

# OWNERS AND ENCUMBRANCE REPORT

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SPANISH FORK, CEDAR CITY AND ST. GEORGE



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# **OWNERS AND ENCUMBRANCE REPORT**

**PAGE "A"**

**ORDER NUMBER:** 232513  
**LOAN/REFERENCE NUMBER:**

**FEE:** \$ 125.00

**DATE:** OCTOBER 7, 2016

**LENDER:** TBD

**PROPERTY OWNERS:**

CREAGER FAMILY TRUST DATED THE 11TH DAY OF MAY, 2004 WITH VERL N. CREAGER AND KATHRYN GAYE C. CREAGER AS TRUSTEES

**THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:**

See Attached Exhibit "A"

**PROPERTY KNOWN AS:** NONE ASSIGNED, ,

**TO:**  
**ATTN:** ,

**INWEST TITLE SERVICES, INC.**  
**920 EAST CHAMBERS ST. #10, SOUTH OGDEN, UT 84403**  
**PHONE 801-475-4410**  
**FAX 801-475-4516**

**ORDER NUMBER: 232513**

**EXHIBIT "A"**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING OF SOUTH 00°35'38" WEST BETWEEN THE MONUMENTED NORTH QUARTER CORNER (NAD27 WEBER COUNTY SURVEYOR STATE PLANE COORDINATES OF X=1916087.6275 Y=349888.9444) AND THE SOUTH QUARTER CORNER (NAD27 WEBER COUNTY SURVEYOR STATE PLANE COORDINATES OF X=1916033.1933 Y=344637.9453) OF SAID SECTION 2; BEGINNING AT THE SOUTHEAST CORNER OF CREAGER SUBDIVISION, SAID POINT BEING ON THE QUARTER SECTION LINE AND THE CENTERLINE OF 5900 EAST STREET AS RECORDED PLAT BOOK 70 PAGE 58, SAID POINT BEING 1327.22 FEET SOUTH 00°35'38" WEST FROM SAID NORTH QUARTER CORNER OF SECTION 2; RUNNING THENCE SOUTH 00°35'38" WEST 926.73 FEET ALONG SAID QUARTER SECTION LINE BEING THE CENTER LINE OF 5900 EAST STREET, SAID POINT BEING 20 FEET NORTH 00°35'38" EAST OF THE NORTHEAST CORNER OF BLANCHARD SUBDIVISION RECORDED PLAT BOOK 43 PAGE 42 AND THE NORTH LINE OF A 20 FOOT WIDE PRIVATE LANE; THENCE NORTH 89°02'15" WEST 623.85 FEET; THENCE NORTH 16°17'55" WEST 216.61 FEET; THENCE NORTH 87°53'43" WEST 146.86 FEET; THENCE NORTH 00°35'38" EAST 351.84 FEET, TO THE SOUTH BOUNDARY OF SAID CREAGER SUBDIVISION; THENCE THE FOLLOWING FIVE COURSES ALONG SAID BOUNDARY OF THE CREAGER SUBDIVISION, 1) SOUTH 82°44'24" EAST 35.23 FEET, 2) NORTH 00°35'38" EAST 349.80 FEET, 3) SOUTH 89°41'42" EAST 201.22 FEET, 4) NORTH 00°18'18" EAST 10.00 FEET, 5) SOUTH 89°41'42" EAST 597.40 FEET TO THE POINT OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

**PAGE "B"**

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**THE FOLLOWING MATTERS AFFECT TITLE TO THE LAND OR THE INTEREST OF THE PROPERTY OWNERS DESCRIBED ON PAGE "A".**

1. TAXES FOR THE YEAR 2016 ARE ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE.  
AMOUNT: \$110.76  
SERIAL NO.: 20-002-0083  
STATUS NOT YET PAID
2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE SPECIAL ASSESSMENT DISTRICT(S) SHOWN BELOW, AND IS SUBJECT TO ALL CHARGES AND/OR ASSESSMENTS LEVIED THEREBY:  
DISTRICT(S): WEBER  
DISTRICT(S): WEBER COUNTY SCHOOL DISTRICT  
DISTRICT(S): WEBER BASIN WATER CONSERVANCY DISTRICT  
DISTRICT(S): WEBER COUNTY MOSQUITO ABATEMENT DISTRICT  
DISTRICT(S): EDEN CEMETERY MAINTENANCE DISTRICT  
DISTRICT(S): WEBER FIRE DISTRICT  
DISTRICT(S): WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES  
DISTRICT(S): WEBER FIRE DISTRICT- BOND (EST. 1/1/06)  
DISTRICT(S): MUNICIPAL TYPE SERVICES
3. ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND UNDER 1969 FARMLAND ASSESSMENT ACT.  
DATED: OCTOBER 15, 2009  
RECORDED: NOVEMBER 6, 2009  
ENTRY NO: 2443486  
THE RIGHT OF WEBER COUNTY TO RE-ASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS. 59-5-86 105 UCA 1953.
4. RESOLUTION:  
RECORDED: MARCH 9, 2015  
ENTRY NO: 2725109  
PURPOSE: RESOLUTION ESTABLISHING THE OGDEN VALLEY TRANSMITTER/RECREATION SPECIAL SERVICE DISTRICT, TOGETHER WITH ANY CHARGE OR ASSESSMENTS LEVIED THEREBY.
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 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.
6. RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
7. SUBJECT TO ALL EASEMENTS, RESERVATIONS, CONDITIONS AND RESTRICTIONS WHETHER OR NOT OF RECORD.
8. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS WHICH WOULD BE DISCLOSED BY AN INSPECTION AND ACCURATE SURVEY OF THE PREMISES.
9. NOTE: NO EXISTING DEED OF TRUST OR MORTGAGE APPEARS OF RECORD. IF THIS INFORMATION IS NOT CORRECT, PLEASE NOTIFY THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN.

(Continued)

## CONTINUATION SHEET

### PAGE"B" (CONTINUED)

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**THIS REPORT IS NOT TITLE INSURANCE.** THIS REPORT ONLY PROVIDES TITLE INFORMATION CONTAINED IN THE RECORDS OF THE COUNTY RECORDER AND DISTRICT COURT FOR THE COUNTY WHERE THE LAND IS LOCATED AND DOES **NOT** REFLECT UNINDEXED OR MISINDEXED MATTERS OR ANY UNRECORDED OR OFF RECORD MATTERS THAT MAY AFFECT TITLE TO, OR OWNERSHIP INTEREST OF SAID LAND. INWEST TITLE SERVICES, INC., (HEREAFTER THE COMPANY), IN ISSUING THIS REPORT ASSUMES NO LIABILITY ON ACCOUNT OF ANY INSTRUMENT OR PROCEEDINGS IN THE CHAIN OF TITLE TO THE PROPERTY OR IN THE ABOVE NAMED RECORDS WHICH MAY CONTAIN DEFECTS THAT WOULD RENDER SUCH INSTRUMENT OR PROCEEDINGS NULL AND VOID OR DEFECTIVE. ALL INSTRUMENTS IN THE CHAIN OF TITLE TO THE PROPERTY ARE ASSUMED TO BE GOOD AND VALID. THIS REPORT IS NOT A COMMITMENT TO INSURE AND THEREFORE DOES NOT CONTAIN THE REQUIREMENTS AND EXCEPTIONS WHICH WOULD APPEAR IN A COMMITMENT TO INSURE OR THE EXCEPTIONS WHICH WOULD APPEAR IN A TITLE POLICY.

**THE COMPANY'S LIABILITY FOR THIS REPORT IS LIMITED TO THE AMOUNT PAID FOR IT AND EXTENDS ONLY TO THE PARTY TO WHICH IT IS ISSUED. NO OTHER PARTY MAY RELY ON THIS REPORT. THIS REPORT CONTAINS NO EXPRESS OR IMPLIED OPINION, WARRANTY, GUARANTEE, INSURANCE OR OTHER SIMILAR ASSURANCES AS TO THE STATUS OF TITLE TO THE LAND.**

CLICK THE LINK BELOW FOR A COURTESY MAP OF THE SUBJECT PROPERTY.

[\(view\)](#)