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1st Amended 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: 173872-LMF

1. Effective Date: May 20, 2024 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:
[The Family Trust of Colyn P. Flinders & Barbara B. Flinders, as to Parcels 1, 2 and 6; Colyn P. Flinders and Barbara B. Flinders, Trustees of The Family Trust of Colyn P. an Barbara B. Flinders, as to Parcel 3; Colyn P. Flinders and Barbara B. Flinders, Trustees of The Family Trust of Colyn P. Flinders and Barbara B. Flinders, dated December 5, 2001 as to Parcel 4; Colyn P. Flinders and Barbara B. Flinders, Trustees of The Family Trust of Colyn P. Flinders and Barbara B. Flinders, as to Parcel 5](#)
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: 15-060-0144, 15-060-0143, 15-043-0067, 15-043-0055, 15-522-0001 and 15-351-0002 (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 2024 are accruing as a lien not yet due and payable under Parcel No. 15-060-0144. Taxes for the year 2023 have been paid in the amount of \$2,375.55 under Parcel No. 15-060-0144. (affects Parcel 1)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 15-060-0143. Taxes for the year 2023 have been paid in the amount of \$5.06 under Parcel No. 15-060-0143. (affects Parcel 2)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 15-043-0067. Taxes for the year 2023 have been paid in the amount of \$0.09 under Parcel No. 15-043-0067. (affects Parcel 3)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 15-043-0055. Taxes for the year 2023 have been paid in the amount of \$0.04 under Parcel No. 15-043-0055. (affects Parcel 4)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 15-522-0001. Taxes for the year 2023 have been paid in the amount of \$2,058.14 under Parcel No. 15-522-0001. (affects Parcel 5)

Taxes for the year 2024 are accruing as a lien not yet due and payable under Parcel No. 15-351-0002. Taxes for the year 2023 were not assessed under Parcel No. 15-351-0002 because of ownership by a tax-exempt entity. (affects Parcel 6)

Subsequent assessments or taxes and any penalties and interest, due to any change in the Land usage or loss of exemption.
2. The herein described Land is located within the boundaries of Weber County School District, Western Weber Park District, Weber Area Dispatch 911 and Emergency Services District, Weber Fire District, Taylor-West Weber Water Improvement District, Weber County Mosquito Abatement District, West Weber-Taylor Cemetery Maintenance District, Weber Basin Water Conservancy District, Weber Fire District Bond, and is subject to any and all charges and assessments levied thereunder.
3. 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.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Easements, notes and restrictions as shown on the recorded plat for Box F Ranch Subdivision, recorded August 5, 2003 as Entry No. [1963486](#) in Book 58 at Page 35.
6. Easements, notes and restrictions as shown on the recorded plat for Colyn Flinders Subdivision,

RECORD MATTERS
(CONTINUED)

recorded August 29, 2012 as Entry No. [2592955](#) in Book 73 at Page 31.

7. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded February 7, 2002 as Entry No. [1826056](#), in Book 2208, at Page 613.
8. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded December 15, 2003 as Entry No. [1998811](#).
9. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded November 27, 2012 as Entry No. [2607501](#).
10. Certificate of Appropriation of Water, recorded September 15, 1964 as Entry No. [434641](#) in Book 784 at Page 639.
11. Right of Way Easement in favor of the American Telephone and Telegraph Company of Wyoming, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded August 19, 1970, as Entry No. [539125](#), in Book 948, at Page 89.
12. Irrevocable Grant of Easement in favor of Colyn Flinders and Barbara B. Flinders, and their successors for a 2 rod right of way for ingress and egress and incidental purposes, by instrument dated October 19, 1989 and recorded October 30, 1989, as Entry No. [1092846](#), in Book 1570, at Page 1429.
13. Private Road Maintenance Agreement by and between Percy Flinders, Reta H. Flinders, Colyn Flinders and Barbara B. Flinders, dated October 18, 1989 and recorded October 30, 1989 as Entry No. [1092847](#) in Book 1570 at Page 1430.
14. Onsite Wastewater Disposal Systems Deed Covenant and Restriction to Run With the Land, recorded August 5, 2003 as Entry No. [1963487](#) in Book 2418 at Page 1966.
15. Road Maintenance Agreement between Doris H. Flinders, Steven C. Flinders and Shawna C. Flinders, The Family Trust of Colyn P. and Barbara B. Flinders, Colyn P. Flinders and Barbara B. Flinders Trustees, and Troy O. Flinders and Julianne Flinders, recorded August 5, 2003 as Entry No. [1963488](#) in Book 2418 at Page 1967.
16. Rebuild Notice, recorded June 11, 2009 as Entry No. [2417390](#).

NOTE: The following names have been checked for judgments:

The Family Trust of Colyn P. Flinders and Barbara B. Flinders dated December 5, 2001

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

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND PART OF THE NORTHWEST QUARTER OF SECTION 22 AND PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY: BEGINNING NORTH 89°32'39" WEST 171.30 FEET AND SOUTH 35°04'29" EAST 24.58 FEET FROM THE NORTHWEST CORNER OF SECTION 22 SAID POINT BEING ON THE EAST LINE OF 3500 WEST STREET, THENCE ALONG SAID STREET SOUTH 35°04'29" EAST 204.90 FEET TO THE SECTION LINE, THENCE SOUTHEASTERLY ALONG 3500 WEST STREET TO THE NORTHWEST CORNER OF OREN W. FLINDERS PROPERTY (666-115), THENCE NORTHEASTERLY TO A POINT THAT IS DESCRIBED AS BEING 502 FEET SOUTH AND 633 FEET EAST AND 190 FEET NORTH OF THE NORTHWEST CORNER OF SAID SECTION 22, THENCE SOUTH 190 FEET TO AN EXISTING FENCE, THENCE EAST 129.53 FEET TO A FENCE CORNER AT THE EDGE OF SLOUGH, THENCE NORTH 56°35' EAST 372.46 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 53°02' WEST 191.90 FEET AND SOUTH 70 FEET FROM THE NORTH SECTION LINE, THENCE NORTH 53°02' EAST 191.90 FEET AND NORTH 70 FEET TO SECTION LINE, THENCE EAST ALONG SAID SECTION LINE 125.0 FEET, MORE OR LESS, TO AN EXISTING FENCE LINE, THENCE NORTH 51°26' EAST 168.0 FEET, THENCE NORTH 23°33' EAST 206.579 FEET, THENCE WEST 864.38 FEET, MORE OR LESS, THENCE SOUTH 0°48'58" WEST 202.90 FEET, THENCE SOUTH 89°18'13" EAST 98.84 FEET, THENCE SOUTH 0°48'58" WEST 50.00 FEET, THENCE NORTH 89°19'36" WEST 810.83 FEET, THENCE NORTH 89°32'39" WEST 156.90 FEET TO THE BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION WITHIN THE PRIVATE ROAD OF BOX F RANCH, WEBER COUNTY, UTAH.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 00°47'11" WEST 473.88 FEET ALONG THE SECTION LINE AND SOUTH 87°05'58" EAST 460.95 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22, AND RUNNING THENCE NORTH 06°40'01" WEST 48.82 FEET TO THE SOUTH LINE OF RIGHT OF WAY, THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID RIGHT OF WAY (1) 13.70 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT (LC=NORTH 48°06'03" EAST 13.69 FEET) (2) NORTH 44°10'31" EAST 137.00 FEET, THENCE SOUTH 45°49'29" EAST 194.67 FEET, THENCE SOUTH 89°19'36" EAST 46.21 FEET, THENCE NORTH 54°37' EAST 245.81 FEET, THENCE SOUTH 34°19'53" EAST 60.34 FEET, THENCE SOUTH 57°26'20" WEST 244.39 FEET, THENCE NORTH 87°34'58" WEST 131.46 FEET, THENCE NORTH 84°00'38" WEST 161.98 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT BEING SOUTH 0°47'11" WEST 473.88 FEET AND NORTH 87°03'51" EAST 463.99 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 22 AND RUNNING THENCE NORTH 81°44'02" EAST 22.11 FEET; THENCE SOUTH 84°00'38" EAST 161.98 FEET; THENCE SOUTH 87°31'58" EAST 131.46 FEET; THENCE NORTH 57°26'20" EAST 512.46 FEET; THENCE NORTH 53°02' EAST 191.90 FEET; THENCE SOUTH 147.80 FEET TO A POINT 3.3 CHAINS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 41°15' WEST 580.14 FEET ALONG THE SOUTHERLY LINE OF A SLOUGH; THENCE NORTH 46°26'31" WEST 279.74 FEET ALONG THE SLOUGH; THENCE SOUTH 89°22'45" WEST 311.67 FEET; THENCE NORTH 6°40'01" WEST 22.92 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

**EXHIBIT A
LEGAL DESCRIPTION
(CONTINUED)**

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE SOUTH 89°16'36" EAST 627.00 FEET, THENCE NORTH 0°48'58" EAST 233.81 FEET, THENCE SOUTH 88°44'43" EAST 85.02 FEET, THENCE SOUTH 0°48'58" WEST 202.90 FEET, THENCE SOUTH 89°18'13" EAST 98.84 FEET, THENCE SOUTH 0°48'58" WEST 50.00 FEET, THENCE NORTH 89°19'36" WEST 810.83 FEET, THENCE NORTH 89°32'39" WEST 156.90 FEET, THENCE NORTH 35°04'29" WEST 24.58 FEET, THENCE SOUTH 89°32'39" EAST 171.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN BOX F RANCH SUBDIVISION, RECORDED AUGUST 5, 2003 AS ENTRY NO. 1963486 IN BOOK 58 AT PAGE 35.

PARCEL 4:

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON AN EXISTING FENCE, WHICH POINT IS DESCRIBED AS BEING EAST 627 FEET AND NORTH 233.70 FEET AND EAST 949.40 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE SOUTH 23°33' WEST 206.47 FEET; THENCE SOUTH 51°26' WEST 68.0 FEET, MORE OR LESS, THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG SAID SOUTH LINE 90.0 FEET, MORE OR LESS, TO THE EAST LINE OF THE PERCY FLINDERS PROPERTY; THENCE NORTH 22° EAST ALONG SAID EAST LINE 260.00 FEET, MORE OR LESS, TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

PARCEL 5:

LOT 1, COLYN FLINDERS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ON AUGUST 29, 2012 AS ENTRY NO. 2592955 IN BOOK 73 AT PAGE 31.

PARCEL 6:

THE PRIVATE ROAD (ALSO KNOWN AS 975 SOUTH AND 3400 WEST) SHOWN ON THE RECORDED PLAT OF BOX F RANCH SUBDIVISION, RECORDED AUGUST 5, 2003 AS ENTRY NO. 1963486 IN BOOK 58 AT PAGE 35.