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REAL PROPERTY TITLE REPORT

NOTICE

At your request, Cottonwood Title Insurance Agency, Inc. ("Cottonwood") has conducted a search of public records and provides the following Report based on that search. **Please note that this Report is NOT: (i) title insurance; (ii) a commitment for title insurance; (iii) an abstract of title; or (iv) a guarantee of the status of title or of any information reflected in this Report.** No representation is made or liability assumed as to the effect, completeness, validity, priority or the accuracy of any disclosure herein or the various documents reported herein. The Report is provided as an accommodation to you for informational purposes only, and any liability of Cottonwood in connection with this Report is strictly limited to the compensation Cottonwood receives from you for issuing the Report.

If you desire title insurance or a guarantee respecting any information reflected in this Report, please notify Cottonwood so that Cottonwood may assist you in obtaining such coverage through one of our title insurance underwriters.

REPORT

File Number: 169754-TOF

1. Effective Date: May 25, 2023 at 7:30AM
2. The estate or interest in the land described or referred to in this Report is Fee Simple and title thereto is at the effective date hereof vested in:
[Larry L. Gay, as to a Life Estate, and Matt Lowe, as to the remainder](#), as to Parcel 1; and [Miles Family Hunstville, LLC](#), as to Parcel 2; and [Matthew Lowe](#), as to Parcel 3
3. The land referred to in this Report is situated in the County of Weber, State of Utah, and is described as follows:

See Exhibit A attached hereto

NOTE: Parcel Identification Numbers: 21-023-0016, 21-023-0041 and 21-023-0045 (for reference purposes only)

RECORD MATTERS

The search of public records conducted by Cottonwood for this Report did not include a search of the State Construction Registry or any other non-public record sources. Cottonwood makes no representations, and disclaims any liability, concerning the existence or absence of any filings or other information on the State Construction Registry.

The following items of record may affect title to the land:

1. Taxes for the year 2023 are accruing as a lien not yet due and payable under Parcel No. 21-023-0016. (affects Parcel 1)

Taxes for 2022 are a lien past due and payable in the amount of \$8,117.32, plus penalties and interest under Parcel No. 21-023-0016.
2. Taxes for the year 2023 are accruing as a lien not yet due and payable under Parcel No. 21-023-0041. Taxes for the year 2022 have been paid with other land. (affects Parcel 2)
3. Taxes for the year 2023 are accruing as a lien not yet due and payable under Parcel No. 21-023-0045. Taxes for the year 2022 have been paid with other land. (affects Parcel 3)
4. The herein described Land is located within the boundaries of Weber County School District, Weber Area Dispatch 911 and Emergency Services District, Ogden Valley Park Service Area, Weber Fire District, Weber County Mosquito Abatement District, Weber Basin Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
5. 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 herein. 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.
6. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
7. Mineral Reservations as contain in that certain Quit Claim Deed recorded April 19, 1951 as Entry No. [176903](#) in Book 364 at Page 158. (affects Parcel 1)
8. Department of the Army Permit recorded February 22, 1985 as Entry No. [930716](#) in Book 1462 at Page 1892. (exact location not disclosed)
9. Agreement, by and between State of Utah, acting through the Board of Water Resources and Huntsville Waterworks Corporation, a corporation recorded May 17, 1996 as Entry No. [1406849](#) in Book 1806 at Page 2939. (exact location not disclosed)
10. Petition to Weber Basin Water Conservancy District for the Allotment of Water recorded January 21, 2022 as Entry No. [3212529](#). (affects Parcel 1)
11. A Life Estate in favor of Larry L. Gay as created in that certain Warranty Deed recorded October 1, 2021 as Entry No. [3187821](#). (affects Parcel 1)

**RECORD MATTERS
(CONTINUED)**

NOTE: The following names have been checked for judgments:

Matt Lowe, Larry L. Gay, and Miles Family Huntsville, LLC

No unsatisfied judgments appear of record in the last eight years except as shown herein.

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

PART OF LOT 38, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCAL SURVEY: BEGINNING 178 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 38, AND RUNNING THENCE SOUTH TO A POINT 799 FEET NORTH FROM SOUTHEAST CORNER OF SAID QUARTER OF SAID QUARTER SECTION; THENCE WEST 703 FEET; THENCE NORTH 686.2 FEET TO A POINT 300 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 38; THENCE NORTH 82°50'00" EAST 175 FEET; THENCE NORTH 50°00'00" EAST 137.5 FEET; THENCE NORTH 85°30'00" EAST 170 FEET; THENCE SOUTH 8.33 FEET; THENCE SOUTH 82°42'50" EAST 271.7 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND OCCUPIED BY THE COUNTY ROAD.

PARCEL 2:

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 89°31'10" WEST 1139.96 FEET AND NORTH 00°28'50" EAST 728.44 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 00°31'32" WEST 314.21 FEET; THENCE SOUTH 87°00'56" EAST 428.75 FEET; THENCE SOUTH 00°22'41" WEST 136.05 FEET; THENCE NORTH 87°12'27" WEST 236.18 FEET; THENCE SOUTH 48°24'04" WEST 252.05 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 882.25 FEET SOUTH AND NORTH 86°52'00" WEST 708 FEET AND SOUTH 00°02'45" WEST 775.30 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF LOT 37, 492.7 FEET; THENCE SOUTH 76°03'11" WEST 993.4 FEET; THENCE NORTH 03°38'35" WEST 166 FEET; THENCE SOUTH 80°44'00" EAST 100.7 FEET; THENCE NORTH 630.94 FEET; THENCE SOUTH 87°05'00" EAST 861.50 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT SOUTH 00°03'57" WEST 813.06 FEET AND SOUTH 89°56'03" WEST 1145.93 FEET AND SOUTH 00°31'32" EAST 777.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 16; THENCE SOUTH 00°31'32" EAST 623.37 FEET; THENCE SOUTH 75°15'28" WEST 544.50 FEET; THENCE NORTH 02°20'27" WEST 168.99 FEET; THENCE SOUTH 80°40'03" EAST 101.40 FEET; THENCE NORTH 00°27'10" WEST 632.08 FEET; THENCE SOUTH 87°00'56" EAST 433.28 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 89°31'10" WEST 1139.96 FEET AND NORTH 00°28'50" EAST 728.44 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 00°31'32" WEST 314.21 FEET; THENCE SOUTH 87°00'56" EAST 428.75 FEET; THENCE SOUTH 00°22'41" WEST 136.05 FEET; THENCE NORTH 87°12'27" WEST 236.18 FEET; THENCE SOUTH 48°24'04" WEST 252.05 FEET TO THE POINT OF BEGINNING.

**EXHIBIT A
LEGAL DESCRIPTION
(CONTINUED)**

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

ALL OF LOT 204 OF SUNSHINE VALLEY ESTATES SUBDIVISION TOGETHER WITH OTHER LANDS BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 850 SOUTH STREET, SAID POINT BEING SOUTH 89°31'10" EAST 778.73 FEET AND NORTH 00°28'50" EAST 70.19 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16 (SOUTH QUARTER CORNER BEING NORTH 89°31'10" WEST 2616.48 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16); THENCE ALONG THE EASTERLY LINE OF LOT 205, SUNSHINE VALLEY ESTATES PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) NORTH 35°15'46" EAST 237.07 FEET; (2) NORTH 75°18'23" EAST 44.12 FEET; AND (3) NORTH 02°20'27" WEST 171.70 FEET; THENCE SOUTH 81°01'33" EAST 101.40 FEET; THENCE NORTH 00°27'10" WEST 52.16 FEET; THENCE NORTH 86°38'59" EAST 100.70 FEET; THENCE SOUTH 86°36'59" EAST 119.55 FEET; THENCE NORTH 77°58'04" EAST 173.81 FEET; THENCE NORTH 41°46'24" EAST 63.93 FEET; THENCE NORTH 00°31'32" WEST 157.00 FEET; THENCE NORTH 48°24'04" EAST 236.61 FEET; THENCE SOUTH 71°51'16" EAST 259.84 FEET; THENCE SOUTH 00°59'48" WEST 44.44 FEET; THENCE SOUTH 00°13'54" EAST 230.83 FEET; THENCE SOUTH 00°56'59" EAST 186.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 850 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 86°06'15" WEST 289.33 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 224.38 FEET, A DELTA ANGLE OF 38°36'24", A CHORD BEARING OF SOUTH 66°48'03" WEST, AND A CHORD LENGTH OF 220.16 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 90.28 FEET, A DELTA ANGLE OF 44°12'47", A CHORD BEARING OF SOUTH 69°36'15" WEST, AND A CHORD LENGTH OF 88.06 FEET; (4) NORTH 88°17'22" WEST 54.93 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 183.00 FEET, AN ARC LENGTH OF 158.76 FEET, A DELTA ANGLE OF 49°42'22", A CHORD BEARING OF SOUTH 66°51'27" WEST, AND A CHORD LENGTH OF 153.83 FEET; (6) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 217.00 FEET, AN ARC LENGTH OF 182.45 FEET, A DELTA ANGLE OF 48°10'28", A CHORD BEARING OF SOUTH 66°05'30" WEST AND A CHORD LENGTH OF 177.13 FEET; AND (7) NORTH 89°49'16" WEST 198.55 FEET TO THE POINT OF BEGINNING.