

EGT FILE NO. UT072858JB

**WHEN RECORDED MAIL TO:**

Grantees:

64 N. Canyon Cove

West Point, Ut. 84015

THIS SPACE FOR RECORDING ONLY

**SPECIAL WARRANTY DEED**

**Robert J. Dale and Ann M. Dale** Grantors, of Farmington City, County of ~~Salt Lake~~ <sup>Davis</sup>, State of Utah, Hereby Convey and Warrant against all Claiming by, Through or under ~~XXX~~ them to,

Murphy

**Mark and Natalie Murphy, Husband and Wife as Joint Tenants**, Grantees, of Farmington City, County of Davis ~~Salt Lake~~, State of Utah for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Davis County State of Utah, to-wit

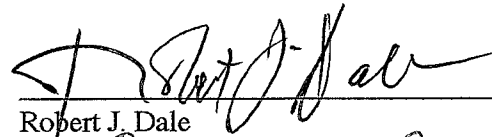
~~08-514-0426~~

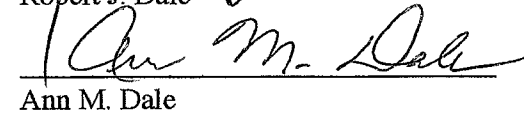
APN: 08-606-0901

See Attached Exhibit "A"

Subject to all easements, restrictions, rights of way, and encumbrances appearing of record, visible on the land or enforceable in law, and subject to 2018 taxes and thereafter. Further, subject to all exceptions to coverage set forth in that certain commitment for title insurance, a copy of which is attached hereto as EXHIBIT "B."

Witness, the hand of said grantors, this 24 day of June, 2018.

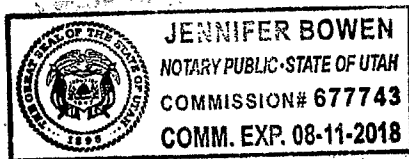
  
Robert J. Dale

  
Ann M. Dale

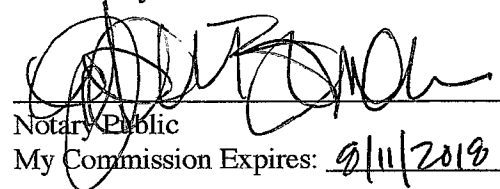
STATE OF UTAH )  
                          )ss:  
COUNTY OF DAVIS )

On this 24<sup>th</sup> day of June, 2018 before me a notary public, personally appeared Robert J. Dale and Ann M. Dale, personally known to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the same.

(Seal)



Witness my hand and official seal

  
Notary Public  
My Commission Expires: 8/11/2018

Eagle Gate Title File No. UT072858JB

## Exhibit "A": Legal Description

LOT 901, OAK WOOD ESTATES PHASE 9, A CONSERVATION SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 08-606-0901

**SCHEDULE B II****EXCEPTIONS**

The Policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment 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, or claiming to be in possession, thereof.
3. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
5. a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights including, but not limited to, easements or equitable servitudes; (d) water rights, claims to water or water rights, whether or not the matters excepted in (a), (b), (c), or (d) are shown by the public records.
6. Any liens, or right to a lien, for services, labor or materials theretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

**Note: Exceptions 1-7 herein will be omitted from an ALTA Extended Lenders Policy**

8. 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

General taxes for the year 2018 are accruing as a lien but are not yet due and payable. Serial No. 08-606-0901. 2017 taxes were previously assessed under a different Serial No. and were paid.

9. Said property is located within the boundaries of Weber Basin Water Conservancy District, Mosquito Abatement District, Central Davis Sewer Improvement District, Farmington Area Pressurized Irrigation District (451-2105) and Farmington City (451-2383), and Farmington City Utah Special Improvement District No. 99-1, and is subject to the charges and assessments levied thereunder.
10. Claim, right title or interest to water or water rights whether or not shown by the Public Records.
11. Leases, grants, exceptions or reservations of minerals or mineral rights appearing in the public records.
12. Notes, Easements, Restrictions, Reservations and Setbacks as set forth on the recorded plat.

(Continued)

## SCHEDULE B II

(Continued)

13. Non-exclusive easements and rights of way which affect the Common Areas as shown on the record of Survey Map (including any amendments and/or supplements thereto) and as set forth in the Declaration (and any Amendments and/or Supplements thereto) as referred to herein.

Exclusive easements which affect the Common Area for "Limited Common Areas" and for facilities which are appurtenant to said Unit, as shown on the Record of Survey Map and as set forth in the Declaration, and any Amendments and/or Supplements to such Record of Survey Map and Declaration as referred to herein.

14. Public utility easement over the Easterly 10.0 feet of subject property, and incidentals, as shown on the recorded plat.
15. Private Drainage easement over the Westerly 10.0 feet of subject property, and incidentals, as shown on the recorded plat.
16. Development Agreement for Oakwood Estates Phase II Subdivision recorded September 12, 2012, as Entry No. 2686649, in Book 5604, at Page 792 of Official Records.

Amendment No. 1 to Development Agreement for Oakwood Estates Phase II Subdivision recorded December 14, 2012, as Entry No. 2707469, in Book 5668, at Page 376 of Official Records.

17. Declaration of Covenants, Conditions and Restrictions recorded June 13, 2018 as Entry No. 3098967, Book 7036, Page 62, records of Davis County, Utah.

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

**NOTE:** There are no outstanding Deeds of Trust showing on the county records for this parcel of property.

**\*\*Any party that has knowledge of any outstanding obligations or loan, including unrecorded Deeds of Trust shall notify the company of such immediately, prior to closing\*\***

**NOTE:**

The following have been checked for outstanding judgment liens and bankruptcy:

Mark Murphy and Natalie Murphy  
Robert J. Dale and Ann M. Dale

There were none found.

(Continued)

## SCHEDULE B II

(Continued)

### CHAIN OF TITLE:

An examination of the official records reveals the following conveyance documents recorded, which affect the subject property in the 24 month period preceding the effective date of this commitment, :

1. A Quit Claim Deed, wherein Lonnie M. Bullard convey(s) to Robert J. Dale and Ann M. Dale , dated February 14, 2018, and recorded February 15, 2018, as Entry Number 3076169, in Book 6953, at Page 196, of official records.
2. A Quit Claim Deed, wherein Robert J. Dale and Ann M. Dale convey(s) to Lonnie M. Bullard, dated February 13, 2018, and recorded February 15, 2018, as Entry Number 3076168, in Book 6953, at Page 192, of official records.
3. A Quit Claim deed, wherein Lonnie M. Bullard and Ann M. Dale convey(s) to Lonnie M. Bullard, Ann M. Dale and Robert J. Dale , dated November 23, 2016, and recorded November 23, 2016, as Entry Number 2984112, in Book 6649, at Page 559, of official records.