

MISCELLANEOUS REPORT

Issued by

SECURITY TITLE OF DAVIS COUNTY, INC.

Security Title of Davis County, Inc.
1412 South Legend Hills Drive #110• Clearfield, Utah 84015
Phone (801) 825-1313 • FAX (801) 825-4012

Alpine Realty Inc. - Ogden
20 West Main Street
Alpine, UT 84004

Effective Date: October 5, 2017 at 8:00 a.m.
Please refer to Order No: 138940-TP

SECURITY TITLE OF DAVIS COUNTY, INC. has searched the records of the Weber County Recorder's Office, and according to the records, the last document recorded transferring title of the property described herein shows the Grantees as: RYAN A. BORDER and JOAN D. BORDER, husband and wife, as joint tenants and that the property herein searched is described as:

SEE ATTACHED EXHIBIT A

This is a Miscellaneous, Limited Report, and is not to be construed as any form of title insurance or commitment to insure the property described herein. The liability of the Company herein is limited to the compensation paid for this report.

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BY: _____


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PART II

Documents of Record:

1. Taxes for the year 2017 are now **due and payable** in the amount of \$3,054.44, but will not become delinquent until November 30th. Tax Id. No. 07-089-0025.

2016 general property taxes were **paid** in the amount of \$3,090.62. Tax Id. No. 07-089-0025.

2. Said property is included within the boundaries of Weber County General Fund, Weber County G O Bond Fund, Library, Weber School District, Statewide School Basic Levy, Mosquito Abatement District, Weber Basin Water – General, Uintah Highlands Improvement, Central Weber Sewer District, Weber/Morgan Health, Judgment Levy – W.C., Paramedic Fund, Weber Fire District, Assess & Collect/State/County, Unicorp Services Fund, Weber School Judgment Levy, Weber Area 911 and emergency Service, Weber Fire G.O. Bond-2006, and is subject to assessments by said Districts.
3. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
4. A public utility easement along the Northeasterly 10 feet and the Southeasterly and Southwesterly 5 feet of said property, as shown on the Official plat thereof.
5. The Protective Covenants of WOODLAND ESTATES SUBDIVISION UNIT 2, recorded January 27, 1959, as Entry No. 307346, in Book 602, Page 33 of Official Records, together with any amendments thereto.

Deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Amendment recorded July 8, 2002, as Entry No. 1859755, in Book 2244, at Page 2536 of Official Records.

6. Ratification of New Protective Covenants of WOODLAND ESTATES SUBDIVISION UNIT 2, recorded August 16, 2004, as Entry No. 2050494 of Official Records, together with any amendments thereto.

Deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

7. Resolution No. 27-2012, a Resolution confirming the tax to be levied for municipal services provided to the Unincorporated Area of Weber County recorded December 13, 2012, as Entry No. 2610456 of Official Records.
8. Subject to easements, building setback lines, restriction, dedications or offer for dedications, if any, conditions of approval if any, and notes if any, all as set forth on the recorded subdivision plat.
9. Certificate of Creation, a notice of creation from the Northern Utah Environmental Resource Agency (“NUERA”), dated October 28, 2014, complying with Section 11-13-204, Utah Code Annotated, 1953, as amended, recorded January 20, 2015, as Entry No. 2718461 of Official Records.

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10. TRUST DEED:

Trustor: RYAN A. BORDER and JOAN D. BORDER, husband and wife, as joint tenants
Trustee: SECURITY TITLE OF DAVIS COUNTY, INC.
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE
FOR CITYWIDE HOME LOANS, a Utah Corporation
Amount: \$328,510.00
Dated: September 14, 2016
Recorded: September 15, 2016
Entry No.: 2815098

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EXHIBIT A

PART I

Property Description:

ALL OF LOT 46, WOODLAND ESTATES SUBDIVISION, UNIT 2, WEBER COUNTY, UTAH.

EXCEPT THE FOLLOWING: PART OF LOT 46, WOODLAND ESTATES SUBDIVISION UNIT 2, LOCATED IN WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS: BEGINNING ON THE EASTERLY RIGHT OF WAY OF 2625 EAST STREET (2550 EAST STREET) AT THE LOT CORNER COMMON TO LOTS 47 AND 48 (46) RUNNING THENCE NORTH 74D20'31" EAST 83.77 FEET ALONG THE NORTHERLY LINE OF LOT 46, THENCE SOUTH 12D10'23 WEST 12.33 FEET, THENCE SOUTH 44D05'36" WEST 11.44 FEET THENCE SOUTH 11D35'12" WEST 5.85 FEET THENCE SOUTH 11D57'29" EAST 9.12 FEET THENCE SOUTH 63D31'29" WEST 13.66 FEET, THENCE NORTH 89D08'38" WEST 32.89 FEET, THENCE NORTH 83D56'37" WEST 24.02 FEET TO THE EASTERLY LINE OF 2625 EAST STREET (2550 EAST STREET) THENCE NORTHERLY ALONG SAID EAST LINE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 15.55 FEET (LC BEARS NORTH 06D44'47" WEST 15.49 FEET) TO THE POINT OF BEGINNING.

PART OF THE NE.1/4, SEC. 23, T.5N., R.1W., S.L.B. & M.
WOODLAND ESTATES SUBDIVISION UNIT 2

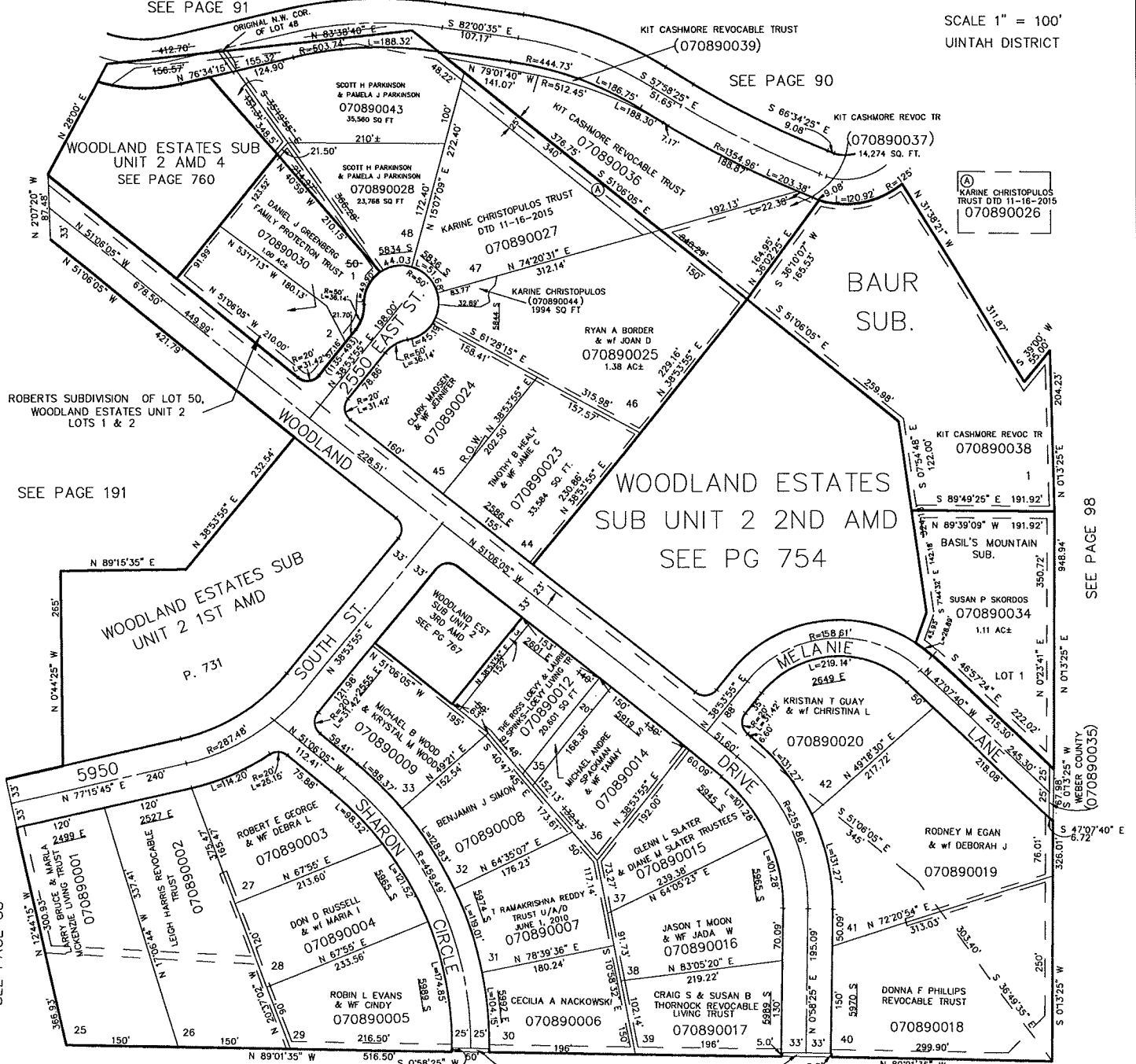
LOTS 25-53
& BAUR SUBDIVISION (ONE LOT SUB.) & BASIL'S MOUNTAIN SUB (ONE LOT SUB.)
& ROBERTS SUB. OF LOT 50, WOODLAND EST. SUB. UNIT 2

TAXING UNIT: 159

SEE PAGE 91

SCALE 1" = 100'
UINTAH DISTRICT

SEE PAGE 90



KARINE CHRISTOPOLOS TRUST DTD 11-16-2015
070890026

BAUR SUB.

WOODLAND ESTATES SUB UNIT 2 2ND AMD
SEE PG 754

WOODLAND ESTATES SUB UNIT 2 1ST AMD
P. 731

SEE PAGE 98

SEE PAGE 98

SEE PAGE 88

10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN

COUNTY OF WEBER
(070890040)
SEE PAGE 96

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 11, PAGE 100