

# OWNERS AND ENCUMBRANCE REPORT

ISSUED BY



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# OWNERS AND ENCUMBRANCE REPORT

PAGE "A"

ORDER NUMBER: 253082  
LOAN/REFERENCE NUMBER:

FEE: \$ 125.00

DATE: OCTOBER 24, 2018

LENDER:

**PROPERTY OWNERS:**

JOSEPH M. CORNWELL AND KATHLEEN A. CORNWELL, HUSBAND AND WIFE

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

ALL OF LOT 1, BOOTH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, STATE OF UTAH.

**PROPERTY KNOWN AS:** 5878 SNOW BASIN RD, HUNTSVILLE, UT 84317

**TO:** FOR SALE BY OWNER  
**ATTN:** FOR SALE BY OWNER

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

**PAGE "B"**

**ORDER NUMBER: 253082**

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

1. COUNTY PROPERTY TAXES FOR THE CURRENT YEAR ARE NOW PAYABLE AND DUE NO LATER THAN NOVEMBER 30, 2018.  
AMOUNT DUE: \$4,844.12  
SERIAL NO.: 20-141-0001  
STATUS: DUE
  
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 COUNTY  
DISTRICT(S): WEBER COUNTY G O BOND FUND  
DISTRICT(S): LIBRARY  
DISTRICT(S): WEBER SCHOOL DISTRICT  
DISTRICT(S): STATEWIDE SCHOOL BASIC LEVY  
DISTRICT(S): MOSQUITO ABATEMENT DISTRICT  
DISTRICT(S): WEBER BASIN WATER - GENERAL  
DISTRICT(S): WEBER/MORGAN HEALTH  
DISTRICT(S): WEBER COUNTY JUDGEMENT LEVY  
DISTRICT(S): PARAMEDIC FUND  
DISTRICT(S): WEBER FIRE DISTRICT  
DISTRICT(S): OGDEN VALLEY PARKS SERVICE AREA  
DISTRICT(S): ASSESS & COLLECT / STATE  
DISTRICT(S): ASSESS & COLLECT / COUNTY  
DISTRICT(S): UNICORP SERVICES FUND  
DISTRICT(S): WEBER SCHOOL JUDGMENT LEVY  
DISTRICT(S): WEBER AREA 911 AND EMERGENCY SERVICES  
DISTRICT(S): WEBER FIRE G O BOND-2006  
DISTRICT(S): WEBER FIRE JUDGMENT LEVY  
DISTRICT(S): STATE CHARTER SCHOOL LEVY WEBER
  
3. 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.
  
4. NOTES, SETBACK LINES, CONDITIONS, RESTRICTIONS, EASEMENTS, REQUIREMENTS, STIPULATIONS AND ALL MATTERS AS SET FORTH ON THE RECORDED DEDICATION PLAT.
  
5. PUBLIC UTILITY EASEMENTS TOGETHER WITH INCIDENTAL RIGHTS THERETO, AS DELINEATED ON OWNERS DEDICATION PLAT FOR BOOTH SUBDIVISION.
  
6. DEFERRING PUBLIC IMPROVEMENTS AGREEMENT  
DATED: JULY 30, 2013  
RECORDED: JULY 30, 2013  
ENTRY NO.: 2647975  
EXECUTED BY: DAVID C. BOOTH AND PAMELA B. BOOTH  
(SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN)

(Continued)

# CONTINUATION SHEET

## PAGE"B" (CONTINUED)

ORDER NUMBER: 253082

7. TRUST DEED  
DATED: SEPTEMBER 22, 2014  
RECORDED: SEPTEMBER 26, 2014  
ENTRY NO: 2704310  
AMOUNT: \$417,000.00  
EXECUTED BY: JOSEPH M. CORNWELL AND KATHLEEN A. CORNWELL  
TRUSTEE: SCOTT R. VALBY  
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC.
8. TRUST DEED  
DATED: SEPTEMBER 22, 2014  
RECORDED: SEPTEMBER 26, 2014  
ENTRY NO: 2704311  
AMOUNT: \$41,000.00  
EXECUTED BY: JOSEPH M. CORNWELL AND KATHLEEN A. CORNWELL  
TRUSTEE: AMERICA FIRST FEDERAL CREDIT UNION  
BENEFICIARY: AMERICA FIRST FEDERAL CREDIT UNION
9. SUBJECT TO ALL EASEMENTS, RESERVATIONS, CONDITIONS AND RESTRICTIONS WHETHER OR NOT OF RECORD.

**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.

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

[\(view\)](#)