

## **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: 023-5987929  
Charge: \$350.00

Re: Property Owners: Peter C. Huckleberry and Debi R. Huckleberry

EFFECTIVE DATE: 06/26/2019 at 7:30 A.M.

**PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Mark Snyder, and ESCROW OFFICER: Carol Pauli at 215 South State Street, Suite 280, Salt Lake City, UT 84111.**

### **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:

Peter C. Huckleberry and Debi R. Huckleberry, as joint tenants, as to Parcel 1; and

Susan J. Wilkins, Trustee of the Susan Huckleberry Trust, dated July 23, 1991, as to Parcel 2



### Limitation of Liability for Informational Report

**IMPORTANT - READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



## **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.

(The following exception affects Parcel 1 of the Land)

7. Taxes for the year 2019 now a lien, not yet due. General property taxes for the year 2018 were paid in the amount of \$ 2,208.42. Tax Parcel No. 15-091-0009.

(The following exception affects Parcel 2 of the Land, together with other land not included herein)

8. Taxes for the year 2019 now a lien, not yet due. General property taxes for the year 2018 were paid in the amount of \$ 4,497.30. Tax Parcel No. 15-091-0019.

(The following exception affects all of the Land)

9. Any charge upon the Land by reason of its inclusion in Taylor/West Weber Culinary Water.

(The following exception affects the Southerly portion of Parcel 1 of the Land)

10. A 60 foot right of way for ingress and egress over and across the Land, as reserved in that certain Quit Claim Deed recorded November 25, 1997 as Entry No. 1506349 in Book 1893 at Page 1508 of Official Records.

(The following exception affects all of the Land)

11. Resolution No. 27-2012 of the Board of County Commissioners of Weber County, Utah, Confirming the tax to be levied for municipal services provided to the unincorporated area of Weber County and describing the services to be provided therein recorded December 13, 2012 as Entry No. 2610456 of Official Records.

(The following exception affects Parcel 2 of the Land, together with other land not included herein)



12. A Deed of Trust dated February 28, 2013 by and between Charles G. Wilkins and Susan J. Wilkins, husband and wife, as Trustor in favor of First American Title Company, as Trustee and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Cobalt Mortgage, Inc. a Washington Corporation, as Beneficiary, to secure an original indebtedness of \$281,084.00 and any other amounts or obligations secured thereby, recorded March 05, 2013 as Entry No.2623723 of Official Records.

(The following exception affects Parcel 2 of the Land, together with other land not included herein)

13. A Deed of Trust dated April 20, 2013 by and between Susan J. Wilkins, Trustee of The Susan Huckleberry Trust, dated July 23, 1991 as Trustor in favor of America First Federal Credit Union as Trustee and America First Federal Credit Union as Beneficiary, to secure an original indebtedness of \$17,000.00 and any other amounts or obligations secured thereby, recorded April 24, 2013 as Entry No. 2631533 of Official Records.

(The following exception affects Parcel 1 of the Land)

14. Our search of the Public Records finds no outstanding Mortgages affecting the Land.

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The name(s) Peter C. Huckleberry, Debi R. Huckleberry, Susan J. Wilkins, and The Susan Huckleberry Trust, has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.

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## **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:

#### **PARCEL 1:**

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°36'34" WEST 654.00 FEET, ON THE LINE BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 33 AND THE NORTH QUARTER CORNER OF SAID SECTION 32, AND SOUTH 00°23'16" WEST 32.27 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 00°27'06" WEST 198.00 FEET; THENCE SOUTH 00°43'39" WEST 194.00 FEET; THENCE NORTH 75°02'54" WEST 281.49 FEET TO THE EAST LINE OF 4050 WEST STREET; THENCE 3 COURSES ALONG SAID STREET AS FOLLOWS: (1) NORTHERLY ALONG THE ARC OF A 538.92 FOOT RADIUS CURVE TO THE RIGHT 81.10 FEET, CHORD BEARS NORTH 25°11'26" EAST 81.02 FEET, (2) NORTH 29°29'36" EAST 39.84 FEET, AND (3) NORTH 29°29'52" EAST 243.76 FEET TO THE SOUTH LINE OF 2550 SOUTH STREET; THENCE ALONG SAID SOUTH LINE OF 2250 SOUTH STREET SOUTH 89°32'54" EAST 101.86 FEET TO THE POINT OF BEGINNING.

#### **PARCEL 2:**

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89°36'34" WEST 654.00 FEET, ON THE LINE BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 33 AND THE NORTH QUARTER CORNER OF SAID SECTION 32, AND SOUTH 00°23'16" WEST 32.27 FEET, AND SOUTH 00°27'06" WEST 198.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 89°32'54" EAST 54.65 FEET TO THE WEST BOUNDARY OF SUSAN HUCKLEBERRY TRUST; THENCE ALONG THE WEST BOUNDARY OF SAID SUSAN HUCKLEBERRY TRUST SOUTH 00°43'39" EAST 208.12 FEET; THENCE NORTH 75°02'54" WEST 56.37 FEET; THENCE NORTH 00°43'39" EAST 194.00 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:  
4003 West 2550 South, Ogden , UT 84401