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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: 6148094  
Charge: \$350.00

Re: Property Owners: James Gordon Auchincloss and Belita Ong, Trustees of The Auchincloss & Ong Family Trust, dated 5/5/1998

EFFECTIVE DATE: May 13, 2021 at 7:30 A.M.

**PLEASE DIRECT ANY INQUIRIES RELATIVE TO THE CONTENTS OF THIS REPORT TO: TITLE OFFICER: Mark J. Snyder, and ESCROW OFFICER: at , .**

## 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:  
  
James Gordon Auchincloss and Belita Ong, Trustees of The Auchincloss & Ong Family Trust, dated 5/5/1998

## **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. Taxes for the year 2021 now a lien, not yet due. General property taxes for the year 2020 were paid in the amount of \$1,593.59. Tax Parcel No. 22-219-0007.
8. Any charge upon the land by reason of its inclusion in Wolf Creek Sewer Improvement District.
9. Easements, notes and restrictions as shown on the recorded plat.
10. Resolution No. 23-2005 establishing a special service district throughout all of Weber County, to be known as the "Weber Area Dispatch 911 and Emergency Services District" recorded January 24, 2006 as Entry No. 2156401 of Official Records.
11. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded in Book 1409 at Page 1603, Book 1411 at Page 363, Book 2275 at Page 460 and Book 2247 at Page 887 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).
12. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded June 6, 2002 as Entry No. 1853135 in Book 2237 at Page 2448 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Amendment to declarations recorded August 28, 2003 as Entry No. 1969682 of Official Records.

Amendment to declarations recorded July 6, 2004 as Entry No. 2041907 of Official Records.

Amendment to declarations recorded November 4, 2004 as Entry No. 2066459 of Official Records.

Amendment to declarations recorded March 21, 2005 as Entry No. 2092060 of Official Records.

Amendment to declarations recorded April 28, 2005 as Entry No. 2099817 of Official Records.

Amendment to declarations recorded January 6, 2006 as Entry No. 2153248 of Official Records.

Amendment to declarations recorded August 17, 2006 as Entry No. 2201349 of Official Records.

First Amendment to the By-Laws of The Highlands at Wolf Creek Homeowners Association, Inc. recorded November 07, 2012 as Entry No. 2604660 of Official Records.

Eighth Amendment to The Declaration of Covenants, Conditions and Restrictions for The Highlands at Wolf Creek recorded November 07, 2012 as Entry No. 2604661 of Official Records.

13. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded July 17, 2002 as Entry No. 1862046 in Book 2247 at Page 887 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).
14. Weber County Zoning Development Agreement recorded October 22, 2002 as Entry No. 1883524 in Book 2276 at Page 990 of Official Records.
15. Covenants to Run With The Land for Municipal Services recorded January 15, 1982 as Entry No. 850455 in Book 1396 at Page 476 of Official Records.
16. Weber County Subdivision Improvement Agreement recorded November 4, 2004 as Entry No. 2066460 of Official Records.
17. Weber County Surveyor Affidavit for Assignment of Addresses recorded April 11, 2006 as Entry No. 2172341 of Official Records.
18. Correction Affidavit Wolf Creek Sewer Improvement District recorded March 04, 2009 as Entry No. 2395512 of Official Records.
19. 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 as Entry No. 2610456 of Official Records.
20. Notice of Interest for Ongoing Assessments recorded December 11, 2013 as Entry No. 2667795 of Official Records.
21. Resolution No. 12-2016 recorded May 25, 2016 as Entry No. 2795067 of Official Records.
22. Assumption of Contract recorded October 03, 2018 as Entry No. 2945002 of Official Records.
23. Our search of the Public Records finds no outstanding Mortgages affecting the Land.

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The name(s) James Gordon Auchincloss, Belita Ong and The Auchincloss & Ong Family Trust, 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:

LOT 47, THE HIGHLANDS AT WOLF CREEK PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

Said property is also known by the street address of:  
3934 N Zermatt St, EDEN, UT 84310



*First American Title*

First American Title Insurance Company  
215 South State Street, Suite 280  
Salt Lake City, UT 84111

### **Illegal Restrictive Covenants**

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.