

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

Effective Date: 9/22/2017 at 8:00 a.m.
Please refer to Order No: 141741-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: KATHLEEN V. BUCK and ROMNEY H. BUCK, Trustees of THE KATHLEEN V. BUCK FAMILY PROTECTION TRUST, dated the 27th day of February, 2004 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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PART II

Documents of Record:

1. Taxes for the year 2017 are not segregated. New Tax Id. No. 15-078-0151 and 15-078-0152.

Taxes for the year 2017 have been assessed in the amount of \$2,566.66 of which \$2,385.14 have been paid leaving a **due and payable balance** in the amount of \$181.52 under Tax Id. No. 15-078-0134. Which affects this and other property.

Taxes for the year 2017 have been assessed in the amount of \$2,531.07 of which \$2,458.28 have been paid which leaves a **due and payable balance** of \$72.79 under Tax Id No. 15-078-0136 which affects this and other property.

Taxes for the year 2016 have been **paid** in the amount of \$71.88, under Tax Id No. 15-078-0136.

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, West Weber/Taylor Cemetery, Weber/Morgan Health, Taylor/West Weber Culinary Water District, 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. Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.
5. An Existing Irrigation Ditch Easement running along the Northwesterly line of said property.
6. 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.
7. 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.
8. Easement, in favor of Weber County Corp., a twenty (20) foot easement for the construction, maintenance and operation of a sanitary sewer line, recorded April 29, 2015, as Entry No. 2733026 of Official Records.
9. The effect of the 1969 Farmland Assessment Act, wherein there is a five year roll-back provision with regard to assessment and taxation, which becomes effective upon a change in the use of all or part of eligible land, by reason of that certain Annual Application for Assessment and Taxation of Agricultural Land, recorded September 21, 2017, as Entry No. 2879764 of Official Records.

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EXHIBIT A

PART I

Property Description:

Part of the Southwest Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at the center of said Section 28, a point which lies along the Section Line, South 89°13'14" East 2648.19 feet from the East Quarter corner of said Section 28; thence South 00°42'57" West 1131.10 feet; thence North 89°17'37" West 125.91 feet; thence North 70°55'10" West 33.23 feet; thence along a non-tangent curve turning to the right with a radius of 65.00 feet, an arc length of 83.75 feet, a delta angle of 73°49'14", a chord bearing of South 86°31'51" West and a chord length of 78.07 feet; thence along a reverse curve turning to the left with a radius of 30.00 feet, an arc length of 17.09 feet, a delta angle of 32°38'13", a chord bearing of North 72°52'39" West, and a chord length of 16.86 feet; thence North 89°11'45" West 411.38 feet; thence South 00°42'51" West 204.73 feet; thence North 89°11'45" West 658.64 feet; thence North 00°35'48" East 216.52 feet; thence North 53°11'48" East 166.75 feet; thence North 54°14'59" East 232.23 feet; thence along a tangent curve turning to the left with a radius of 4062.12 feet, an arc length of 385.78 feet, a delta angle of 05°26'29", a chord bearing of North 51°31'44" East and a chord length of 385.64 feet; thence North 48°48'30" East 420.87 feet; thence North 43°46'44" East 185.95 feet; thence North 40°49'26" East 271.99 feet; thence South 89°13'31" East 88.44 feet to the point of beginning. (Being the Proposed Cameron Cove Cluster Subdivision)