

Commitment Number: 13184



6330 South 3000 East #670
Cottonwood Heights , UT 84121
801-613-3955
801-613-3959

COMMITMENT FOR TITLE INSURANCE PREPARED FOR:

PROPERTY INFORMATION:

**2167 RULON WHITE BLVD
OGDEN ,UT 84404**

| <u>LISTING AGENT</u> | <u>SELLING AGENT</u> |
|-----------------------------|---|
| ATTN: , | ATTN: , |
| <u>LENDER</u> | <u>BUYER/SELLER</u> |
| ATTN: , | BUYER/BORROWER: SELLERS/OWNERS: Jeffrey Austin Leeper and Nicole Anne Leeper as Trustees of the Leeper Family Trust dated March 10, 2020, dated February 19, 2021 |

SCHEDULE A

ORDER/REFERENCE NO. **13184**

1. Effective Date: August 22, 2022 at 8:00 AM

| | |
|-------------------------------------|---------|
| 2. Policy or Policies to be issued: | PREMIUM |
|-------------------------------------|---------|

| | |
|---|--------|
| (a) ALTA STANDARD OWNER'S POLICY 2006 \$ Proposed Insured: | \$0.00 |
|---|--------|

| | |
|---|--------|
| (b) ALTA LOAN POLICY 2006 \$ Proposed Insured: | \$0.00 |
|---|--------|

| | |
|------------------|----|
| (c) Endorsements | \$ |
|------------------|----|

3. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is, at the effective date hereof, vested in:

**Jeffrey Austin Leeper and Nicole Anne Leeper as Trustees of the Leeper Family Trust
dated March 10, 2020, dated February 19, 2021**

4. The Land referred to in this commitment is situated in the County of **WEBER** , State of Utah, and is described as follows:

See Attached Exhibit "A"

The above described property also know by the street name of
2167 RULON WHITE BLVD, OGDEN, UT 84404

ORDER NUMBER: 13184

EXHIBIT "A"

All of Lots 36 and 37, WEBER INDUSTRIAL PARK PLAT "B", Weber County, Utah, according to the Official Plat thereof, recorded in the office of the Weber County, Utah Recorder.

Excepting therefrom the West 40 feet of the above described Lots.

Also Excepting therefrom the South 209.37 feet of said Lot 37.

Also Excepting therefrom FOXRUN BUSINESS CONDOMINIUMS, a Utah Condominium Project.

Together with a Right of Way for Ingress and Egress as disclosed by Access and Utility Agreement, recorded April 26, 2021, as Entry No. 3147567, Weber County Recorder's Office.

SCHEDULE B - SECTION 1

REQUIREMENTS

The following are the requirements to be complied with:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage or deed of trust to be insured.
- (B) Pay us the premiums, fees and charges for the policy. In the event the transaction, for which this commitment is furnished, cancels the minimum cancellation fee will be \$200.00
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage or deed of trust to be insured must be signed, delivered and recorded
- (D) 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.

NOTE: The following name(s) have been checked in the records of the WEBER County Clerk for Judgments, and the WEBER County Recorders for Federal Tax Liens:

Jeffrey Austin Leeper and Nicole Anne Leeper as Trustees of the Leeper Family Trust dated March 10, 2020, dated February 19, 2021

No unsatisfied Judgement Liens or Federal Tax Liens have been found.

SCHEDULE B - Section 2

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 of assessments on real property 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 said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary line, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claim: 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 theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

Exceptions 1-7 will be eliminated in an ALTA Extended Coverage Policy.

8. Taxes for the year 2022, now accruing not yet due and payable. Taxes for the year 2021 have been paid in the amount of \$5,217.38. (Tax I.D. 19-065-0016)

Note: Taxes for the year 2022 are proposed in the amount of \$5,020.82.

9. The property described herein is located within the boundaries of Weber Basin Water Conservancy District, and is subject to any and all charges and assessments thereof.
10. 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 of 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.
11. Restrictive Covenants (deleting any covenant, condition, or restriction indicating a preference,

limitation or discrimination based on race, color, religion, sex, handicap, familial status, or nation origin to the extent such covenants, conditions, or restrictions violate 42USC 3604c), Recorded April 13, 1973, as Entry No. 591240 in Book 1021, at Page 675, WEBER County Recorder's
[\(view\)](#)

Amended Restrictive Covenants Recorded December 12, 1978, as Entry No.761418 in Book 1278 at Page 224, of Official Records.
[\(view\)](#)

Amended Restrictive Covenants Recorded April 5, 1979, as Entry No.772587 in Book 1295 at Page 688, of Official Records.
[\(view\)](#)

12. An Ordinance creating and establishing a County Service Area to be known as Weber County Fire Protection Service Area No.4, recorded December 22, 1981, as Entry No. 849262, in Book 1394, at Page 1772, of official records of WEBER, County Recorders Office.
[\(view\)](#)

(Continued)

SCHEDULE B - Section II
(Continued)

13. Restrictive Covenants (deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or nation origin to the extent such covenants, conditions, or restrictions violate 42USC 3604c), Recorded December 13, 1983, as Entry No. 899248 in Book 1439, at Page 314, WEBER County Recorder's
[\(view\)](#)

14. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded April 22, 1985, as Entry No. 935484 in Book 1466, at Page 750, WEBER County Recorder's Office.
[\(view\)](#)

(The following exception affects the subject property together with other property)

15. Terms and Conditions of an Agreement by and between the State of Utah, acting through the Board of Water Resources and the Weber-Box Elder Conservation District, a corporation, recorded May 17, 1996, as Entry No. 1406842, in Book 1806, at Page 2917, of official records of WEBER, County Recorders Office.
[\(view\)](#)

(The following exception affects the subject property together with other property)

16. Easement to Use Distribution System, for an easement to use the existing water distribution system of canals, ditches, pipelines and appurtenant works and facilities, recorded May 17, 1996, as Entry No. 1406843, in Book 1806, at Page 2925, of official records of WEBER, County Recorders Office.
[\(view\)](#)

17. Terms and Conditions of a Lot Line Adjustment, recorded May 6, 1999, as Entry No. 1633670, in Book 2009, at Page 2362, of official records of WEBER, County Recorders Office.
[\(view\)](#)

18. Easements, Reservations, Restrictions, Notes and All Matters, as shown on the official recorded plat of said subdivision.
[\(view\)](#)

(Continued)

SCHEDULE B - Section II
(Continued)

19. Subject to the effects of Resolution No. 23-2005 establishing the Weber Area Dispatch 911 and Emergency Services District, recorded January 24, 2006, as Entry No. 2156401, Weber County Recorder's Office.
[\(view\)](#)
20. Terms and Conditions of Resolution No. 27-201, recorded December 12, 2013, as Entry No. 2610456, of the official records of WEBER, County Recorders Office.
[\(view\)](#)
21. Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA"), dated October 28th, 2014 and recorded January 20th, 2015 as Entry No. 2718461 of Official Records
[\(view\)](#)
22. Terms and Conditions of an Access and Utility Easement Agreement by Fox Run Business Condominiums Owners Association, a Utah nonprofit corporation and Doug and Susan N. Oler, husband and wife, recorded April 26, 2021, as Entry No. 3147567, of the official records of WEBER, County Recorders Office.
[\(view\)](#)
23. Property Address Affidavit, dated May 3, 2022, to 2167 Rulon White Blvd., Ogden, Utah 84404. Said Affidavit recorded May 3, 2022, as Entry No. 3233708, WEBER County Recorder's Office.
[\(view\)](#)
24. Subject to easements and rights of way of record or enforceable in law and equity for any roads, ditches, rivers, fences, canals or transmission lines now existing over, under and across the subject property.
25. Subject to easements and rights of way pertaining to the Oregon Short Line Railroad which abuts the subject property on the Westerly lot line.
26. Any and all matters which may be disclosed by and accurate ALTA/ACSM Survey, including but not limited to Item No's. 8, 10, 11 and 13 of "Table A" of the Minimum Standard Detail Requirements, dated October 17, 1992

(Continued)

**SCHEDULE B - Section II
(Continued)**

27. Deed of Trust and Assignment of Rents securing an indebtedness of the amount stated therein and any other amounts payable under the terms thereof:

Dated: April 19, 2021
Amount: \$300,000.00, plus interest
Trustor: Jeffrey Austin Leeper and Nicole Ann Leeper as Trustees of the Leeper Family Trust dated March 10, 2020
Trustee: First American Title Insurance Company
Beneficiary: Southern Funding, Inc.
Recorded: May 6, 2021
Entry No: 3150931

[\(view\)](#)

FOR INFORMATIONAL PURPOSES ONLY

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment except as follows:

Warranty Deed recorded May 6, 2021, as Entry No. 3150930

Your order has been assigned to David Delahunty for a full service escrow. For questions concerning your escrow please contact David at (801) 613-3955

This report was searched by Nancy Blanco 801-613-3955

NOTE: THE POLICY(IES) TO BE ISSUED AS A RESULT OF THIS COMMITMENT CONTAIN AN ARBITRATION CLAUSE SET FORTH IN THE CONDITIONS AND STIPULATIONS SECTION. THE FOLLOWING IS INCLUDED FOR THE INFORMATION OF THE PROPOSED INSURED(S):

Typed September 13, 2022 by NB.

ARTISAN TITLE INSURANCE AGENCY, INC. PRIVACY POLICY

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.

Information about your transactions with us, our affiliated companies, or others; and

Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information