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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: 338-6277000

Charge: \$500.00

Re: Property Owners: TBD

EFFECTIVE DATE: 05/22/2023 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: Karen L. Anderson 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 as to Parcel 1 and an Easement as to Parcel 1A and title thereto is at the effective date hereof vested in:

Douglas L. Hansen and Carolyn D. Hansen, as joint tenants

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 2023 now a lien, not yet due. General property taxes for the year 2022 were paid in the amount of \$1,073.77. Tax Parcel No. 15-024-0018.
8. Any charge upon the land by reason of its inclusion in West Warren/Warren Water Improvement.
9. 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 September 29, 2015 as Entry No. 2758336 of Official Records.

(The following exception affects a portion of the Land)

10. Easements, notes and restrictions as shown on David L. Hansen Estates subdivision plat recorded June 02, 1994 as Entry No. 1295017 in Book 38 of Plats at Page 14.
11. Notice of creation of an Agricultural Protection Area recorded May 27, 2011 as Entry No. 2528667 of Official Records.
12. 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.
13. Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA") and the terms, conditions and limitations contained therein, recorded January 20, 2015 as Entry No. 2718461 of Official Records.
14. A Right of Way as disclosed by Quit Claim Deed recorded May 08, 2015 as Entry No. 2734880 of Official Records.

15. Certificate of Creation of the Western Weber Park District, and the terms, conditions and limitations contained therein, recorded August 01, 2017 as Entry No. 2870841 of Official Records.
16. This exception has been deleted and will not appear in a final report or policy to be issued.
17. 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.

18. 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.

19. Our search of the Public Records finds no outstanding Mortgages affecting the Land.
20. 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.
21. Water rights, claims or title to water, whether or not shown by the Public Records.

The name(s) Douglas L. Hansen and Carolyn D. Hansen, 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 SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT WHICH BEARS SOUTH 0°18'53" WEST (SOUTH) 240.84 FEET ALONG QUARTER SECTION LINE, FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AS MONUMENTED, AND RUNNING THENCE SOUTH 89°41'46" EAST 263.05 FEET, THENCE SOUTH 07°47'07" WEST 131.86 FEET, THENCE SOUTH 0°22'55" WEST 40.11 FEET, THENCE NORTH 88°04'00" WEST 49.83 FEET, THENCE SOUTH 01°16'39" WEST 17.06 FEET, THENCE NORTH 89°41'07" WEST 195.75 FEET, MORE OR LESS, TO SAID QUARTER SECTION LINE, THENCE SOUTH 00°18'53" WEST 256.99 FEET, MORE OR LESS, TO THE PROJECTION OF AN EXISTING FENCE LINE FROM THE EAST, THENCE SOUTH 89°24'35" EAST 592.42 FEET TO AND ALONG SAID FENCE TO A FENCE INTERSECTION, THENCE NORTH 03°24'06" EAST 622.37 FEET ALONG SAID FENCE, THENCE NORTH 89°20'18" WEST 625.93 FEET, MORE OR LESS, TO SAID QUARTER SECTION LINE, THENCE SOUTH 0°18'53" (SOUTH) 178.97 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A 16.5 FOOT WIDE RIGHT OF WAY, FOR THE PURPOSE OF INGRESS AND EGRESS, THE CENTERLINE OF THE FOLLOWING DESCRIBED RIGHT OF WAY IS 8.25 FEET WIDE ON EITHER SIDE OF SAID RIGHT OF WAY AS DISCLOSED IN THAT CERTAIN QUIT CLAIM DEED RECORDED MAY 08, 2015 AS ENTRY NO. 2734880, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS SOUTH 0°18'53" WEST (SOUTH) 427.28 FEET AND SOUTH 89°41'07" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AS MONUMENTED AND RUNNING THENCE SOUTH 89°41'07" EAST 162.75 FEET.

Said property is also known by the street address of:
164 South 3600 West, Ogden, UT 84404



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.