

**COMMITMENT FOR TITLE INSURANCE  
ISSUED BY**



**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, "Exceptions", Schedule C "Requirements"; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule C, "Requirements" have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.



**STEWART TITLE GUARANTY COMPANY**

A handwritten signature in black ink, appearing to read "David Cooper", is written over a horizontal line.

**Authorized Signature**

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

**SCHEDULE C  
(Requirements)**

***Invest Title Services, Inc.***

**ORDER NUMBER: 257660**

**COMMITMENT NUMBER: 257660**

**All of the following requirements must be met:**

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  
5. IN THE EVENT THE COMPANY IS REQUESTED TO INSURE A TRANSACTION INVOLVING THE SUBJECT PROPERTY, THE COMPANY AND/OR ITS UNDERWRITER RESERVES THE RIGHT TO ADD EXCEPTIONS AND/OR REQUIREMENTS UPON RECEIPT OF INFORMATION DEFINING SAID TRANSACTION.
  
6. THE FOLLOWING NAMES HAVE BEEN CHECKED FOR JUDGMENTS, FEDERAL AND STATE TAX LIENS, NONE HAVE BEEN FOUND EXCEPT AS NOTED ON SCHEDULE B.  
  
JACK R. PRINCE  
JANET PRINCE
  
7. ACCORDING TO THE OFFICIAL RECORDS, THERE HAVE BEEN NO DOCUMENTS CONVEYING TITLE TO THE LAND DESCRIBED HEREIN WITHIN 24 MONTHS PRIOR TO THE DATE OF THIS COMMITMENT, EXCEPT AS FOLLOWS:

TYPE:	WARRANTY DEED
RECORDED:	OCTOBER 5, 2018
ENTRY NO.:	2945446

**CONTINUATION SHEET  
SCHEDULE B**

*Invest Title Services, Inc.*

**ORDER NUMBER:** 257660

**COMMITMENT NUMBER:** 257660

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

[\(view\)](#)

**CONTINUATION SHEET  
SCHEDULE B**

***Invest Title Services, Inc.***

**ORDER NUMBER: 257660**

**COMMITMENT NUMBER: 257660**

4. 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.
5. RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
6. NOTES, SETBACK LINES, CONDITIONS, RESTRICTIONS, EASEMENTS, REQUIREMENTS, STIPULATIONS AND ALL MATTERS AS SET FORTH ON THE RECORDED DEDICATION PLAT.
7. A PUBLIC UTILITY EASEMENT, TOGETHER WITH INCIDENTAL RIGHTS THERETO, OVER THE EAST 10 FEET OF THE LAND AS SHOWN ON THE RECORDED PLAT.
8. A 15 FOOT IRRIGATION EASEMENT, TOGETHER WITH INCIDENTAL RIGHTS THERETO, AS SHOWN ON THE RECORDED PLAT.
9. PUBLIC UTILITY EASEMENTS INCLUDING BUT NOT LIMITED TO UTILITY LINES, CABLE LINES, STREET LIGHTS, OVERHEAD POWER LINES AND THEIR SUPPORTING STRUCTURES LOCATED OVER THE SOUTH PROPERTY LINES, AS DISCLOSED BY A VISUAL INSPECTION OF THE SUBJECT PROPERTY.
10. DEFERRING PUBLIC IMPROVMENTS AGREEMENT  
DATED: OCTOBER 27, 1995  
RECORDED: OCTOBER 31, 1995  
ENTRY NO.: 1371125  
BOOK/PAGE: 1777/2999  
BETWEEN: IRENE R. OGDEN AND HELEN SMITH AND BETTE BOEHM  
AND: WEBER COUNTY  
PURPOSE: SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN
11. DECLARATION OF DEED COVENANT TO RUN WITH THE LAND CONCERNING PROVISION OF IRRIGATION WATER  
DATED: OCTOBER 27, 1995  
RECORDED: OCTOBER 31, 1995  
ENTRY NO.: 1371126  
BOOK/PAGE: 1778/1  
(SEE DOCUMENT FOR TERMS AND CONDITIONS CONTAINED THEREIN)
12. TRUST DEED  
DATED: OCTOBER 4, 2018  
RECORDED: OCTOBER 5, 2018  
ENTRY NO: 2945462  
AMOUNT: \$431,000.00  
EXECUTED BY: JACK R. PRINCE AND JANET PRINCE  
TRUSTEE: BNT OF UTAH, LLC  
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DEEPHAVEN MORTGAGE LLC

(Continued)

**SCHEDULE B  
(Exceptions)**

***Invest Title Services, Inc.***

**ORDER NUMBER: 257660**

**COMMITMENT NUMBER: 257660**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

**The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:**

**(Section 1)**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule C, "Requirements" are met.
2. 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. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. 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.

**(Section 2)**

1. TAXES FOR THE YEAR 2019 ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE. PRIOR TAX INFORMATION AS FOLLOWS:

YEAR:	2018
STATUS:	PAID
AMOUNT:	\$4,022.46
SERIAL NO.:	22-123-0002

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
DISTRICT(S):	MULTICOUNTY ASSESSING & COLLECTION LEVY
DISTRICT(S):	COUNTY ASSESSING & COLLECTING LEVY
DISTRICT(S):	WEBER COUNTY SCHOOL DISTRICT
DISTRICT(S):	WEBER BASIN WATER CONSERVANCY DISTRICT
DISTRICT(S):	WEBER COUNTY MOSQUITO ABATEMENT DISTRICT
DISTRICT(S):	EDEN CEMETERY MAINTENANCE DISTRICT
DISTRICT(S):	WEBER FIRE DISTRICT
DISTRICT(S):	WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES
DISTRICT(S):	WEBER FIRE DISTRICT- BOND (EST. 1/1/06)
DISTRICT(S):	OGDEN VALLEY PARKS SERVICE AREA
DISTRICT(S):	MUNICIPAL TYPE SERVICES

3. ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND UNDER 1969 FARMLAND ASSESSMENT ACT.

DATED:	DECEMBER 26, 2018
RECORDED:	DECEMBER 26, 2018
ENTRY NO:	2958559

THE RIGHT OF WEBER COUNTY TO RE-ASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS. 59-5-86 105 UCA 1953.

(Continued)

**ORDER NUMBER: 257660**

**EXHIBIT "A"**

BEGINNING AT A POINT ON THE WEST LINE OF 5100 EAST STREET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 7, IRENE OGDEN SUBDIVISION NO. 4, SAID POINT ALSO BEING NORTH 1657.77 FEET AND WEST 14.69 FEET AND SOUTH  $0^{\circ}18'05''$  WEST 457.10 FEET AND SOUTH  $67^{\circ}40'50''$  WEST 10.83 FEET FROM THE SOUTH SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH  $0^{\circ}18'05''$  EAST 205.37 FEET ALONG THE WEST LINE OF SAID STREET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTH  $89^{\circ}41'55''$  WEST 707.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH  $18^{\circ}21'30''$  EAST 21.15 FEET; THENCE SOUTH  $22^{\circ}33'30''$  EAST 441.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH  $67^{\circ}39'06''$  EAST 249.97 FEET; THENCE SOUTH  $25^{\circ}29'10''$  EAST 138.28 FEET; THENCE SOUTH  $13^{\circ}17'39''$  EAST 35.87 FEET; THENCE EAST 231.28 FEET TO THE WEST LINE OF SAID 5100 WEST STREET; THENCE NORTH 284.33 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

## SCHEDULE A

**Invest Title Services, Inc.**

**ORDER NUMBER: 257660**

**COMMITMENT NUMBER: 257660**

**1. Effective Date: APRIL 23, 2019 @ 6:00 PM**

**2. Policy or Policies to be issued:**

**(a) A.L.T.A. Owner's Policy - (6/17/06)**

**Proposed Insured:**

**Proposed Policy Amount**

**\$**

**Premium Amount**

**(b) A.L.T.A. Loan Policy - (6/17/06)**

**Proposed Insured:**

**\$**

**ENDORSEMENTS:**

**Endorsement Total:\$**

**0.00**

**Premium Total:\$**

**0.00**

**Additional Charges:\$**

**250.00**

**OTHER SERVICES:**

**COMMITMENT ONLY**

**TOTAL: \$**

**250.00**

**3. The estate or interest in the land described or referred to in this Commitment is:**

**FEE SIMPLE**

**4. Title to the FEE SIMPLE estate or interest in said land is at the effective date hereof vested in:**

**JACK R. PRINCE AND JANET PRINCE, HUSBAND AND WIFE**

**5. The land is described as follows:**

**See Attached Exhibit "A"**

**[Transaction Identification Data for reference only:**

**PROPERTY KNOWN AS: 2867 N 5100 E EDEN UT 84310**

**TO: INWEST TITLE SERVICES, INC**

**ATTN: RAYNEE PARKER**

**CUSTOMER REFERENCE NO.:**

**ISSUED BY: STEWART TITLE GUARANTY COMPANY]**

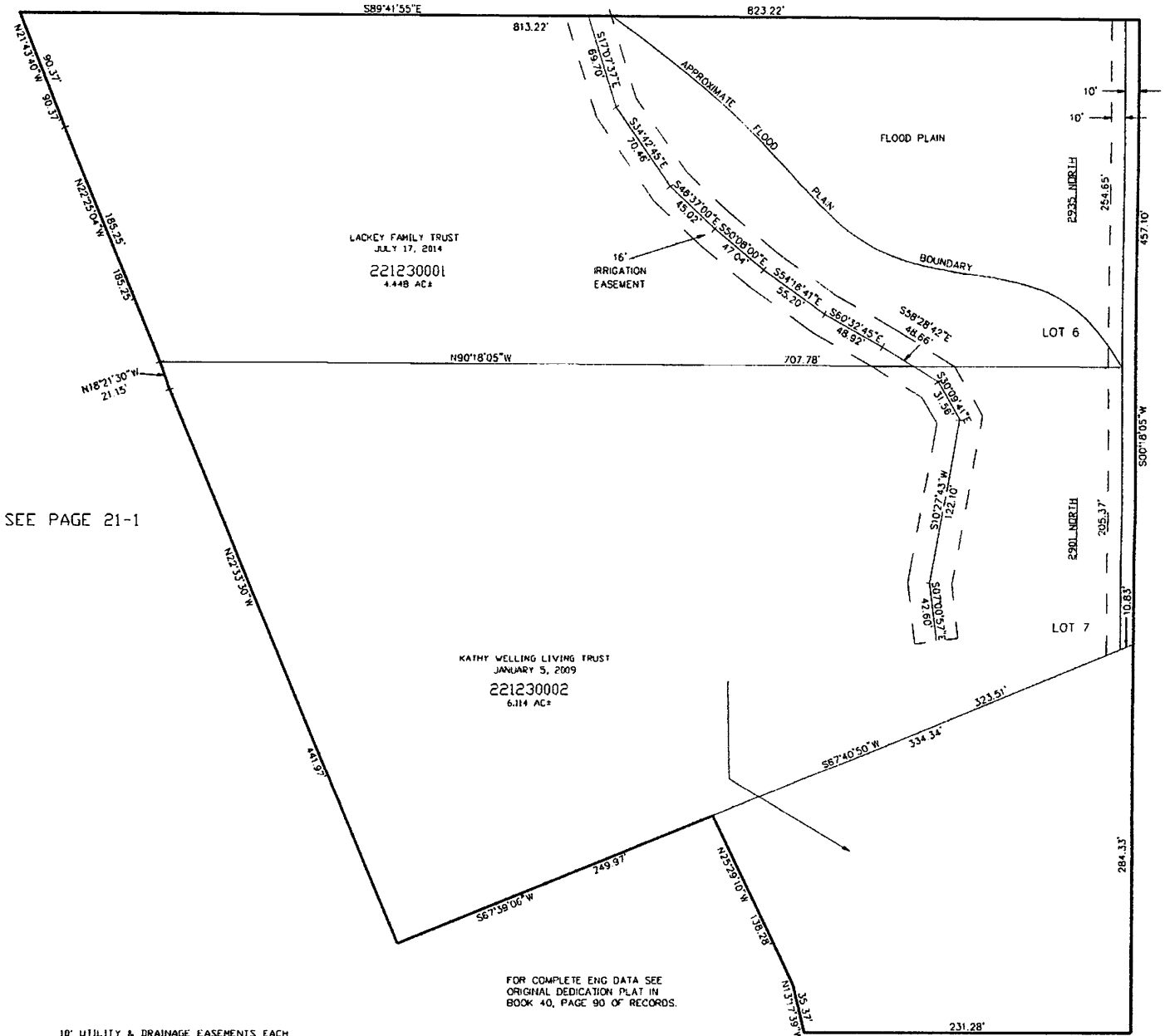
PART OF THE S.W. 1/4 OF SEC. 27, T.7N., R.1E., S.L.B. & M.  
IRENE OGDEN SUBDIVISION NO. 4

IN WEBER COUNTY

SCALE 1" = 60'

TAXING UNIT: 28

SEE PAGE 21-1



SEE PAGE 21-1

SEE PAGE 21-1

5100 EAST ST. PATIO SPRINGS ROAD

SEE PAGE 21-1