

SCHEDULE A

1. Effective Date: August 13, 2019 at 8:00AM
2. Preliminary Title Report Only
3. The estate or interest in the land described or referred to in this Commitment and covered herein is: FEE SIMPLE
4. Title to the estate or interest in said land is at the effective date hereof vested in:

Parcel 1: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole

Parcel 2: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole

5. The land referred to in this Commitment is in the State of Utah, County of Weber, and is described as follows:

Parcel 1: Lot 1, THIRTY THREE HUNDRED EAST CHURCH SUBDIVISION, according to the official plat thereof, on file and of record in the office of the Recorder of Weber County, Utah.

Parcel 2: Parcel A, MONTGOMERY'S PLACE, according to the official plat thereof, on file and of record in the office of the Recorder of Weber County, Utah.

We appreciate your business and thank you for choosing Hickman Land Title Company. Please call your Title Officer, with any questions or concerns regarding this commitment. Your Title Officer will be Jason Steiner, phone (801) 416-8900

For informational purposes only.
The property address is purported to be:
4305 North 3300 East, Liberty, UT 84310
, Liberty, UT 84310



SCHEDULE B

Section 1

The following are the requirements to be complied with:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premium, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded, as follows:
 - A) None
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Release(s) or Reconveyance(s) of item(s): None
6. You must give us the following information:
 - A) Any off record leases, surveys, etc.
 - B) Statements of identity all parties.
 - C) Other

NOTES:

All parties in title within the last 8 years and all persons coming into title, including those listed below, have been checked for judgments and/or tax liens and there are none, unless listed in Schedule B Section 2.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole
CORPORATION PRESIDING BISHOP OF THE JESUS CHRIST LDS



EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

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. 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.
2. 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.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. 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.
5. (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.
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. 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.
8. Taxes for the year 2019, and subsequent years, not yet due and payable.
Parcel 1: Tax Parcel No. 22-183-0001. Taxes for the year 2018 were paid in the amount of \$24.00
Parcel 2: Tax Parcel No. 22-364-0004. Taxes for the year 2018 were paid in the amount of \$131.82, out of Tax Parcel No. 22-007-0013
9. Said property is included within the boundaries of Weber County Schools, Liberty Cemetery, Weber Fire District, Weber County Service Area #5 Liberty and Ogden Valley Natural Gas Improvement District, and is subject to the charges and assessments thereof.
10. Easements, Notes, Restrictions, Reservations, Setback lines, Warnings and any other matters as delineated and/or dedicated on the Official Recorded Plat.

(The following 8 Exceptions affect Parcel 1)

11. RESOLUTION NO. 18-96
A RESOLUTION CREATING AND ESTABLISHING THE OGDEN VALLEY NATURAL GAS IMPROVEMENT DISTRICT AND SETTING FORTH THE IMPROVEMENTS TO BE PROVIDED BY THE DISTRICT
Recorded: April 12, 1996
Entry No: [1399404](#)
Book/Page: 1801/295



12. RESOLUTION NO. 25-96
A RESOLUTION CREATING AND ESTABLISHING THE OGDEN VALLEY NATURAL GAS
IMPROVEMENT DISTRICT AND SETTING FORTH THE IMPROVEMENTS TO BE PROVIDED BY
THE DISTRICT
Recorded: June 18, 1996
Entry No: [1413086](#)
Book/Page: 1811/2786
 13. RESOLUTION NO. 23-2005 creating the Weber Area Dispatch 911 and Emergency Services District
Recorded: January 24, 2006
Entry No: [2156401](#)
 14. RESOLUTION NO. 27-2012
A RESOLUTION 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
Entry No: [2610456](#)
 15. CERTIFICATE OF CREATION creating Northern Utah Environmental Resource Agency
Recorded: January 20, 2015
Entry No: [2718461](#)
 16. AFFIDAVIT
Recorded: March 9, 2015
Entry No: [2725109](#)
 17. CERTIFICATE OF DISSOLUTION
Recorded: May 25, 2016
Entry No: [2795066](#)
 18. RESOLUTION NO. 12-2016
A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY
APPROVING DISSOLUTION OF THE OGDEN VALLEY NATURAL GAS DISTRICT
Recorded: May 25, 2016
Entry No: [2795067](#)
- (The following 7 Exceptions affect Parcel 2)
19. Notes, Fence Line, Setback lines, Fire Hydrant and any other matters as delineated and/or dedicated on
the Official Recorded Plat of MONTGOMERY'S PLACE recorded May 14, 2019 as Entry No. [2980025](#)
 20. RESOLUTION NO. 23-2005 creating the Weber Area Dispatch 911 and Emergency Services District
Recorded: January 24, 2006
Entry No: [2156401](#)

21. RESOLUTION NO. 27-2012
FROM THE BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY CONFIRMING THE
TAX TO BE LEVIED FOR MUNICIPAL SERVICES PROVIDED TO THE UNINCORPORATED
AREA OF WEBER COUNTY
Recorded: December 13, 2012
Entry No: [2610456](#)
22. CERTIFICATE OF CREATION creating Northern Utah Environmental Resource Agency
Recorded: January 20, 2015
Entry No: [2718461](#)
23. POSSIBLE IRRIGATION DITCHES ALONG THE STATE HIGHWAY AS PERMISSION WAS
GRANTED IN DEED
Grantee: THE STATE ROAD COMMISSION OF UTAH
Recorded: September 21, 1959
Entry No: [321327](#)
Book/Page: 624/207
24. The terms and provisions of the "Farmland Assessment Act of 1969" in Title 59, Chapter 2, Part 5 of the
Utah Code, and amendments thereof, disclosed by that certain Application for Taxation of Agricultural
Land, dated March 6, 2019, and recorded March 6, 2019, as Entry No. [2968409](#), of Official Records,
which, in part, provides for the right of Weber County to reassess said property for previous years and the
collection of additional taxes resulting from any such reassessment.
25. THE OGDEN VALLEY TRANSMITTER/RECREATION SPECIAL IMPROVEMENT DISTRICT,
AND ANY CHARGES OR ASSESSMENTS LEVIED THEREWITH, AS DISCLOSED BY
RESOLUTION AND AFFIDAVIT
Recorded: March 9, 2015
Entry No: [2725109](#)

NOTES:

Exception numbered 1-6 will be eliminated on the ALTA Extended Coverage Policy and the ALTA Homeowners Policy.

For informational purposes only, vesting document and a **24 month chain of title** is provided: A review of the records contained in the County Recorder's Office was conducted thru the effective date of this commitment as shown in Schedule "A" herein and the following Deeds of Conveyance and/or Real Estate Purchase Contracts were found:

Warranty Deed from MONTGOMERY ACRES LLC to THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole recorded August 8, 2019 as Entry No. 2995962 in Book/Page N/A [Copy](#)

Warranty Deed from ALLAN J. KAP and IRIS M. KAP to CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah Corporation Sole recorded July 29, 1991 as Entry No. 1146929 in Book/Page 1604/1248 [Copy](#)

No existing Deed of Trust appears of record. If this information is not correct, please notify the Company as soon as possible to provide information regarding the existing loan.

In the event this transaction fails to close, a minimum \$200.00 cancellation fee will be charged for services rendered in accordance with the rates that are on file with the Commissioner of Insurance of the State of Utah.



NOTICE TO APPLICANT AND/OR PROPOSED INSURED:

Commitment is subject to such other and further requirements and exceptions as they appear necessary to the Company.

If you require copies of any documents identified in this commitment for Title Insurance, the Company will furnish the same upon specific request, either free of charge or for the actual cost of duplication for those copies requiring payment by the Company to obtain.

The land described in this Commitment may be serviced by services provided by cities, towns, public utility companies and other firms providing municipal type services which do not constitute liens upon the land and for which no notice of the existence of such service charges is evidenced in the Public Records. The applicant and/or purposed insured should directly contact all entities providing such services and make the necessary arrangements to insure payment for such services and continuation of services to the land.

The policy to be issued contains an arbitration clause. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action. You may review a copy of the arbitration rules at <http://www.alta.org>. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction.

