



1216 W. Legacy Crossing Blvd., Suite 100, Centerville, UT 84014
Phone: 801 683 4636 | Fax: 801 683 4650

**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: 184254-MCP

1. Effective Date: June 2, 2025 at 7:30AM
2. The estate or interest in the land described or referred to in this Report is Fee Simple as to Parcel 1; Easement as to Parcel 1A and title thereto is at the effective date hereof vested in:
[Lowe Properties, L.C.](#)
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 Number: 21-026-0042 (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 2025 are accruing as a lien not yet due and payable under Parcel No. 21-026-0042. Taxes for the year 2024 have been paid in the amount of \$55.59 under Parcel No. 21-026-0042.
2. 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, 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. Reservation of mineral rights by the United States of America as set forth by that certain Patent recorded August 20, 1889 in [Book 1 at Page 168](#).
6. Pole Line Easement in favor of Utah Power and Light Company to construct, reconstruct, operate, maintain and repair electric transmission and other equipment and incidental purposes, over, under and across a portion of the subject Land. Said Easement recorded October 2, 1968, as Entry No. [526241](#), in Book 926, at Page 437.
7. Easement Agreement by and between Halvor Roosevelt Bailey, Lucille B. Bailey, Von Eldon Bailey, Bradley Hal Bailey Family Revocable Trust, Lonny Halvor Bailey and Nancy Ann Bailey as husband and wife and Lowe Properties, L.L.C., dated November 4, 2002 and recorded November 20, 2002 as Entry No. [1890830](#) in Book 2287 at Page 1511.
8. Irrigation ditches running along the Northerly and Westerly boundaries and across the central portion, and any rights associated thereto, as disclosed by visual inspection.
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 August 11, 1998 as Entry No. [1565803](#), in Book 1947, at Page 2184. (covers this and other land)
10. Petition to Weber Basin Water Conservancy District for the Allotment of Water recorded February 18, 2025 as Entry No. [3358321](#).

RECORD MATTERS
(CONTINUED)

NOTE: The following names have been checked for judgments:

Lowe Properties, L.C.

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

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

Part of the Northwest quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning 10.7 chains South and 8.69 chains South 88°45' East of Northwest corner of said quarter section, thence South 88°45' East 5.035 chains, thence South 44' East 10.22 chains, thence South 89°14' East 24.75 feet, thence South 03' West 14.93 chains, thence West 5.18 chains, thence North 1°15' West 6.9 chains, thence North 16' West 8.01 chains, thence North 1°54' East 10.31 chains to the beginning.

LESS AND EXCEPTING therefrom that portion conveyed by Boundary Line Agreement recorded November 20, 2002 as Entry No. 1890829 in Book 2287 at Page 1506, described as follows:

A part of the Northwest Quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Base and Meridian: Beginning at a point in the center of State Highway U-39 which is South 748.05 feet and East 896.64 feet from the Northwest corner of said Section 17, thence the following course: S00°28'25"W 689.09 feet to and along a fence line to an angle point in the fence line, thence S00°34'46"E 976.66 feet along a fence line to a fence corner.

PARCEL 1A:

The non-exclusive easement, appurtenant to Parcel 1 described herein, for ingress, egress, use, repair, maintenance, etc. as set forth by that certain Easement Agreement recorded November 20, 2002 as Entry No. [1890830](#) in Book 2287 at Page 1511.