

Cache Valley Bank

In House Evaluation Report: Residential Lot

NAME OF APPLICANTS ON LOAN:				DATE			
Julie Locke Isaacson				April 29, 2022			
Property Address:			City:		State:		Zip Code
440 North 2300 West Cir			St George		UT		84770
Assessor's Parcel #		Tax Year:		Tax Value:			
N/A		N/A		N/A			
Assignment Type:		<input checked="" type="checkbox"/> Purchase Transaction		<input type="checkbox"/> Refinance Transaction		<input type="checkbox"/> Other	
Neighborhood Characteristics				One-Unit Housing Trends			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Build-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> < 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Sply
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> < 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> > 6 mths
Site Description							
Area	0.35	Terrain	Flat	View	Average	Location	Average
Inspection Date:		4/29/2022		Extent of Inspection:		Exterior Only	
OPINION OF VALUE			\$360,000				

Paden Greene

Evaluator's Signature

Paden Greene

Evaluator's Name

435-757-3633

Evaluators Phone #

[Signature]

Reviewed By

5/5/2022

Date:

LOAN TO VALUE ANALYSIS			
		EXISTING LIENS WITH	
		TAXES DUE ON PROPERTY	
\$265,000		NEW LOAN AMOUNT	
\$265,000		TOTAL AMOUNT ON PROPERTY	
\$360,000		VALUE OF PROPERTY	
74%	LTV	75%	POLICY LTV
Credit Committee Review		DATE:	

In-House Appraisal Report: Residential Lot

Cache Valley Bank

Loan Applicant: Julie Locke Isaacson

Date: 04/29/22

FEATURE	SUBJECT	COMPARABLE #1		COMPARABLE #2		COMPARABLE #3		COMPARABLE #4	
Address		Address		Address		Address		Address	
440 North 2300 West Cir		Banded Hills Drive #10		Basalt Circle 1027		South 1400 East 26			
St George	UT 84770	St George, UT 84790		St George, UT 84770		St George, UT 84790			
Proximity to Subject		11.40 Miles		8.80 Miles		8.10 Miles		Miles	
Price		3/16/2022	\$395,000	2/18/2022	\$378,000	3/17/2022	\$329,000		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	\$ Adjust	DESCRIPTION	\$ Adjust	DESCRIPTION	\$ Adjust	DESCRIPTION	\$ Adjust
Pricing Source		Sale	\$0	Sale	\$0	Sale	\$0		
Location	Average	Average	\$0	Above Average	-\$24,000	Average	\$0		
Acreage	0.35 Acres	0.38 Acres	\$0	0.40 Acres	-\$800	0.34 Acres	\$0	Acres	
View	Average	Average	\$0	Average	\$0	Average	\$0		
Terrain	Flat	Flat	\$0	Flat	\$0	Flat	\$0		
Sewer/Septic	Public Sewer	Public Sewer	\$0	Public Sewer	\$0	Public Sewer	\$0		
Curb/Gutter/Sidewalk	Curb, Gutter & Sidewalk	Curb, Gutter & Sidewalk	\$0	Curb, Gutter & Sidewalk	\$0	Curb, Gutter & Sidewalk	\$0		
Access	Good	Good	\$0	Good	\$0	Good	\$0		
Gross Adjustments			\$0		\$24,800		\$0		
Net Adjustments					-\$24,800		\$0		
Adjusted Price Estimates			\$395,000		\$353,200		\$329,000		\$0
AVG. ADJUSTED VALUE	\$359,000								

Neighborhood Boundaries	North of the Home Is Sunset BLVD. East of the lot is North Dixie Dr. West of the lot is Claude Dr. With South of the home being Sunbrook Golf club.
Neighborhood Description	Home is surrounded by many single family residences and is located in a nice community of homes. Major amenities nearby include shopping, schools, churches, restaurants, employment opportunities and many more.
Market Conditions	Stable
Highest And Best Use	Residential
Reconciliation	Lot is located in the Villa Bonita Courtyards subdivision. The subject sits on 0.35 acres with flat terrain. All comparables are similar to the subject. Adjustments have been made for location and terrain. Final valuation based on the comparable analysis is determined to be \$360,000.



Subject Front



Subject Street



Additional



Additional

Terrain	View	Location	# of Stories	Garage	# of Cars	Exterior Surface
Flat	Below Average	Below Average		1 Att		1 Siding Only
Sloped	Average	Average		2 Det		2 Blend
Hilly	Above Average	Above Average		3 Blt In		3 Mostly Stucco
	Excellent	Premium		4 Att&Det		4 Mostly Brick
					5	
					6	
					7	
					8	

Extent of Inspection
 Exterior Only
 Interior & Exterior
 Drive By

Quality of Construction

Below Average

Average

Custom Build

Premium Build

Condition of Improvements

Below Average

Average

Above Average

Excellent

New

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
Expires: 10/31/18

SECTION I - LOAN INFORMATION				
1. LENDER/SERVICER NAME AND ADDRESS Customer Number 1000061826 Address CACHE VALLEY BANK, ISAOA 101 N MAIN ST LOGAN, UT 84321-6236 Delivery Method: FDR-COM - WEB		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) Borrower: ISAACSON, JULIE L Determination Address: 440 N 2300 WEST CIR ST GEORGE, UT 84770-7374 WASHINGTON COUNTY APN/Tax ID: SG-VBC-15 Lot: 15 Block: S/D: VILLA BONITA COURTYARDS Phase: Section: Township: Range:		
3. LENDER/SERVICER ID # 22134-1	4. LOAN IDENTIFIER 71026685	5. AMOUNT OF FLOOD INSURANCE REQUIRED		
SECTION II				
A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION				
1. NFIP Community Name SANTA CLARA, CITY OF	2. County(ies) WASHINGTON COUNTY	3. State UT	4. NFIP Community Number 490178	
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME				
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 49053C1007G	2. NFIP Map Panel Effective / Revised Date April 02, 2009	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="radio"/> NO <input type="radio"/> YES (If yes, and LOMC date/no. is available, enter date and case no. below). <div style="display: flex; justify-content: space-between;"> Date: Case Number: </div>		
4. Flood Zone X	5. No NFIP Map <input type="checkbox"/>			
C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)				
1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP 2. <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP). 3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available. CBRA/OPA Designation Date:				
D. DETERMINATION				
IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.				
This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building /mobile home on the NFIP map.				
E. COMMENTS (Optional)		HMDA Information		
		State: 49 County: 053 MSA/MD: 41100 CT: 2705.01 49053270501		
LIFE OF LOAN DETERMINATION This flood determination is provided solely for the use and benefit of the entity named in Section 1, Box 1 in order to comply with the 1994 Reform Act and may not be used or relied upon by any other entity or individual for any purpose, including, but not limited to, deciding whether to purchase a property or determining the value of a property.				
F. PREPARER'S INFORMATION				
NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) <div style="display: flex; align-items: center;"> <div> ServiceLink National Flood 500 E. Border St Third Floor Arlington, TX 76010 </div> </div>			DATE OF DETERMINATION April 29, 2022 ORDER NUMBER 1217631234	
			Phone: 1.800.833.6347 Fax: 1.800.662.6347	



COMMITMENT FOR TITLE INSURANCE
Issued by
FIRST NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First National Title Insurance Company, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

FNTI Form No.: UCom16 ALTA Commitment for Title Insurance Adopted 8/1/2016 Technical Correction 4/2/2018

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- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
- The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

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- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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COMMITMENT FOR TITLE INSURANCE
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FIRST NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A

Transaction Identification Data for reference only:

Issuing Agent: Rampart Title Insurance Agency, LLC
Issuing Office: 1060 S. Main Street, Bldg A, Suite 102A, St. George, UT 84770
ALTA® Universal ID:
Loan ID Number:
Commitment Number: 5878-22
Issuing Office File Number: 5878-22
Property Address: 440 N 2300 Circle W, St. George, UT 84770
Revision Number:

1. Commitment Date: 04/22/2022 at 8:00 AM
2. Policy to be issued:
 - (a) ALTA Homeowner's Policy
Proposed Insured: Julie Locke Isaacson
Proposed Policy Amount: \$360,000.00
Title Premium: \$1,900.00
Endorsements: NONE
 - (b) ALTA Loan Policy
Proposed Insured: Cache Valley Bank
101 North Main, Logan, UT 84321
Proposed Policy Amount: \$265,000.00
Title Premium: \$963.00
Endorsements:

<input checked="" type="checkbox"/> ALTA 9-06	Restrictions, Encroachments, Minerals - Loan	\$25.00
<input checked="" type="checkbox"/> ALTA 8.1-06	Environmental Protection Lien (Residential) - Paragraph b refers to the following state statutes: NONE	\$25.00
<input checked="" type="checkbox"/> ALTA 22-06	(Location) The type of improvement is a one-to-four family residential structure and the street address is as shown above	\$10.00
3. The estate or interest in the Land described or referred to in this Commitment is fee simple.
4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in: Merrill Fausett and Jan Fausett, husband and wife, as joint tenants
5. The Land is described as follows:
See attached Exhibit A.

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Countersigned:

Rampart Title Insurance Agency, LLC
1060 S. Main Street, Bldg A, Suite 102A
St. George, UT 84770

[Handwritten signature]

By: _____
Authorized Countersignature



FIRST NATIONAL TITLE INSURANCE COMPANY

By: *[Handwritten signature]*
J. Christopher Phillips, President/CEO

[Handwritten signature]
Raymond Reece, Chief Financial Officer

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COMMITMENT FOR TITLE INSURANCE
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SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Deed from Merrill Fausett and Jan Fausett, a married couple, to Julie Locke Isaacson, to be executed and recorded at closing.

Duly authorized and executed Deed of Trust from Julie Locke Isaacson, to Cache Valley Bank, securing its loan in the amount of \$265,000.00.

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SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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 record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records, but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) 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. Any adverse claim based upon the assertion that (a) Some portion of the land forms the bed or bank of a navigable river or lake, or lies below the mean high water mark thereof; (b) The boundary of the land has been affected by a change in the course or water level of a navigable river or lake; (c) The land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.
8. 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 the Commitment.
9. General Property Taxes for the year 2020, in the amount of \$1,105.56, are DELINQUENT, plus penalty and interest, as to Tax ID No. SG-VBC-15.

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COMMITMENT FOR TITLE INSURANCE
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SCHEDULE B, PART II (CONTINUED)

Exceptions

10. General Property Taxes for the year 2021, in the amount of \$1,301.55, are DELINQUENT, plus penalty and interest, as to Tax ID No. SG-VBC-15.
11. General Property Taxes for the year 2022, are not a lien, not yet due, as to Tax ID No. SG-VBC-15.
12. Said land is located in St. George City and Tax District No. 08, and is subject to charges made thereby for its Special Service Districts.
13. Easements for public utilities and incidental purposes over said land, and all notes and restrictions as shown on the plat for Villa Bonita Courtyards, Subdivision, of Official Records, and any restrictions of record.
14. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions recorded November 10, 2008 as Entry No. 20080042784 and recorded August 7, 2015 as Entry No. 20150027629 and recorded December 23, 2015 as Entry No. 20150044280, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604©, of the United States Codes.
15. 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 in Schedule B. 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.
16. Deed of Trust from Merrill Fausett and Jan Fausett, as Trustor, in favor of State Bank of Southern Utah, as Trustee and State Bank of Southern Utah, as Beneficiary, to secure the amount of \$102,750.00, dated February 18, 2020, and recorded February 18, 2020, as Entry No. 20200004046, of Official Records.

* * *

The name(s) of: Merrill Fausett and Jan Fausett, and Julie Locke Isaacson, have been checked for judgments and if any were found, would be shown herein.

* * *

NOTE: FOR INFORMATION PURPOSES ONLY: Official records indicate that, except for reconveyances and as indicated herein, the following transfers and/or conveyances of the subject property have taken place within the 24

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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FNTI Form No.: Com16 ALTA Commitment for Title Insurance Adopted 8-01-2016





COMMITMENT FOR TITLE INSURANCE
Issued by
FIRST NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B, PART II (CONTINUED)

Exceptions

months preceding the effective date of this Commitment:

Warranty Deed recorded February 18, 2020 as Entry No. 20200008035 of Official Records

Grantor: Eric Ira Mitchell and Ember Mitchell

Grantee: Merrill Fausett and Jan Fausett

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COMMITMENT FOR TITLE INSURANCE
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EXHIBIT A

Property Description

Lot 15, VILLA BONITA COURTYARDS, according to the Official Plat thereof, on file and of record in the Office of the Washington County Recorder, State of Utah.

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FNTI Form No.: UTCom16 ALTA Commitment for Title Insurance Adopted 8/1/2016 Technical Correction 4/2/2018

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Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of First National Title Insurance Company

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

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FNTI Form No.: UCom16 ALTA Commitment for Title Insurance Adopted 8/1/2016 Technical Correction 4/2/2018

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JOEL DRAXLER

CACHE VALLEY BANK

101 N Main Street

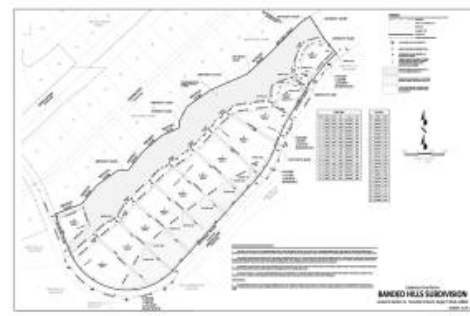
Logan, UT 84321

Office - (435) 753-3020 ext. 4163

jdraxler@cachevalleybank.com

<http://cachevalleybank.com>

License #: 5896750 LA00



Approved by MLS:	Yes	Office Listing #:	BH-10	List Price/Acre:	1,039,473.68
Possession Date:		Short Sale Status:	No		

Geo Lat:	37.043830	Geo Lon:	-113.525246	Cross Street:	
County:	Washington	Subdivision:		Township:	
Range:		Section:		Elementary Schools:	.
Intermediate Schools:	.	Jr. High Schools:	.	Sr. High Schools:	.
Tax ID:	SG-BAN-10	Zoning:		Total Taxes:	0
Tax Year:	2020				

Listing Class:	Subdivided Lot	Lot Acres:	0.38	Aprx SqFt:	16,661
Lot Dimensions:		Price Per Unit \$:		Lot Frontage:	
Lot Depth:		Lot Irregular:		Association Dues:	
Assoc Dues Period:	Annually				

Buyer/Office Comm:	2.50	Buyer/Office Comm Type:	%
---------------------------	------	--------------------------------	---

Seller Concessions:	Sold Price/Acre:	1,039,473.68
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Public Remarks: View lot in Little Valley. Owner/Agent
Directions:

Utilities: Cable TV; Culinary, City; Electricity, City;
 Natural Gas; Sewer
Land Features: Access, Public; CC&R's Available;
 Curb & Gutter; Road Paved; Sidewalk; View City

Zoning: Residential

Terms of Sale: 1031 Exchange; Cash;
 Conventional

List Price: 395,000

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CACHE VALLEY BANK

101 N Main Street

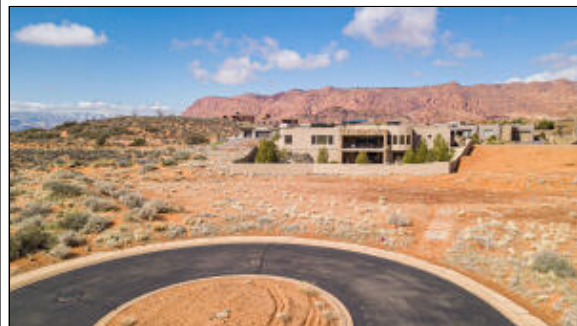
Logan, UT 84321

Office - (435) 753-3020 ext. 4163

jdraxler@cachevalleybank.com

<http://cachevalleybank.com>

License #: 5896750 LA00



Approved by MLS:	Yes	Office Listing #:		List Price/Acre:	972,500
Possession Date:		Short Sale Status:	No		
Geo Lat:	37.195326	Geo Lon:	-113.632715	Cross Street:	
County:	Washington	Subdivision:	LEDGES OF ST GEORGE	Township:	
Range:		Section:		Elementary Schools:	.
Intermediate Schools:	.	Jr. High Schools:	.	Sr. High Schools:	.
Tax ID:	SG-LOSG-10-1027	Zoning:		Total Taxes:	1,128.01
Tax Year:	2021				
Listing Class:	Subdivided Lot	Lot Acres:	0.40	Aprx SqFt:	17,424
Lot Dimensions:		Price Per Unit \$:		Lot Frontage:	
Lot Depth:		Lot Irregular:		Association Dues:	128
Assoc Dues Period:	Annually				
Buyer/Office Comm:	3	Buyer/Office Comm Type:	%		
Seller Concessions:		Sold Price/Acre:	945,000		
Public Remarks: Beautiful Ledges cul-de-sac lot. Gated golf course community full of custom homes. County water fee has been paid, lot is 0.40 acres. Directions: see map					
Utilities: Culinary, City; Electricity, City; Natural Gas; Sewer; Stubbed In Land Features: Access, Public; Assessments Paid; Cul-de-sac; Curb & Gutter; Fenced Part; Road Paved; Sidewalk; Terrain Flat; View Mountains		Engineering: Plat Map Zoning: Residential		Terms of Sale: 1031 Exchange; Cash; Conventional	
List Price:	389,000				

S 1400 E 26, St George, UT 84790

22-229824 Land, Lot & Water Closed \$329,000

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CACHE VALLEY BANK

101 N Main Street

Logan, UT 84321

Office - (435) 753-3020 ext. 4163

jdraxler@cachevalleybank.com<http://cachevalleybank.com>

License #: 5896750 LA00



Approved by MLS:	Yes	Office Listing #:		List Price/Acre:	967,647.06
Possession Date:		Short Sale Status:	No		
Geo Lat:	37.084672	Geo Lon:	-113.524871	Cross Street:	
County:	Washington	Subdivision:		Township:	
Range:		Section:		Elementary Schools:	Crimson View Elementary
Intermediate Schools:	Washington Fields Intermediate	Jr. High Schools:	Crimson Cliffs Middle	Sr. High Schools:	Crimson Cliffs High
Tax ID:	SG-AST-3-26	Zoning:		Total Taxes:	1,113.26
Tax Year:	2022				
Listing Class:	Subdivided Lot	Lot Acres:	0.34	Aprx SqFt:	0
Lot Dimensions:		Price Per Unit \$:		Lot Frontage:	
Lot Depth:		Lot Irregular:		Association Dues:	
Assoc Dues Period:	Annually				
Buyer/Office Comm:	2.35	Buyer/Office Comm Type:	%		
Seller Concessions:		Sold Price/Acre:	967,647.06		
Public Remarks: Bring your own builder to this incredible lot. Washington County Water fee is paid on this lot.					
Directions:					
Utilities: Culinary, City; Electricity, City; Natural Gas; Sewer; Stubbed In		Zoning: Residential		Terms of Sale: Cash; Conventional	
List Price:	329,000				

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