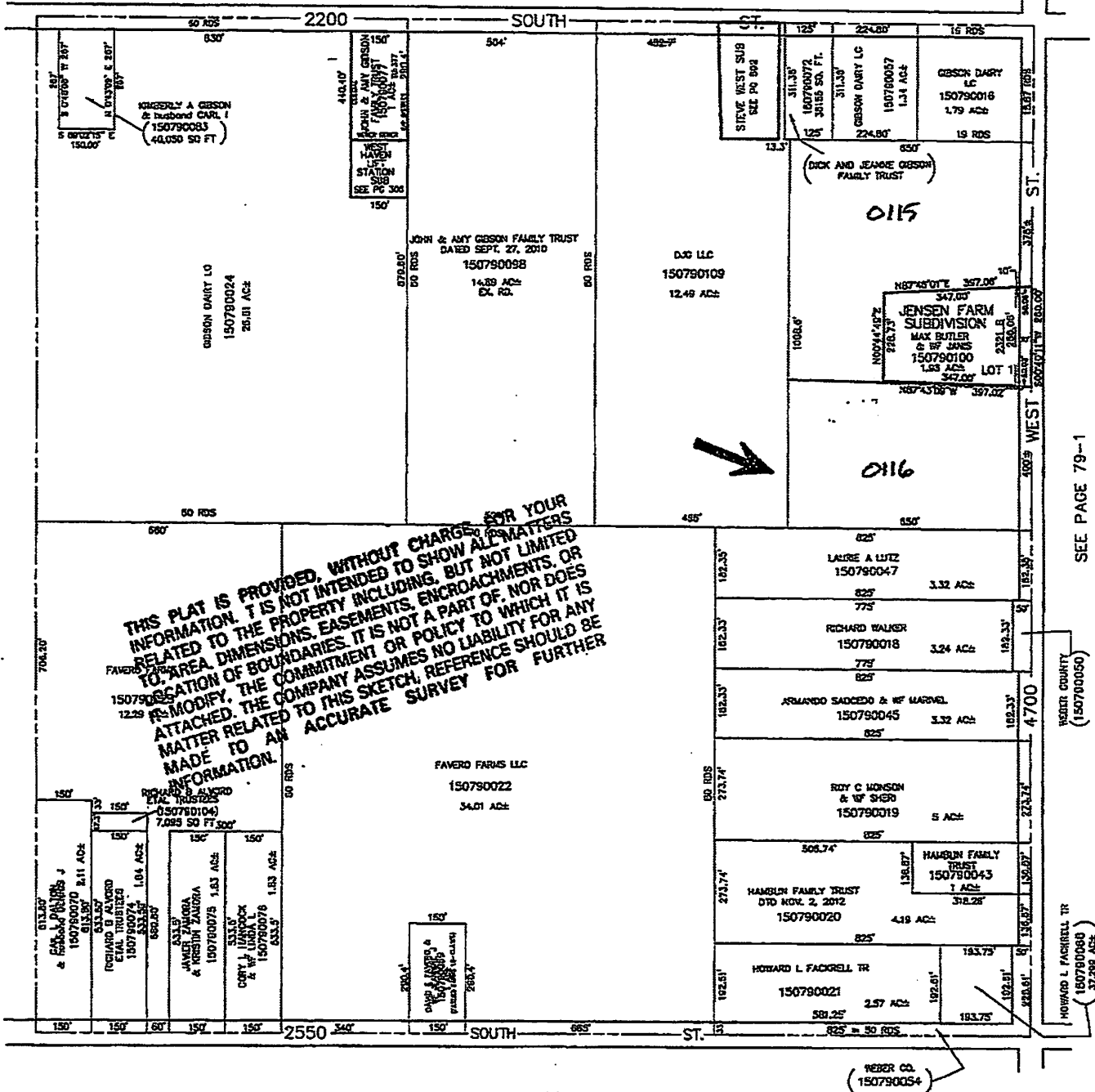
* * * * *

NOTE: The Policy(ies) to be issued as a result of this Commitment may contain an Arbitration Clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

SW 1/4
SECTION 29, T.6N., R.2W., S.L.B. & M.

TAXING UNITS: 53,377

IN WEBER COUNTY
SCALE 1" = 200'
SEE PAGE 79-3



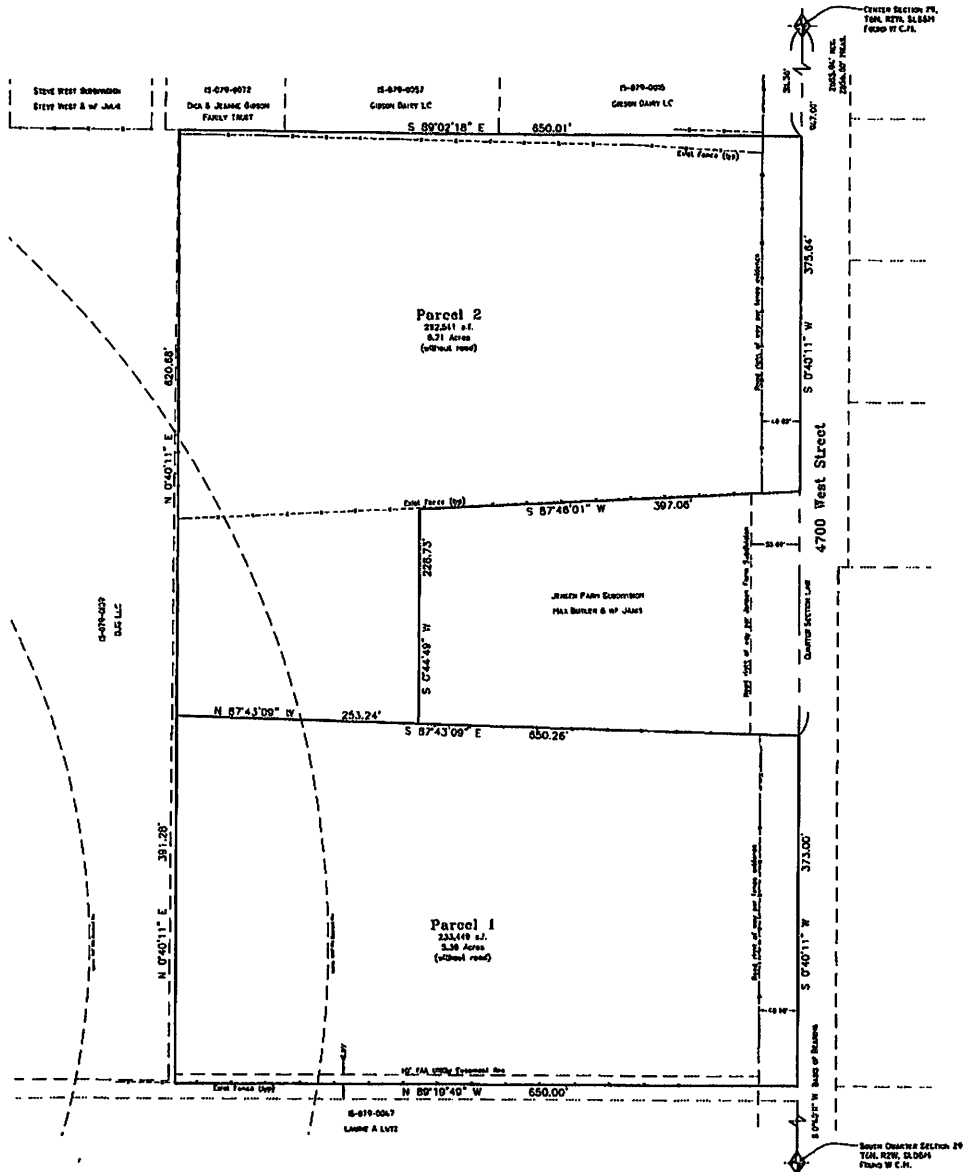
SEE PAGE 81

SEE PAGE 79-1

SEE PAGE 86

(WEBER CO. 150790054)

**PART OF THE SW 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH
RECORD OF SURVEY**



PARCEL 1 DESCRIPTION
A part of the North half of the Southwest Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Meridian, S.S. Survey, described as follows: Beginning at a point 847.00 feet South 07°07'11" West from the Northwest corner of said Quarter Section; running thence North 07°07'11" West 373.00 feet; thence North 87°18'48" West 650.00 feet; thence North 07°07'11" East 381.28 feet to the South line extended of Jason Farm Subdivision, a subdivision in Weber County; thence along said South line extended and South line South 87°43'09" East 650.29 feet to the point of beginning.
Containing that portion lying within county road.
Contains 233,419 s.f. or 5.356 Acres.

PARCEL 2 DESCRIPTION
A part of the North half of the Southwest Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Meridian, S.S. Survey, described as follows: Beginning at a point 311.56 feet South 07°07'11" West from the Northeast corner of said Quarter Section; running thence South 07°07'11" West 373.00 feet to the North line extended of Jason Farm Subdivision, a subdivision in Weber County; thence along said North line and line extended South 07°07'11" West 373.00 feet to the Northwest corner of said subdivision; thence South 07°07'11" West 276.73 feet to the Southeast corner of said subdivision; thence North 07°43'09" West 253.24 feet; thence North 07°07'11" East 650.88 feet to the South line of that parcel shown in Deed #2131406 of Weber County; thence thence South 87°02'18" East 650.01 feet to the point of beginning.
Containing that portion lying within county road.
Contains 232,841 s.f. or 5.316 Acres.

NARRATIVE
This survey was performed at the request of Dick Gibson for the purpose of showing Weber County Parcel #15-078-0295 into two separate parcels for the same to sell.
Documents used in this survey are:
1. Deeds of record on file in the Weber County Recorder's Office for parcels 15-078-0218, 15-078-0247, 15-078-0257, 15-078-0272, 15-078-0289 and 15-078-0298.
2. Weber County law Maps 15-078-2, 15-078-1.
3. Subdivision Plats for Jason Farm Subdivision, Book 42, Page 423, and Stone Hill Subdivision (Book 70, Page 62).
4. Easements for this area shown in documents #2163841 and #1107673 of Weber County Records.
None of bearing is State Plane GCS Bearing as shown.



- Legend**
- EXISTING FENCE
 - LASCHEMS / ROW
 - STREET CENTERLINE
 - ◆ FWD SECTION CORNER
 - FWD STREET MONUMENT
 - FWD CURB WALL
 - FWD MEDIAN AND CAP
 - SEE FIELD RECORD AND CAP STAMPED LANDMARK

SURVEYOR'S CERTIFICATE
I, Dale D. Hedges, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9053348-2201 as provided by the laws of this State. That I have made a survey of the property(s) shown herein in accordance with L&C 17-2-17. That this plat was prepared from the field notes of this survey and from documents and records on public records.



Record of Survey

		424 South 200 West, 4th Fl. Salt Lake City, UT 84143 801-731-4537
CLIENT: Dick Gibson		
SW 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		
DATE:	DRAWN BY:	CHECKED BY:
11/15/2017	JTH	JTH
11/15/2017	11/15/2017	11/15/2017