

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: 338-6253359
Charge: \$500.00

Re: Property Owners: TBD

EFFECTIVE DATE: 12/07/2022 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: Jennifer Yearsley at 5929 S Fashion Pointe Dr, Ste 120, South Ogden, UT 84403.

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:

Charles L. Ropelato and Louise E. Ropelato, or their successors, as Trustees of The Charles and Louise Ropelato Family Living Trust dated October 28, 2004

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)

7. 2022 general property taxes were paid in the amount of \$88.93. Tax Parcel No. 15-057-0008

(The following exception affects Parcel 2)

8. 2022 general property taxes were paid in the amount of \$2,398.47. Tax Parcel No. 15-059-0010
9. Any charge upon the land by reason of its inclusion in Ogden City.

(The following exception affects Parcel 1)

10. 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 March 02, 2005 as Entry No. 2088643 of Official Records.

(The following exception affects Parcel 2)

11. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation.
12. An easement over, across or through the Land for telephone and telegraph and incidental purposes, as granted to Mountain States Telephone and Telegraph Company by Instrument recorded January 03, 1919 as Entry No. NA in Book N of Liens at Page 249 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

13. An easement over, across or through the Land for telephone and telegraph and incidental purposes, as granted to American Telephone and Telegraph Company by Instrument recorded June 28, 1929 as Entry No. NA in Book 3-P at Page 506 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

14. An easement over, across or through the Land for telephone and telegraph and incidental purposes, as granted to American Telephone and Telegraph Company by Instrument recorded June 28, 1929 as Entry No. NA in Book 3-P at Page 507 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

15. An easement over, across or through the Land for telephone and telegraph and incidental purposes, as granted to American Telephone and Telegraph Company by Instrument recorded June 28, 1929 as Entry No. NA in Book 3-P at Page 509 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

16. An easement over, across or through the Land for telephone and telegraph and incidental purposes, as granted to American Telephone and Telegraph Company by Instrument recorded June 28, 1929 as Entry No. NA in Book 3-P at Page 512 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

17. An easement over, across or through the Land for telephone and telegraph and incidental purposes, as granted to American Telephone and Telegraph Company by Instrument recorded June 28, 1929 as Entry No. NA in Book 3-P at Page 516 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

18. An easement over, across or through the Land for telephone and telegraph and incidental purposes, as granted to American Telephone and Telegraph Company by Instrument recorded June 28, 1929 as Entry No. NA in Book 3-P at Page 523 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

19. An easement over, across or through the Land for telephone and telegraph and incidental purposes, as granted to American Telephone and Telegraph Company by Instrument recorded June 28, 1929 as Entry No. NA in Book 3-P at Page 524 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

20. An easement over, across or through the Land for telephone and telegraph and incidental purposes, as granted to American Telephone and Telegraph Company by Instrument recorded June 28, 1929 as Entry No. NA in Book 3-P at Page 525 of Official Records.

NOTE: The above easement purports to affect the subject property, but the exact location cannot be determined because of a blanket or incomplete legal description.

21. Notice of Creation of an Agricultural Protection Area recorded May 20, 2002 as Entry No. 1849171 in Book 2233 at Page 820 of Official Records.

(The following exception affects Southerly portion of the land)

22. A 1 1/4 inch pipe for culinary purposes and the right of necessary ingress and egress to and from the well as disclosed by Quit Claim Deed recorded November 17, 2004 as Entry No. 2068688 of Official Records
23. A 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.
24. A Notice of Creation from the Northern Utah Environmental Resource Agency ("NUERA"), dated October 28th, 2014 recorded January 20, 2015 as Entry No. 2718461 of Official Records.
25. A Notice of Creation of the Western Weber Park District, dated July 11th, 2017 recorded August 01, 2017 as Entry No. 2870841 of Official Records.
26. Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured.

LOSS OF PRIORITY under this provision may jeopardize the Company's ability to insure under an ALTA Lenders Policy.

The State Construction Registry discloses the following Preliminary Notice(s): NONE

27. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.

28. Our search of the Public Records finds no outstanding Mortgages affecting the Land.
29. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
30. Water rights, claims or title to water, whether or not shown by the Public Records.

The name(s) Charles L. Ropelato, Louise E. Ropelato and The Charles and Louise Ropelato Family Living Trust, has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein.

The name(s) , 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:

PARCEL 1:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SAID SECTION 21, AND RUNNING THENCE WEST 62 RODS, THENCE SOUTH 40.75 RODS; THENCE EAST 62 RODS; THENCE NORTH 40.75 RODS TO THE PLACE OF BEGINNING.

PARCEL 2:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING 30.5 RODS WEST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21 AND RUNNING THENCE NORTH 45.8 RODS TO THE SOUTH LINE OF THE CENTRAL PACIFIC RAILWAY COMPANY RIGHT-OF-WAY; THENCE WEST ALONG SAID RIGHT-OF-WAY 89.5 RODS; THENCE SOUTH TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 21; THENCE EAST ALONG SAID LINE 89.5 RODS TO PLACE OF BEGINNING.

ALSO A PART OF SECTION 21, TOWNSHIP 6 NORTH OF RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21; THENCE NORTH 68 RODS; THENCE WEST 30 ½ RODS; THENCE SOUTH 68 RODS; THENCE EAST 30 ½ RODS TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING LAND DEEDED TO THE CENTRAL PACIFIC RAILROAD COMPANY FOR ITS RIGHT- OF-WAY BEING A TRACT OF LAND 30.5 RODS BY 300 FEET.

ALSO, A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH ALONG WEST LINE THEREOF TO THE SOUTH LINE OF THE CENTRAL PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE EAST ALONG SAID RIGHT-OF-WAY 10 CHAINS; THENCE SOUTH TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST 10 CHAINS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DISCLOSED IN THAT CERTAIN QUIT CLAIM DEED RECORDED DECEMBER 16, 2020 AS ENTRY NO. 3110592 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 10 CHAINS EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 107 FEET; THENCE NORTH 150 FEET; THENCE EAST 107 FEET; THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 16, 1987 AS ENTRY NO. 996238 IN BOOK 1507 AT PAGE 2210 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1336 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 150 FEET; THENCE NORTH 324 FEET; THENCE EAST 150 FEET; THENCE SOUTH 324 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION WITHIN THE ROAD.

LESS AND EXCEPTING THEREFROM THAT PORTION DISCLOSED IN THAT CERTAIN QUIT-CLAIM DEED RECORDED MARCH 06, 1984 AS ENTRY NO. 903234 IN BOOK 1442 AT PAGE 440 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 1400 SOUTH STREET WHICH IS 33 FEET NORTH AND 586 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE RUNNING NORTH 291 FEET; THENCE WEST 150 FEET; THENCE SOUTH 291 FEET, TO THE NORTH LINE OF SAID STREET, THENCE EAST 150 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DISCLOSED IN THAT CERTAIN QUIT CLAIM DEED RECORDED MARCH 30, 1995 AS ENTRY NO. 1338632 IN BOOK 1751 AT PAGE 1631 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF 1400 SOUTH STREET WHICH IS 33 FEET NORTH AND 280 FEET WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 291 FEET, THENCE WEST 150 FEET, THENCE SOUTH 291 FEET TO THE NORTH LINE OF SAID STREET, THENCE EAST 150 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:

Parcel 1: Vacant Land, UT
Parcel 2:, Ogden, UT 84401