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MISCELLANEOUS REPORT

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

Order No: 5902007
Charge: \$350.00

Re: Property Owners: Edwin J. Heater and Jacqueline L. Heater

EFFECTIVE DATE: 07/06/2018 at 7:30 A.M.

PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Gregory Smalley, and ESCROW OFFICER: at , .

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:

Edwin J. Heater and Jacqueline L. Heater

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.
7. Taxes for the year 2018 now a lien, not yet due. General property taxes for the year 2017 were paid in the amount of \$2,305.63. Tax Parcel No. 22-022-0059.
8. Any charge upon the land by reason of its inclusion in Weber Basin Water Conservancy District, Weber County Fire Protection Service Area No. 4, Weber County Service Area No. 5 and Liberty Cemetery.
9. Easements, notes and restrictions as shown on the recorded plat.
10. Weber County Municipal Services Agreement Covenant to run with the land recorded October 16, 1989 as Entry No. 1091518 in Book 1569 at Page 1465 of Official Records.
11. Resolution No. 27-2012 recorded December 13, 2012 as Entry No. 2610456 of Official Records.
12. A Deed of Trust dated September 19, 2014 by and between EDWIN J. HEATER AND JACQUELINE L. HEATER as Trustor in favor of Stewart T. Matherson, Attorney at Law as Trustee and Bank of America, N.A. as Beneficiary, to secure an original indebtedness of \$264,130.00 and any other amounts or obligations secured thereby, recorded October 01, 2014 as Entry No. 2705018 of Official Records.

The name(s) Edwin J. Heater and Jacqueline L. Heater, has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.

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:

LOT 2, NORDIC VIEW SUBDIVISION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

Said property is also known by the street address of:
2770 North Nordic Valley Drive, Eden, UT 84310