



COTTONWOODTITLE

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1st Amended REAL PROPERTY TITLE REPORT

NOTICE

At your request, Cottonwood Title Insurance Agency, Inc. ("Cottonwood") has conducted a search of public records and provides the following Report based on that search. **Please note that this Report is NOT: (i) title insurance; (ii) a commitment for title insurance; (iii) an abstract of title; or (iv) a guarantee of the status of title or of any information reflected in this Report.** No representation is made or liability assumed as to the effect, completeness, validity, priority or the accuracy of any disclosure herein or the various documents reported herein. The Report is provided as an accommodation to you for informational purposes only, and any liability of Cottonwood in connection with this Report is strictly limited to the compensation Cottonwood receives from you for issuing the Report.

If you desire title insurance or a guarantee respecting any information reflected in this Report, please notify Cottonwood so that Cottonwood may assist you in obtaining such coverage through one of our title insurance underwriters.

REPORT

File Number: 149324-LMP

1. Effective Date: July 27, 2022 at 7:30AM
2. The estate or interest in the land described or referred to in this Report is Fee Simple and title thereto is at the effective date hereof vested in:
[Chance Hansen and Chelsea Hansen](#)
3. The land referred to in this Report is situated in the County of Weber, State of Utah, and is described as follows:

See Exhibit A attached hereto

NOTE: Parcel Identification Number: 21-005-0050 (for reference purposes only)

The property described herein also known by the street address of:

1224 North 5900 West
Ogden, UT 84404

RECORD MATTERS

The search of public records conducted by Cottonwood for this Report did not include a search of the State Construction Registry or any other non-public record sources. Cottonwood makes no representations, and disclaims any liability, concerning the existence or absence of any filings or other information on the State Construction Registry.

The following items of record may affect title to the land:

1. Taxes for the year 2022 are accruing as a lien not yet due and payable under Parcel No. 21-005-0050. Taxes for the year 2021 have been paid in the amount of \$1,054.38 under Parcel No. 21-005-0050.

Taxes for the year 2022 are accruing as a lien not yet due and payable under Parcel No. 21-005-0050. Taxes for the year 2021 have been paid in the amount of \$694.95 under Parcel No. 21-005-0050.
2. The herein described Land is located within the boundaries of Weber County, Weber Basin Water Conservancy District, Weber County Mosquito Abatement District, Weber Fire District, Ogden Valley Park Service Area, Weber Area Dispatch 911 and Emergency Services District, Weber Fire District Bond, and is subject to any and all charges and assessments levied thereunder.
3. 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 herein. 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.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. The effects, if any, of easements and rights-of-way for existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines and power, telephone, sewer, gas or water lines, which may be ascertained by an inspection or survey of the subject Land.
6. Any easements and/or rights-of-way for the water distribution system and appurtenances of the Mountain Canal Irrigation Association and/or parties claiming by, through or under it, as the same may be found to intersect the Land, as disclosed by various instruments of record, including that certain Easement To Use Distribution System recorded May 17, 1996 as Entry No. [1406855](#) in Book 1806 at Page 2974.
7. Resolution No. 27-2012 Confirming the Tax to be Levied for Municipal Services Provided to the Unincorporated Area of Weber County and Describing the Services to be Provided recorded December 13, 2012 as Entry No. [2610456](#).
8. Resolution Establishing the Ogden Valley Transmitter/Recreation Special Service District recorded March 9, 2015 as Entry No. [2725109](#).
9. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.
10. A Trust Deed to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Chance Hansen and Chelsea Hansen; Trustee: America First Federal

**RECORD MATTERS
(CONTINUED)**

Credit Union; Beneficiary: America First Federal Credit Union; Amount: \$50,000.00; Dated: October 29, 2020; Recorded: October 30, 2020 as Entry Number [3097642](#). (affects part of subject Land)

11. Parcel Line Adjustment - Quit Claim Deed, recorded December 21, 2020 as Entry No. [3111776](#).
Re-recorded January 21, 2021 as Entry No. [3119735](#).
12. Notice of Non-buildable Parcel executed by Weber County Planning Division, dated April 26, 2022 and recorded April 26, 2022 as Entry No. [3232277](#).

NOTE: The following names have been checked for judgments:

Chance Hansen and Chelsea Hansen

No unsatisfied judgments appear of record in the last eight years except as shown herein.

**EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land lying and situate in the South Half of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the 3.16 acres of Weber County Tax Parcel No. 21-005-0006 and a 0.42 acre portion of Weber County Tax Parcel No. 21-005-0046. Basis of Bearing for subject parcel being North 89°55'06" West 1457.00 feet (measured) between the Weber County brass cap witness monument in the intersection of 7900 East Street and Stoker Lane and the Weber County brass cap monument witnessing the South Quarter Corner of said Section 6. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's brass cap center line monument at the intersection of 7800 East Street and Stoker Lane; thence North 01°27'40" West 319.11 feet coincident with the centerline of said 7800 East Street to the true point of beginning; Thence the following three (3) courses coincident with the perimeter of Poverty Flats Subdivision (Book 45, Page 28 of Weber County Records), 1) South 89°03'25" West 334.48 feet; 2) South 57°26'55" West 192.55 feet to a number five rebar and cap stamped "Landmark"; 3) North 25°05'52" West 203.76 feet; Thence North 57°33'16" East 78.21 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 13°05'00" West 127.19 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°03'25" East 205.16 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°56'35" East 26.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°03'25" East 334.71 feet to the centerline of said 7800 East Street; Thence South 01°27'40" East 224.22 feet coincident with said centerline to the point of beginning.