

ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

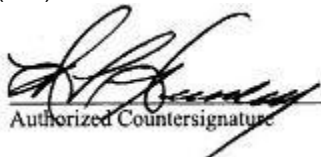
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

Mountain View Title and Escrow, Inc.
5732 South 1475 East #100
Ogden, UT 84403
(801) 479-1191


Authorized Countersignature




Matt Morris
President and CEO


Denise Carraux
Secretary

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

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File No. 169574b

ALTA Commitment For Title Insurance 8-1-16 (4-2-18)

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I - Requirements;
- (f) Schedule B, Part II - Exceptions; and
- (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <<http://www.alta.org/arbitration>>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Transaction Identification Data for reference only:

Issuing Agent: Mountain View Title and Escrow, Inc.
Issuing Office: 5732 South 1475 East #100, Ogden, UT 84403
Issuing Office's ALTA® Registry ID: N/A
Loan ID Number:
Commitment Number: 169574b
Issuing Office File Number: 169574b
Property Address: . None Assigned, Liberty, UT 84310
Revision Number:

1. Commitment Date: May 19, 2020 at 8:00 A.M.

2. Policy to be issued:

Proposed Policy Amount

(a) ALTA Owner's Policy Standard

Proposed Insured:

(b) ALTA Loan Policy Extended

Proposed Insured: Lender

3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

PARCELS 1 & 2:
D & R Investment Properties, LLC, a Utah Limited Liability Company

PARCELS 3 & 3A:
Ogden Valley Parks Service Area, a Local and Political Subdivision of The State Of Utah

5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

**EXHIBIT "A"
LEGAL DESCRIPTION**

PARCEL 1:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY THENCE 2,654.73 FEET NORTH 88°11'04" WEST ALONG THE CALCULATED SECTION LINE TO THE CENTER OF SECTION 20 (NOT IN PLACE); THENCE 633.81 FEET NORTH 00°10'31" WEST ALONG THE CALCULATED SECTION LINE; THENCE 32.44 FEET NORTH 89°50'25" EAST TO THE POINT OF BEGINNING; THENCE NORTH 89°50'25" EAST 148.50 FEET TO THE SOUTHWEST CORNER OF LIBERTY ACRES; THENCE THREE (3) COURSES ALONG THE SOUTHERN BOUNDARY OF SAID SUBDIVISION AS FOLLOWS: (1) SOUTH 88°40'00" EAST 533.51 FEET; (2) SOUTH 00°09'36" WEST 59.16 FEET; AND (3) SOUTH 88°40'00" EAST 263.89 FEET TO THE REMNANTS OF AN OLD FENCE LINE; THENCE TWO (2) COURSES ALONG SAID OLD FENCE LINE AS FOLLOWS: (1) SOUTH 02°58'12" EAST 90.08 FEET; AND (2) SOUTH 01°20'26" EAST 498.76 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 88°20'07" EAST 332.34 FEET ALONG SAID QUARTER SECTION LINE TO AN OLD FENCE LINE; THENCE SOUTH 00°15'40" WEST 1,269.91 FEET ALONG SAID FENCE LINE TO THE NORTH LINE OF THE UTAH POWER AND LIGHT COMPANY PROPERTY; THENCE NORTH 89°55'24" WEST 645.76 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°05'31" WEST 1,258.31 FEET; THENCE NORTH 89°50'24" WEST 20.50 FEET; THENCE NORTH 00°09'36" EAST 396.00 FEET TO A REBAR WITH AN ILLEGIBLE CAP; THENCE NORTH 88°39'59" WEST 263.84 FEET; THENCE SOUTH 00°11'42" WEST 76.05 FEET; THENCE DUE WEST 134.38 FEET; THENCE NORTH 00°11'36" EAST 149.68 FEET; THENCE SOUTH 88°35'20" EAST 39.56 FEET; THENCE NORTH 00°11'36" EAST 150.00 FEET; THENCE NORTH 88°40'01" WEST 263.16 FEET TO THE EAST RIGHT OF WAY LINE OF 3500 EAST STREET; THENCE NORTH 00°09'35" WEST 55.30 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY THENCE 2,654.43 FEET NORTH 88°11'04" WEST ALONG THE CALCULATED QUARTER SECTION LINE TO THE CENTER OF THE SECTION 20 (NOT IN PLACE); THENCE 351.97 FEET NORTH 00°09'35" WEST ALONG THE CALCULATED NORTH-SOUTH QUARTER SECTION LINE; AND 255.15 FEET SOUTH 89°48'24" EAST TO THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°48'24" EAST 134.27 FEET TO THE NORTHWEST CORNER OF THE LIBERTY CEMETERY DISTRICT PROPERTY; THENCE SOUTH 00°11'42" WEST 76.05 FEET ALONG THE WEST LINE OF SAID DISTRICT; THENCE WEST 134.38 FEET; THENCE NORTH 00°11'36" EAST 76.51 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL OF LOT 2, LIBERTY ACRES, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3:

LOT 1, LIBERTY ACRES, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3A: (EASEMENT ESTATE)

PERPETUAL ACCESS EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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STEWART TITLE GUARANTY COMPANY

LAKE BASE AND MERIDIAN, U.S. SURVEY; THENCE 2,654.73 FEET NORTH 88 DEG 11 MIN 04 SEC WEST ALONG THE CALCULATED SECTION LINE TO THE CENTER OF SECTION 20 (NOT IN PLACE); THENCE 912.37 FEET NORTH 00 DEG 10 MIN 31 SEC WEST ALONG THE CALCULATED SECTION LINE; THENCE 659.31 FEET NORTH 89 DEG 49 MIN 29 SEC EAST TO THE POINT OF BEGINNING; THENCE NORTH 00 DEG 09 MIN 35 SEC WEST 359.57 FEET TO THE SOUTH RIGHT OF WAY LINE OF 4100 NORTH STREET; THENCE SOUTH 63 DEG 30 MIN 00 SEC EAST 13.43 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 00 DEG 09 MIN 35 SEC EAST 353.84 FEET; THENCE NORTH 88 DEG 45 MIN 47 SEC WEST 12.00 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CREATED IN GRANT OF PERPETUAL EASEMENT RECORDED NOVEMBER 16, 2018 AS ENTRY NO. 2952803, RECORDS OF WEBER COUNTY, UTAH.

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART I

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Requirements

File No.: 169574b

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
6. Pay us the premiums, fees and charges for the policy.
7. Documents satisfactory to us creating the interest in the land/or the mortgage to be insured must be signed, delivered and recorded.
8. 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.
9. Payment to or for the account of the grantors or mortgagors or the full consideration for the estate or interest to be insured.
10. Proper instrument(s) creating the estate or interest to be insured executed and duly filed for record, to-wit:

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ALTA COMMITMENT FOR TITLE INSURANCE

SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 169574b

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. 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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. 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.
7. 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.
8. PARCEL 1:
Taxes for the year 2019 have been paid.
Taxes for the year 2020 will be due under PARCEL NUMBER: 22-010-0071

PARCEL 2:

Taxes for the year 2019 have been paid.
Taxes for the year 2020 are due under PARCEL NUMBER: 22-359-0002

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UT ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

PARCEL 3:

Taxes for the year 2019 have been paid.

Taxes for the year 2020 are due under PARCEL NUMBER: 22-359-0001

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.

9. 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 MAINT DISTRICT, WEBER / MORGAN HEALTH, JUDGMENT LEVY - W.C., PARAMEDIC FUND, WEBER FIRE DISTRICT, WEBER SERV AREA #5 LIBERTY PARK, STATE ASSESS & COLLECT / MULTI CO, ASSESS & COLLECT / COUNTY, OGDEN VALLEY GAS IMP 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

10. 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.
11. 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.

12. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: SHAW BROTHERS, A PARTNERSHIP

Grantee: UTAH POWER AND LIGHT COMPANY, A CORPORATION

Location: BEGINNING AT THE WEST BOUNDARY LINE OF THE GRANTOR'S LAND AT A POINT 1350 FEET NORTH AND 670 FEET EAST, MORE OR LESS, FROM THE SOUTH ONE QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, THENCE NORTH 89°58' EAST 655 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF SAID LAND; THENCE SOUTH 10 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID LAND; THENCE WEST 655 FEET, MORE OR LESS, ALONG SAID SOUTH BOUNDARY LINE TO SAID WEST BOUNDARY LINE; THENCE NORTH 10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND BEING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20.

Purpose: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION RELOCATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION, DISTRIBUTION, AND OTHER ATTACHMENTS AFFIXED THERETO, FOR THE SUPPORT OF SAID CIRCUITS, ON, UNDER, OVER, THROUGH AND ACROSS A TRACT OF LAND.

Dated: September 7, 1961

Recorded: February 13, 1962

Entry Number: 373816

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

Book: 702 Page: 426

13. Subject to notes, easements, building setback lines, restrictions, dedications or offer for dedications if any, conditions of approval if any, all as set forth on the recorded plat of Liberty Acres Subdivision.
14. Subject to a 12 foot access easement over the Westerly Portion of Parcel 2 as disclosed on dedication plat.
15. Deed Restriction on Warranty Deed Recorded as Entry Number 2977369 which states that Parcel 3 will only be used as a park or other similar purpose.
16. DEFERRING PUBLIC IMPROVEMENTS AGREEMENT
Dated: November 16, 2018
By and Between: J&S LIBERTY INVESTMENTS AND WEBER COUNTY, UTAH
Recorded: November 16, 2018
Entry Number: 2952799
(AFFECTS PARCEL 2)
17. GRANT OF PERPETUAL EASEMENT
Grantor: J & S LIBERTY INVESTMENTS, LLC, ITS SUCCESSORS AND/OR ASSIGNS
Grantee: TO THE OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS
Location: SEE DEED FOR EXACT LOCATION
Purpose: A PERPETUAL ACCESS EASEMENT OVER AND ACROSS LOT 2 TO LOT 1, WHICH EASEMENT AREA GENERALLY RUNS FROM THE PUBLIC STREET LOCATED TO THE NORTH OF LOT 2, ALONG THE WEST BORDER OF LOT 2 UNTIL IT REACHES LOT 1.
Dated: November 16, 2018
Recorded: November 16, 2018
Entry Number: 2952803
18. An easement to maintain a Water Pipeline, running from the main pipeline of Liberty Pipeline Company, as disclosed in Book 123, Page 30 of Weber County Records. (No exact location)
19. A County road right of way affecting the Westerly portion of said property.
20. Any vested and accrued water rights for running, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in patent, Book 14, Page 16, of Weber County Records.
21. ORDINANCE
Purpose: CREATING AND ESTABLISHING A COUNTY SERVICE AREA DESCRIBING AND ESTABLISHING THE BOUNDARIES OF SAID SERVICE AREA; SETTING FORTH THE TYPES OF SERVICE OR SERVICES TO BE PROVIDED IN THE AREA; PROVIDING THAT THE PAYMENT FOR SERVICES SHALL BE BY A PROPERTY TAX OR SERVICE CHARGE OR A COMBINATION THEREOF; APPOINTING THE INITIAL BOARD OF TRUSTEES AND PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH
Recorded: September 9, 1982

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No. 169574b

UT ALTA Commitment For Title Insurance Schedule 8-1-16 (4-2-18)

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

Entry Number: 863830
Book: 1409 Page: 150

22. RESOLUTION NO. 25-96

Purpose: CREATING AND ESTABLISHING THE OGDEN VALLEY NATURAL GAS IMPROVEMENT DISTRICT AND SETTING FORTH THE IMPROVEMENTS TO BE PROVIDED BY THE DISTRICT; PROVIDING THAT PAYMENT FOR THE SERVICES SHALL BE BY A SERVICE CHARGE OR FEE; APPOINTING THE INITIAL BOARD OF TRUSTEES AND PRESCRIBING OTHER DETAILS AS PROVIDED BY LAW
Recorded: June 18, 1996
Entry Number: 1413086
Book: 1811 Page: 2786

23. RESTRICTIVE COVENANT PRECLUDING THE NON-AGRICULTURAL LAND

Recorded: May 28, 1997
Entry Number: 1474055
Book: 1864 Page: 393

24. WATER COVENANT

Dated: August 22, 1980
By and Between: WEBER BASIN WATER CONSERVANCY DISTRICT AND LYNN H. NELSON AND MARY T. NELSON
Recorded: March 31, 1981
Entry Number: 832932
Book: 1379 Page: 385

25. RESOLUTION NO. 27-2012

Dated: December 11, 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

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

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

27. APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT

Recorded: August 2, 2019
Entry Number: 2994807

28. APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND 1969 FARMLAND ASSESSMENT ACT

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ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE B PART II

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exceptions

Recorded: November 20, 2019
Entry Number: 3017549

29. 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.
30. JUDGMENTS WERE CHECKED AGAINST THE FOLLOWING NAMES AND NONE WERE FOUND TO BE OF RECORD:

D & R INVESTMENT PROPERTIES, LLC
DOUGLAS J. DICKSON
TYM S. DICKSON
THE DOUGLAS J. DICKSON AND TYM S. DICKSON FAMILY REVOCABLE TRUST
31. 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.
32. 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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STG Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: *If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056*

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE Mountain View Title and Escrow, Inc. DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Mountain View Title and Escrow, Inc., and its affiliates (" N/A "), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Mountain View Title and Escrow, Inc., need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes — to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes — to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices

How often do/does Mountain View Title and Escrow, Inc. notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Mountain View Title and Escrow, Inc. protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does Mountain View Title and Escrow, Inc. collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • request insurance-related services • provide such information to us <p>We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</p>
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us

If you have any questions about this privacy notice, please contact us at: Mountain View Title and Escrow, Inc., 5732 South 1475 East, #100, Ogden, UT 84403