

ALTA Commitment Form
COMMITMENT FOR TITLE INSURANCE
Issued by

REAL ADVANTAGE TITLE INSURANCE COMPANY



Real Advantage Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate _____ (here state the time period)* after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Real Advantage Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

By: John Wiley, Executive Vice President



Countersigned:

Ken Higley





TITLE INSURANCE COMMITMENT

BY
Real Advantage Title Insurance Company

SCHEDULE A

1. Commitment Date: August 31, 2020, 08:00 AM

2. Policy (or Policies) to be issued:	Policy Amount
a. Owner's Policy	
	Premium Amount

Proposed Insured:

b. Loan Policy	
	Premium Amount

Proposed Insured:

 c. Proposed Insured:

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by William F. Colvell and Jana Colvell, Husband and Wife, as joint tenants

4. The land referred to in this commitment is described as follows:

For information purposes only, the property address is purported to be:
Not Available, UT 84404

Situated in Weber County

SEE ATTACHED EXHIBIT "A"

Countersigned
Real Advantage Title Insurance Agency


By _____
Ken Higley

Escrow Officer: Robin Moran, Phone: 385-383-7355, Email: RMoran@RealAdvantageUtah.com
Office: 1785 East 1450 South, Suite 100, Clearfield, UT 84015

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AMERICAN
LAND TITLE
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TITLE INSURANCE COMMITMENT

BY

Real Advantage Title Insurance Company

SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

- a. Payment of the necessary consideration for the estate or interest to be insured.
- b. Pay us all premiums, fees and charges for the policy.
- c. Documents creating the estate or interest to be insured, must be properly executed, delivered and recorded.
- d. Payment of all taxes and/or assessments levied against the subject premises which are due and payable.
- e. 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.

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11. Subject to rights of way and easements for any roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, or transmission lines and public utilities now existing over, under, or across subject property.
12. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
Recorded: 4/22/1997
Entry No.: 1466820
Book/Page: 1858 / 12
13. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Weber Basin Water Conservancy District
Recorded: 10/12/2000
Entry No.: 1731523
Book/Page: 2096 / 253
14. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
Recorded: 6/13/2001
Entry No.: 1776347
15. Claim, right, title or interest to water or water rights whether recorded or not shown by the public records.
16. Any and all outstanding oil and gas, mining and mineral rights, minerals and ores situated in, upon or under the above described tract of land, together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises and the right of ingress and egress for the use of said rights, along with any other rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises).
17. Covenants, Conditions and Restrictions recorded February 23, 1982 as Entry No. 852466, in Book 1398, at Page 339, of the Official Records; but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 41 Section 3607 of the United States Code or (b) related to handicap but does not discriminate against handicapped persons.
18. Terms and Conditions of that certain Certificate of Creation from the Northern Utah Environmental Resource Agency ("NUERA")
Recorded: 1/20/2015
Entry No.: 2718461
19. Terms and Conditions of that certain Property Address Affidavit
Recorded: 6/23/2017
Entry No.: 2864379
20. Terms and Conditions of that certain Reallocation
Recorded: 7/16/2018
Entry No.: 2930921

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