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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: 338-6049369
Charge: \$500.00

Re: Property Owners: Douglas Neilson

EFFECTIVE DATE: April 21, 2020 at 7:30 A.M.

PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Mark Snyder, and ESCROW OFFICER: Lori Singleton at 5929 S. Fashion Pointe Dr, Ste 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:

Douglas Neilson

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 exception affects Parcel 1)

7. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$ 1,992.40. Tax Parcel No. 20-030-0009.

(The following exception affects Parcel 2)

8. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$ 1,755.75. Tax Parcel No. 20-030-0010.

(The following exception affects Parcel 3)

9. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$ 12.71. Tax Parcel No. 20-030-0011.

(The following exception affects Parcel 4)

10. Taxes for the year 2020 now a lien, not yet due. General property taxes for the year 2019 were paid in the amount of \$ 99.88. Tax Parcel No. 20-030-0012.

11. Any charge upon the Land by reason of its inclusion in Weber Basin Water Conservancy District and Weber County Fire Protection Service Area No. 4.

(The following exception affects Parcels 1, 3 and a portion of Parcel 2)

12. Easements, notes and restrictions as shown on subdivision plat recorded January 24, 1922 as Entry No. [not available] in Book 8 of Plats at Page 54.

(The following exception affects Parcels 1, 2 and 4)

13. The rights of the public to use or pass through the Land for recreational purposes and/or access to the waterway known as the Ogden River provided that such public rights have been or may be established by documented or otherwise proven use for a period of time.

(The following exception affects Parcels 2 and 4)

14. Boundary line conflicts, if any, resulting from variances in the legal description(s) of the actual physical location of Ogden River from record description(s) referring to said Ogden River or center thereof as the Northerly boundary of the Land.
15. Our search of the Public Records finds no outstanding Mortgages affecting the Land.
16. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
17. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

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

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:

PARCEL 1:

ALL OF LOT 4, BLOCK 10, THE HERMITAGE OF OGDEN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 2:

ALL OF LOT 5, BLOCK 10, THE HERMITAGE IN OGDEN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5, AND RUNNING THENCE SOUTH 18°58' EAST TO THE SOUTH LINE OF SAID SECTION 18; THENCE NORTH 82°39' EAST ALONG SAID LINE 50 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 17°29' EAST FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 17°29' WEST TO THE CENTER OF OGDEN RIVER; THENCE SOUTHWESTERLY ALONG SAID CENTER OF RIVER TO A POINT NORTH 18°58' WEST OF BEGINNING; THENCE SOUTH 18°58' EAST TO THE PLACE OF BEGINNING.

EXCEPT THEREFROM THOSE PORTIONS LYING WITHIN CANYON ROAD AND THE OGDEN RIVER.

PARCEL 3:

ALL OF LOT 6, BLOCK 10, THE HERMITAGE OF OGDEN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 4:

PART OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: ALSO BEING PART OF BLOCK 10, THE HERMITAGE, OGDEN CANYON, WEBER COUNTY, UTAH; PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 10, THENCE SOUTH 19°45' EAST 35 FEET TO THE NORTH SIDE OF CANYON ROAD; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID ROAD, THE LONG CHORD OF WHICH BEARS SOUTH 68°15' WEST 120 FEET, THENCE NORTH 6°45' WEST 10 FEET TO THE SOUTH BANK OF OGDEN RIVER; THENCE NORTH 25°55'20" EAST 115.18 FEET, AND NORTH 49°05' EAST 37.85 FEET, MORE OR LESS, ALONG SOUTH BANK OF OGDEN RIVER TO A POINT NORTH 19°45' WEST 64.7 FEET FROM BEGINNING, THENCE SOUTH 19°45' EAST 64.7 FEET TO BEGINNING.

THE ABOVE-DESCRIBED PROPERTY IS ALSO SOMETIMES DESCRIBED AND KNOWN AS LOTS 7 AND 8, BLOCK 10, THE HERMITAGE.

ALSO:

PART OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEING IN BLOCK 10, THE HERMITAGE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 6, IN SAID BLOCK 10, THENCE NORTH 38°59' EAST 59.7 FEET; THENCE NORTH 18°58' WEST 20 FEET; THENCE SOUTH 38°59' WEST 59.7 FEET ALONG THE SOUTH BANK OF OGDEN RIVER TO A POINT NORTH 19°45' WEST 20 FEET OF POINT OF BEGINNING; THENCE SOUTH 19°45' EAST 20 FEET TO BEGINNING.

ALSO:

PART OF SAID SECTION 18, SAID BLOCK 10, THE HERMITAGE; DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, SAID BLOCK 10, THENCE NORTH 70°15' EAST 50 FEET; THENCE SOUTH 18°58' EAST 35 FEET TO THE NORTH SIDE OF CANYON ROAD; THENCE SOUTH 70°15' WEST ALONG THE NORTH SIDE OF SAID ROAD 49.51 FEET; THENCE NORTH 19°45' WEST 35 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:

Parcel 1: 305 Ogden Canyon, Ogden, UT 84401

Parcel 2: 303 Ogden Canyon, Ogden, UT 84401

Parcel 4: 301 Ogden Canyon, Ogden, UT 84401

Parcel 3: No Situs Available