

SCHEDULE A

1. Effective Date: February 1, 2021 at 1:39PM
2. Preliminary Title Report Only
3. The estate or interest in the land described or referred to in this Commitment and covered herein is: FEE SIMPLE
4. Title to the estate or interest in said land is at the effective date hereof vested in:

Parcel 1, 2, 4: ROBERT LAMAR FAVERO and KATHRYN H. FAVERO, husband and wife as joint tenants with full rights of survivorship

Parcel 3: GIOVANNI D. FAVERO, ROGER K. FAVERO, ROBERT L. FAVERO, and LORI F. GUERRERO

5. The land referred to in this Commitment is in the State of Utah, County of Weber, and is described as follows:

See Attached Exhibit A Legal Description

We appreciate your business and thank you for choosing Hickman Land Title Company. Please call your Title Officer, with any questions or concerns regarding this commitment. Your Title Officer will be Jason Steiner, phone (801) 416-8900

For informational purposes only.

The property address is purported to be:

, Ogden, UT 84401

, Ogden, UT 84401

, Ogden, UT 84401

, Ogden, UT 84401



**872 West Heritage Park Blvd #120
Layton, UT 84041
www.HickmanTitle.com**

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SCHEDULE A**EXHIBIT A**

Legal Description

PARCEL 1: PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 440.55 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND RUNNING THENCE NORTH 182.0 FEET; THENCE WEST 357.0 FEET; THENCE SOUTH 182.0 FEET; THENCE EAST 357.0 FEET TO BEGINNING. EXCEPT: PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 440.55 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT ALSO BEING 888.36 FEET SOUTH ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 28, AND THENCE WEST 40.00 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 107+32.34 THENCE NORTH 182.00 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE EAST 40.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT AND SAID SECTION LINE, THENCE SOUTH 182.00 FEET ALONG SAID SECTION LINE AND THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7280 SQUARE FEET IN AREA OR 0.167 ACRE, MORE OR LESS, OF WHICH IS 6006 SQUARE FEET, MORE OR LESS, IS NOW OCCUPIED BY 3500 WEST STREET. BALANCE 1274 SQUARE FEET IN AREA OR 0.029 ACRE, MORE OR LESS.

PARCEL 2: PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, WEBER COUNTY, UTAH, BEGINNING AT A POINT 660.00 FEET SOUTH 0°42'54" WEST ALONG SAID QUARTER SECTION LINE 2018.51 FEET SOUTH 89°13'14" EAST TO AN EXISTING FENCE LINE ALONG A CANAL AND 28.53 FEET NORTH 57°20'46" EAST ALONG SAID FENCE LINE FROM THE CENTER OF SAID SECTION 28 AND RUNNING THENCE SOUTH 89°13'14" EAST 282.34 FEET, THENCE SOUTH 00°33'51" WEST 53.17 FEET, THENCE NORTH 89°13'14" WEST 35.10 FEET, THENCE SOUTH 00°46'46" WEST 186.77 FEET, THENCE NORTH 89°26'08" WEST 244.42 FEET, THENCE NORTH 00°03'44" EAST 240.88 FEET TO THE POINT OF BEGINNING.

PARCEL 3: PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 622.55 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; RUNNING THENCE WEST 357 FEET; THENCE SOUTH 182 FEET; THENCE WEST 220.5 FEET; THENCE SOUTH 420.55 FEET; THENCE WEST 29 RODS; THENCE NORTH 392.5 FEET; THENCE WEST 96 RODS; THENCE NORTH 247.5 FEET; THENCE EAST 2011.75 FEET, MORE OR LESS, TO THE NORTHERLY BANK OF CANAL; THENCE NORTH 56D34' EAST ALONG NORTHERLY BANK OF CANAL TO A POINT 155 FEET NORTH AND 445.23 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 445.23 FEET; THENCE SOUTH 155 FEET TO THE POINT OF BEGINNING.

EXCEPT: A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING WEBER COUNTY 3500 WEST STREET, BEING PART OF AN ENTIRE TRACT SITUATE IN THE NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF



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SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 622.55 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT ALSO BEING 706.36 FEET SOUTH ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 28 AND RUNNING THENCE WEST 40.00 FEET ALONG THE SOUTHERLY BOUNDARYLINE OF SAID ENTIRE TRACT TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL OF SAID 3500 WEST STREET, OPPOSITE APPROXIMATE ENGINEERS STATION 109+14.34, THENCE NORTH 155.00 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE EAST 40.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT AND SAID SECTION LINE, THENCE SOUTH 155.00 FEET ALONG SAID SECTION LINE AND THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6200 SQUARE FEET IN AREA OR 142 ACRE, MORE OR LESS, OF WHICH 5115 SQUARE FEET, MORE OR LESS, IS NOW OCCUPIED BY 3500 WEST STREET BALANCE 1085 SQUARE FEET IN AREA OR 0.025 ACRE, MORE OR LESS

LESS AND EXCEPTING: PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, WEBER COUNTY UTAH: BEGINNING AT A POINT BEING 660.00 FEET SOUTH 0°42'54" WEST ALONG SAID QUARTER SECTION LINE FROM THE CENTER OF SAID SECTION 28, AND RUNNING THENCE SOUTH 89°13'14" EAST 2018.51 FEET TO AN EXISTING FENCE LINE ALONG A CANAL THENCE NORTH 57°20'46" EAST 28.53 FEET ALONG SAID FENCE LINE THENCE SOUTH 0°03'44" WEST 240.88 FEET, THENCE SOUTH 89°26'09" EAST 23.92 FEET, THENCE SOUTH 0°46'46" WEST 423.13 FEET, THENCE NORTH 89°10'32" WEST 478.50 FEET, THENCE NORTH 0°46'46" EAST 400.31 FEET, THENCE NORTH 89°13'14" WEST 1590.48 FEET TO SAID QUARTER SECTION LINE, THENCE NORTH 0°42'54" EAST 247.50 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING. LESS AND EXCEPTING: PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, WEBER COUNTY, UTAH, BEGINNING AT A POINT 660.00 FEET SOUTH 0D42'54" WEST ALONG SAID QUARTER SECTION LINE 2018.51 FEET SOUTH 89°13'14" EAST TO AN EXISTING FENCE LINE ALONG A CANAL AND 28.53 FEET NORTH 57°20'46" EAST ALONG SAID FENCE LINE FROM THE CENTER OF SAID SECTION 28 AND RUNNING THENCE SOUTH 89°13'14" EAST 282.34 FEET, THENCE SOUTH 00°33'51" WEST 53.17 EFET, THECE NORTH 89°13'14" WEST 35.10 FEET, THENCE SOUTH 00°46'46" WEST 186.77 FEET, THENCE NORTH 89°26'08" WEST 244.42 FEET, THENCE NORTH 00°03'44" EAST 240.88 FEET TO THE POINT OF BEGINNING.

PARCEL 4: PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 777.55 FEET NORTH AND 133 FEET WEST (TO A POINT 100 FEET WEST OF THE WEST LINE OF ROAD) FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 28; RUNNING THENCE NORTH 105.2 FEET; THENCE WEST 263 FEET; THENCE NORTH 107.25 FEET; THENCE WEST 272.25 FEET; THENCE SOUTH 330 FEET; THENCE EAST 40 FEET, MORE OR LESS, TO THE NORTHERLY BANK OF CANAL; THENCE NORTH 56°34' EAST ALONG NORTHERLY BANK OF CANAL TO A POINT WEST OF THE PLACE OF BEGINNING; THENCE EAST 312.23 FEET TO THE PLACE OF BEGINNING.

ALSO: A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF THE FIRST ABOVE DESCRIBED PROPERTY; RUNNING THENCE SOUTH 20 FEET; THENCE EAST 100 FEET TO ROAD; THENCE NORTH 20 FEET; THENCE WEST 100 FEET TO BEGINNING.



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LESS AND EXCEPTING: PPART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 1855.58 FEET SOUTH 89°13'14" EAST ALONG SAID QUARTER SECTION LINE TO THE EASTERLY LINE OF THE WEBER COUNTY FIRE PROPERTY 330.00 FEET SOUTH 0°46'46" WEST ALONG SAID EASTERLY LINE AND 123.67 FEET SOUTH 89°13'14" EAST FROM THE CENTER OF SAID SECTION 28 AND RUNNING THENCE SOUTH 89°13'14" EAST 273.33 FEET, THENCE SOUTH 0°36'20" WEST 107.25 FEET, THENCE SOUTH 89°12'24" EAST 101.57 FEET TO A FENCE LINE ON THE WEST SIDE OF A CANAL, THENCE SOUTH 56°59'24" WEST 189.12 FEET ALONG SAID FENCE LINE, THENCE SOUTH 57°20'46" WEST 213.35 FEET ALONG SAID FENCE LINE TO NORTH LINE OF GIOVANNI FAVERO PROPERTY, THENCE NORTH 89°13'14" WEST 40.00 FEET ALONG SAID NORTH LINE, THENCE NORTH 0°46'46" EAST 330.00 FEET TO THE POINT OF BEGINNING.



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SCHEDULE B

Section 1

The following are the requirements to be complied with:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premium, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded, as follows:
 - A) None
4. 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.
5. Release(s) or Reconveyance(s) of item(s): None
6. You must give us the following information:
 - A) Any off record leases, surveys, etc.
 - B) Statements of identity all parties.
 - C) Other

NOTES:

All parties in title within the last 8 years and all persons coming into title, including those listed below, have been checked for judgments and/or tax liens and there are none, unless listed in Schedule B Section 2.

ROBERT FAVERO



EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

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. 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.
2. 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.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. 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.
5. (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, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
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. 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.
8. Taxes for the year 2021, and subsequent years, not yet due and payable.
Parcel 1: Tax Parcel No. 15-078-0046. Taxes for the year 2020 were paid in the amount of \$2,068.41
Parcel 2: Tax Parcel No. 15-078-0163. Taxes for the year 2020 are now due and DELINQUENT in the amount of \$435.32, plus penalties and interest.
Parcel 3: Tax Parcel No. 15-078-0164. Taxes for the year 2020 were paid in the amount of \$2,758.68.
Parcel 4: Tax Parcel No. 15-078-0165. Taxes for the year 2020 were paid in the amount of \$143.34
9. Said property is included within the boundaries of Weber County and Taxing District 516 and is subject to the charges and assessments thereof.
10. 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.
11. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: LORIN F. FARR
Grantee: AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING
Dated: May 9, 1929
Recorded: May 31, 1929
Book/Page: S/153



12. **AGREEMENT**
By and Between: THE STATE OF UTAH, acting through the BOARD OF WATER RESOURCES and
THE WILSON IRRIGATION COMPANY
Recorded: May 17, 1996
Entry No: 1406857
Book/Page: 1806/2976
- EASEMENT TO USE DISTRIBUTION SYSTEM
Grantor: THE WILSON IRRIGATION COMPANY
Grantee: THE STATE OF UTAH, acting through the BOARD OF WATER RESOURCES
Recorded: May 17, 1996
Entry No: 1406858
Book/Page: 1806/2985
13. **EASEMENT AND CONDITIONS CONTAINED THEREIN:**
Grantor: ROGER K. FAVERO, Trustee of the GIOVANNI FAVERO JR. FAMILY LIVING TRUST
dated April 23, 1999
Grantee: CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
Dated: March 26, 2001
Recorded: April 2, 2001
Entry No: 1761412
Book/Page: 2127/2671
(Affects Parcel 1)
14. Subject to the Right of Way as found in that certain Warranty Deed filed in the office of the Weber
County Recorder as Entry No. 537242 on July 8, 1970. (Affects Parcel 3)
15. Subject to the rights of Wilson Canal by reason of any portion of the parcels which may be within the
canal right of way and subject to the canal company rights, if any, to use adjoining property to the canal
for a right of way for their equipment to maintain said canals.
16. **RESOLUTION NO. 27-2012**
A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY, UTAH,
CONFIRMING THAT 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 No: 2610456
17. **CERTIFICATE OF CREATION** creating Northern Utah Environmental Resource Agency
Recorded: January 20, 2015
Entry No: 271846
18. **CERTIFICATE OF CREATION OF THE WESTERN WEBER PARK DISTRICT**
Recorded: August 1, 2017
Entry No: 2870841

19. DEED OF TRUST
Trustor: ROBERT LAMAR FAVERO and KATHRYN H. FAVERO
Trustee: ASSOCIATED TITLE COMPANY
Beneficiary: ROGER K. FAVERO and JERRIE E. FAVERO
Amount: \$18,000.00
Dated: November 24, 1995
Recorded: December 4, 1995
Entry No.: 1376627
Book/Page: 1782/1789
20. DEED OF TRUST
Trustor: ROBERT LAMAR FAVERO, a married man and ROGER K. FAVERO, a married man, as joint tenants
Trustee: ZIONS FIRST NATIONAL BANK
Beneficiary: ZIONS FIRST NATIONAL BANK
Amount: \$101,525.00
Dated: March 17, 2010
Recorded: March 22, 2010
Entry No.: 2463759
Book/Page: N/A

NOTES:

Exception numbered 1-6 will be eliminated on the ALTA Extended Coverage Policy and the ALTA Homeowners Policy.

For informational purposes only, vesting document and a **month chain of title** is provided: A review of the records contained in the County Recorder's Office was conducted thru the effective date of this commitment as shown in Schedule "A" herein and the following Deeds of Conveyance and/or Real Estate Purchase Contracts were found:

None

In the event this transaction fails to close, a minimum \$200.00 cancellation fee will be charged for services rendered in accordance with the rates that are on file with the Commissioner of Insurance of the State of Utah.

NOTICE TO APPLICANT AND/OR PROPOSED INSURED:

Commitment is subject to such other and further requirements and exceptions as they appear necessary to the Company.

If you require copies of any documents identified in this commitment for Title Insurance, the Company will furnish the same upon specific request, either free of charge or for the actual cost of duplication for those copies requiring payment by the Company to obtain.

The land described in this Commitment may be serviced by services provided by cities, towns, public utility companies and other firms providing municipal type services which do not constitute liens upon the land and for which no notice of the existence of such service charges is evidenced in the Public Records. The applicant and/or purposed insured should directly contact all entities providing such services and make the necessary arrangements to insure payment for such services and continuation of services to the land.

The policy to be issued contains an arbitration clause. 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.

