



MOUNTAIN VIEW TITLE & ESCROW, INC.
LICENSED TITLE INSURANCE AGENCY

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: Randi Ulibarri
Email: randi@mvte.com
Phone: (801) 528-7811
Fax:

File Number: 155887

Property Address: 7467 West 900 South, Ogden, UT 84404

Serial Number(s): 10-044-0044

Buyer/Borrower(s):

Seller(s): Anthony J. Lyons
Eliza J. Lyons

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.



LETTER REPORT

SCHEDULE A

1. Date of report: June 09, 2017 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:
Anthony J. Lyons and Eliza J. Lyons, husband and wife as joint tenants
4. ~~The land referred to in the Commitment is described as follows:~~

SEE EXHIBIT "A" ATTACHED HERETO

Property Address:

7467 West 900 South, Ogden, UT 84404

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

Schedule A consists of 1 of 2 page(s)

EXHIBIT "A"
LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE EAST 345 FEET; THENCE SOUTH 379.5 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, 345 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG SAID QUARTER SECTION LINE, 379.5 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO A RIGHT-OF-WAY FOR ROAD OVER THE WESTERLY AND NORTHERLY 2 RODS

EXCEPT THAT PART DEEDED TO WEBER COUNTY (1497-1158).

LESS AND EXCEPTING: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE CONSTRUCTION OF 1200 SOUTH STREET, WEBER COUNTY, UTAH, ALSO KNOWN AS PROJECT NO. LG_WC_1200 SOUTH, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23 AND RUNNING THENCE EAST 345 FEET ALONG THE NORTH LINE OF SAID SECTION 23 TO A POINT ON THE EAST LINE OF GRANTORS PROPERTY. THENCE SOUTH 45.88 FEET ALONG SAID EAST PROPERTY LINE TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE FOR THE 1200 SOUTH STREET (900 SOUTH STREET) ROAD WIDENING PROJECT (LG_WC_1200 SOUTH) THENCE SOUTH 89°50'44" WEST 345.00 FEET ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE OF SAID 1200 SOUTH STREET PROJECT TO A POINT ON THE WEST LINE OF GRANTORS PROPERTY AND THE WEST LINE OF SAID SECTION 23, THENCE NORTH 46.81 FEET ALONG SAID WEST PROPERTY LINE AND SAID WEST SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: A PARCEL DEEDED TO WEBER COUNTY CONTAINING 880 SQUARE FEET OR 0.020 ACRES AS RECORDED AUGUST 25, 1986 AS ENTRY NO. 979826 IN BOOK 1497 AT PAGE 1158 IN THE WEBER COUNTY RECORDERS OFFICE. THE PRECEDING DESCRIPTION NEEDS TO BE ROTATED 00°46'40" CLOCKWISE TO MATH PROJECT ALIGNMENT. THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT OF LAND CONTAINS 15989 SQUARE FEET OR 0.367 ACRES OF WHICH 13156 SQUARE FEET OR 0.302 ACRES ARE NOW OCCUPIED BY THE EXISTING HIGHWAY BALANCE 2833 SQUARE FEET OR 0.065 ACRES (E# 2762712)

[NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THE RECORDERS OFFICE FOR TAX PURPOSES.

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Schedule A consists of 2 of 2 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. Taxes for the year 2016 have been paid in the amount of \$1,078.92. Taxes for the year 2017 are accruing as a lien but are not yet due or payable.
SERIAL NUMBER: 10-044-0044

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, WARREN / W WARREN CEMETERY DISTRICT, WEBER / MORGAN HEALTH, JUDGMENT LEVY - WCO, W WARREN / WARREN WATER IMP DISTRICT, PARAMEDIC FUND, WEBER FIRE DISTRICT, STATE ASSESS & COLLECT / MULTI CO, ASSESS & COLLECT / COUNTY, WEST WARREN PARK DISTRICT, UNINCORP WEBER COUNTY, WEBER SCHOOL DIST 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 all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.
- 5. Public Utility Easements including but not limited to utility lines, cable lines, overhead power lines and their supporting structures located over the property lines, as disclosed by a visual inspection of the subject property.
- 6. Subject to ditches and canals with any easements pertaining thereto, if any, over and across said parcel of land and together with the right of maintenance of the same. Also subject to others rights and interest, if any, of said waterways.

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

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

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~~LETTER REPORT~~

SCHEDULE B

8. TRUST DEED

Dated: May 18, 2015

Amount: \$162,000.00

Trustor: ANTHONY LYONS

Beneficiary: MERS AS NOMINEE FOR GOLDENWEST FEDERAL CREDIT UNION

Trustee: OLD REPUBLIC

Recorded: May 21, 2015

Entry Number: 2736892

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

ANTHONY J. LYONS

ELIZA J. LYONS

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

NONE

11. 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.

12. 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 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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