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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: 14253-6086877
Charge: \$

Re: Property Owners: Lync Construction LLC

EFFECTIVE DATE: 09/18/2020 at 7:30 A.M.

PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Shelly Gwynn, and ESCROW OFFICER: Sandy Espinoza at 1795 E Legend Hills Drive, Ste 100, Clearfield, UT 84015.

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:

Lync Construction LLC

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. General property taxes for the year 2020 have been assessed in the amount of \$7.81, and are now due and payable, but will not become delinquent until November 30. Tax Parcel No. 10-036-0026

General property taxes for the year 2019 have been paid. Tax Parcel No. 10-036-0026
8. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded September 3, 2020 as Entry No. 3082305 of Official Records.
9. Any charge upon the Land by reason of its inclusion in West Warren/Warren Water Improvement.
10. All rights of way, easements, restrictions, covenants, and conditions appearing of record.
11. A Right of Way 1 rod wide along the South line of the Northwest Quarter of the Southwest Quarter of said Section 14, as disclosed in Warranty Deed recorded January 24, 2018, as Entry No. 2901751 of Official Records.
12. A 20 foot Irrigation Easement, for the purpose of the installation and maintenance of an irrigation distribution line in and over said property, recorded April 26, 2018, as Entry No. 2917414 of Official Records.
13. A Reservoir/Irrigation Easement, for the purpose of the installation and maintenance of an irrigation distribution system and reservoir in and over said property, recorded April 26, 2018, as Entry No. 2917415 of Official Records.
14. Temporary Turn-Around Easement, for a 55 foot temporary turn-around easement for the Vaquero Cluster Subdivision, recorded May 1, 2018, as Entry No. 2918215 of Official Records.
15. Ordinance No. 23-93, recorded December 17, 1993, as Entry No. 1264028, in Book 1694, at Page 2050 of Official Records.

16. Ordinance No. 17-94, recorded November 25, 1994, as Entry No. 1322791, in Book 1739, at Page 432 of Official Records.
17. Easements and Rights of Way associated with a Canal running over and across or adjacent to the subject property.

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

18. A Deed of Trust dated February 7, 2020 by and between Lync Construction, LLC as Trustor in favor of Bruce J. Nelson, Esquire as Trustee and MIC 4, LC as Beneficiary, to secure an original indebtedness of \$680,192.70 and any other amounts or obligations secured thereby, recorded February 10, 2020 as Entry No. 3034179 of Official Records.
19. Notice of Interest recorded February 26, 2020 as Entry No. 3037421 in Book n/a at Page n/a of Official Records, wherein it states the following, to-wit: whereas Barrow Land & Livestock LLC/or Linda K. Barrow hereby claim an interest by a sales agreement with Lync Construction which will not be completed for some time. Barrow Land & Livestock is still owed considerable monies and construction agreements

The name(s) Lync Construction LLC , 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:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY.

TOGETHER WITH A RIGHT OF WAY 1 ROD WIDE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34.

EXCEPT CANAL RIGHT OF WAY.

Said property is also known by the street address of:
Vacant Ground, Weber County, UT 84404