

## MISCELLANEOUS REPORT

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

Order No: 5902006  
Charge: \$350.00

Re: Property Owners: Maurine Parker

EFFECTIVE DATE: 02/27/2018 at 7:30 A.M.

IN WITNESS WHEREOF the said Company has caused these presents to be signed by its duly authorized officer on 03/15/2018, at Weber, UT.

FIRST AMERICAN TITLE INSURANCE COMPANY

By:   
Authorized Signatory

**PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Mark Snyder, and ESCROW OFFICER: at , .**

## **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:

Maurine Parker

## **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.
7. Taxes for the year 2018 now a lien, not yet due. General property taxes for the year 2017 were paid in the amount of \$197.85. Tax Parcel No. 22-054-0005.
8. Any charge upon the land by reason of its inclusion in Weber Basin Water Conservancy District, Weber County Fire Protection Service Area No. 4, Weber County Service Area No. 5 and Liberty Cemetery.
9. Easements, notes and restrictions as shown on the recorded plat.
10. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded December 10, 1969 as Entry No. 529043 in Book 931 at Page 309 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

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The name(s) MAURINE PARKER, 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:

LOT 40, NORDIC VALLEY ESTATES NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

Said property is also known by the street address of:  
2752 N 3750 E, Liberty, UT 84310

### Limitation of Liability for Informational Report

**IMPORTANT - READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

## MISCELLANEOUS REPORT

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

Order No: 5902007  
Charge: \$350.00

Re: Property Owners: Edwin J. Heater and Jacqueline L. Heater

EFFECTIVE DATE: 02/27/2018 at 7:30 A.M.

**PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Gregory Smalley, and ESCROW OFFICER: at , .**

### 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:

Edwin J. Heater and Jacqueline L. Heater

## **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.
7. Taxes for the year 2018 now a lien, not yet due. General property taxes for the year 2017 were paid in the amount of \$2,305.63. Tax Parcel No. 22-022-0059.
8. Any charge upon the land by reason of its inclusion in Weber Basin Water Conservancy District, Weber County Fire Protection Service Area No. 4, Weber County Service Area No. 5 and Liberty Cemetery.
9. Easements, notes and restrictions as shown on the recorded plat.
10. Weber County Municipal Services Agreement Covenant to run with the land recorded October 16, 1989 as Entry No. 1091518 in Book 1569 at Page 1465 of Official Records.
11. Resolution No. 27-2012 recorded December 13, 2012 as Entry No. 2610456 of Official Records.
12. A Deed of Trust dated September 19, 2014 by and between EDWIN J. HEATER AND JACQUELINE L. HEATER as Trustor in favor of Stewart T. Matherson, Attorney at Law as Trustee and Bank of America, N.A. as Beneficiary, to secure an original indebtedness of \$264,130.00 and any other amounts or obligations secured thereby, recorded October 01, 2014 as Entry No. 2705018 of Official Records.

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The name(s) Edwin J. Heater and Jacqueline L. Heater, 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:

LOT 2, NORDIC VIEW SUBDIVISION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

Said property is also known by the street address of:  
2770 North Nordic Valley Drive, Eden, UT 84310



### Limitation of Liability for Informational Report

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