



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: 164817-LMF

1. Effective Date: December 30, 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:
[Shawn Monson Flooring, Inc., a Utah corporation](#)
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: 15-028-0054 (for reference purposes only)

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 2023 are accruing as a lien not yet due and payable under Parcel No. 15-028-0054. Taxes for the year 2022 have been paid in the amount of \$1,959.04 under Parcel No. 15-028-0054.
2. The herein described Land is located within the boundaries of Weber County, Weber Basin Water Conservancy District, West Weber-Taylor Cemetery Maintenance District, Weber County Mosquito Abatement District, Taylor-West Weber Water Improvement District, Weber Fire District, Weber Area Dispatch 911 and Emergency Services District, Western Weber Park 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. Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead transmission lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the East boundary of the subject Land, as evidenced by a visual inspection.
7. Right of Way Easement in favor of the American Telephone and Telegraph, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded June 28, 1929, in Book 3P, at Page 514. (exact location cannot be determined)
8. Restrictive Covenant Precluding the Non-Agricultural Use of Land, recorded September 6, 1996 as Entry No. [1427872](#) in Book 1824 at Page 1321.
9. Notice of Non-Buildable Parcel, dated December 16, 2020 and recorded December 16, 2020 as Entry No. [3110464](#).
10. 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.

**RECORD MATTERS
(CONTINUED)**

NOTE: The following names have been checked for judgments:

Shawn Monson Flooring, Inc., a Utah corporation

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

**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL OF LAND, BEING PART OF AN ENTIRE TRACT OF PROPERTY, PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF THE HIPWELL SUBDIVISION BEING 1756.48 FEET NORTH 89°26'19" WEST ALONG THE SOUTH LINE OF SAID SECTION 9 AND 362.31 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 9, THENCE RUNNING NORTH 89°26'19" WEST 209.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 0°56'30" EAST 398.00 FEET, THENCE SOUTH 89°26'19" EAST 197.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 3600 WEST STREET, THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF 3600 WEST STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 0°56'30" WEST 86.640 FEET (2) ALONG AN ARC 150.80 FEET OF A 1894.06 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 1°20'21" EAST 150.760 FEET (3) ALONG AN ARC 150.80 FEET OF A 1894.06 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 1°20'21" EAST 150.76 FEET (4) SOUTH 0°56'33" WEST 10.00 FEET TO THE POINT OF BEGINNING.