

MISCELLANEOUS REPORT

First American Title Insurance Agency, LLC
215 South State Street, Salt Lake City, UT 84111
Phone: 801.578.8888 | Fax: 866.375.9955

Order No: 338-5826058
Charge: \$350.00

Re: Property Owners: The Roger and Anita Dutson Revocable Trust

EFFECTIVE DATE: November 30, 2016 at 7:30 A.M.

IN WITNESS WHEREOF the said Company has caused these presents to be signed by its duly authorized officer on December 28, 2016, at South Ogden, UT.

FIRST AMERICAN TITLE INSURANCE AGENCY, LLC

By: *Doug Decaria*
Authorized Signatory

PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Mark Snyder, and ESCROW OFFICER: Susan Heiner at 5929 S. Fashion Pointe Drive, Suite 120, South Ogden, UT 84403.

SCHEDULE A

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

Roger S. Dutson and Anita M. Dutson, Trustees of The Roger and Anita Dutson Revocable Trust under agreement dated October 2, 2013

SCHEDULE B

Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest 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 easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; 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 heretofore or hereafter furnished, imposed by law and not shown by the public records.

(The following affects Parcel 1)

7. 2016 general property taxes were paid in the amount of \$5,596.66. Tax Parcel No. 20-035-0042

(The following affects a portion of Parcel 2, together with other land not included herein)

8. 2016 general property taxes were paid in the amount of \$1,187.59. Tax Parcel No. 20-035-0037

General property taxes for the year 2017 will be assessed under Tax Parcel No.20-035-0083.

9. Any charge upon the land by reason of its inclusion in Weber County Fire Protection Service Area No. 4.

(The following affects Parcel 1)

10. Easements, notes and restrictions as shown on the recorded plat.

(The following affects Parcel 1)

11. Petition to Weber Basin Water Conservancy District for the Allotment of Water recorded April 19, 1996 as Entry No. 1400768 in Book 1802 at Page 621 of Official Records.

(The following affects a portion of Parcel 2, together with other land not included herein)

12. Petition to Weber Basin Water Conservancy District for the Allotment of Water recorded July 14, 1995 as Entry No. 1353772 in Book 1763 at Page 2125 of Official Records.

(The following affects a portion of Parcel 2, together with other land not included herein)

13. A Deed of Trust with Assignment of Rents dated August 19, 1994 by and between Mark Lackey and Susan Lackey, husband and wife as Trustor in favor of First American Title Company of Utah, a Utah Corporation as Trustee and Francis Hesselgesser and Nola Hesselgesser as Beneficiary, to secure an original indebtedness of \$22,000.00 and any other amounts or obligations secured thereby, recorded August 24, 1994 as Entry No. 1308329 in Book 1728 at Page 439 of Official Records.

The name(s) Roger S. Dutson, Anita M. Dutson and The Roger and Anita Dutson Revocable Trust , has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.

NOTE: 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:

A Deed recorded October 27, 2016 as Instrument No. 2823162 of Official Records.

Executed by: Mark Lackey and Susan Lackey
To: Roger S. Dutson, Anita M. Dutson and The Roger and Anita
Dutson Revocable Trust

SCHEDULE C

Description

The land referred to in this report is situated in the County of Weber, State of UT, and is described as follows:

PARCEL 1: LOT 1, DUTSON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. PARCEL 2: A TRACT OF LAND BEING A PART OF HESSELGESSER-HATTON SUBDIVISION RECORDED PLAT BOOK 38 PAGE 62 OF THE RECORDS OF WEBER COUNTY, UTAH LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING OF SOUTH 00°48'08" WEST BETWEEN THE MONUMENTED EAST QUARTER CORNER (WEBER COUNTY NAD27 STATE PLANE COORDINATES X=1918591.7256 Y=331331.4752) AND THE MONUMENTED SOUTHEAST CORNER (WEBER COUNTY NAD27 STATE PLANE COORDINATES X=1918554.9299 Y=328703.4439) OF SAID SECTION 23, SAID TRACT BEING DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID HESSELGESSER-HATTON SUBDIVISION [SAID POINT BEING LOCATED BY RECORD THE FOLLOWING ELEVEN (11) COURSES; 1) 1680.00 FEET NORTH 89°35'27" WEST, 2) 107.07 FEET NORTH 00°48'08" EAST, 3) 375.33 FEET NORTH 75°07'12" WEST, 4) 360.00 FEET SOUTH 77°48'08" WEST, 5) 661.21 FEET SOUTH 00°48'08" WEST, 6) 28.83 FEET SOUTH 72°46'18" WEST, 7) 66.00 FEET SOUTH 17°13'42" EAST, 8) ALONG A NON-TANGENT CURVE TO THE RIGHT 299.32 FEET HAVING A RADIUS OF 654.63 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 59°40'23" WEST 296.71 FEET, 9) SOUTH 46°34'28" WEST 36.83 FEET, 10) SOUTH 43°25'32" EAST 19.24 FEET, 11) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 372.84 FEET HAVING A RADIUS OF 494.41 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 67°41'41" EAST 364.07 FEET TO SAID NORTHWEST CORNER FROM SAID EAST QUARTER CORNER]; RUNNING THENCE SOUTH 70°32'33" EAST (NORTH 70°32'33" WEST RECORD) 82.21' FEET ALONG THE COMMON BOUNDARY OF SAID DUTSON AND HESSELGESSER-HATTON SUBDIVISION'S (DUTSON SUBDIVISION RECORDED PLAT BOOK 44 PAGE 92); THENCE SOUTH 57°57'58" WEST 62.92 FEET; THENCE NORTH 73°29'42" WEST 67.08 FEET TO THE BOUNDARY OF SAID HESSELGESSER-HATTON SUBDIVISION; THENCE NORTH 43°54'46" EAST 57.88 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
5923 East Snowbasin Road, Huntsville, UT 84317

Limitation of Liability for Informational Report

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