



120974-DMY
File Number ~~92733-KM~~

COMMITMENT FOR TITLE INSURANCE

Nov. 22, 2019

SCHEDULE A

1. Effective Date: ~~April 17, 2017 at 7:30AM~~

2. Policy (or Policies) to be issued:	Policy Amount	Premium
(a) Owner's Policy (ALTA Owners Policy (06/17/06))	TBD	TBD

Proposed Insured:

TBD

(b) Loan Policy

Proposed Insured:

(c) Endorsements \$0

3. The estate or interest in the land described or referred to in this Commitment and covered herein is Fee Simple and title thereto is at the effective date hereof vested in:

BJS VI, LLC, a Utah limited liability company (54238:2000 & 116015:1999)

4. The land referred to in this Commitment is situated in the County of Utah, State of Utah, and is described as follows:

See Exhibit A attached hereto

NOTE(S): Parcel Identification Number: 11-045-0158 and 11-049-0009 (for reference purposes only)

Address: 913 N. Alpine Blvd.
Alpine, 84004



**COTTONWOOD
TITLE**

3340 North Center Street, Suite 100
Lehi, UT 84043

Escrow Officer: Ryan T. Chatwin

Phone: 801 407 8355

Fax: 801 407 8395

Email: rchatwin@cottonwoodtitle.com



File Number 92733-KM

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

- A. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured
- B. Pay us the premiums, fees and charges for the policy. In the event the transaction for which this commitment is furnished cancels, the minimum cancellation fee will be \$125.00.
- C. Pay all taxes, charges and assessments affecting the land that are due and payable.
- D. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- E. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- F. Any additional documentation requested by Cottonwood Title Insurance Agency, Inc. and/or First American Title Insurance Company, its underwriter.

NOTICE TO APPLICANT

The company requires that the following additional requirements be complied with:

① The Company requires for its review a satisfactory copy of the "Operating Agreement" and the regulations of the BJS VI, LLC, and any amendment thereof, a certificate of good standing, and satisfactory evidence of authority of the officers, managers or members to execute the documents.

LLC RAG

② Warranty Deed from BJS VI, LLC, a Utah limited liability company vesting fee simple title in TBD.

WDRSWD



File Number 92733-KM

**SCHEDULE B - SECTION II
EXCEPTIONS**

Schedule B of 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:

NOTE: Exceptions 1-8 will be eliminated in an ALTA Extended Lender's Policy

1. The Lien of Real Estate Taxes or assessments, imposed on the title by a governmental authority, that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
2. Any facts, rights, interests, or claims which are not shown in the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Easements, claims of easement or encumbrances which are not shown in the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the 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 theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing 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.
8. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
9. TAXXPD 2019 \$500.63
Taxes for the year 2017 are accruing as a lien not yet due and payable under Parcel No. 11-045-0158. Taxes for the year 2016 have been paid in the amount of \$367.06 under Parcel No. 11-045-0158. (affects Parcel 1)
10. TAXXPD 2019 \$1,367.06
Taxes for the year 2017 are accruing as a lien not yet due and payable under Parcel No. 11-049-0009. Taxes for the year 2016 have been paid in the amount of \$920.29 under Parcel No. 11-049-0009. (affects Parcel 2)
11. DISUT040
The herein described property is located within the boundaries of Alpine City, Utah County, North Utah County Water Conservancy District, Timpanogos Special Service District, Central Utah Water Conservancy District, Wasatch Mental Health Special Service District, North Utah Valley Animal Shelter Special Service District, and the Utah Valley Dispatch Special Service District, and is subject to any and all charges and assessments levied thereunder.
12. DOCKREC
Agreement by and between the State of Utah, acting through the Utah Water and Power Board and Lehi Irrigation Company of Utah, dated July 25, 1956 and recorded November 9, 1956 as Entry No. 15991 in Book 729 at Page 352. (exact location not disclosed)
DOCKREC
Conveyance of Easement in favor of Utah Water and Power Board for an easement to the full use of the



SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)

irrigation collection and distribution system of the Lehi Irrigation Company, having its source of water supply from American Fork Canyon, Fort and Dry (Alpine) Creeks and incidental purposes, by instrument dated June 18, 1956 and recorded November 9, 1956, as Entry No. 15993, in Book 729, at Page 359. (exact location not disclosed)

EASXREC

- 13 Right of Way Agreement in favor of City of Alpine for a right of way and easement for the purpose of digging a trench along said right of way, and to lay, maintain, operate, repair, remove or replace main pipe line for transportation through across said property and incidental purposes, by instrument dated September 24, 1970 and recorded November 2, 1970, as Entry No. 11500, in Book 1199, at Page 234. (affects Parcel 1)

EASXREC

- 14 Right of Way Agreement in favor of City of Alpine for a right of way and easement for the purpose of digging a trench along said right of way, and to lay, maintain, operate, repair, remove or replace main pipe line for transportation through across said property and incidental purposes, by instrument dated September 29, 1970 and recorded November 2, 1970, as Entry No. 11501, in Book 1199, at Page 235. (affects Parcel 2)

EASXREC

- 15 Easement in favor of Sherman Bennett, his successors, assigns, lessees, licensees and agents for a perpetual easement upon, over, under and across said property and incidental purposes, by instrument dated June 16, 1999 and recorded June 17, 1999, as Entry No. 71031, in Book 5125, at Page 86. (affects Parcel 1)

EASXSUBA

- 16 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 property.

TEXT

- 17 Boundary Line Agreement between Control Inc. and Castle Country Enterprises Inc., of Utah and Gary L. Woodruff, Sonja Woodruff and The Arthur W. Brian Family Trust, Arthur W. Brian and Gwen R. Brian, Trustees, dated March 18, 1987 and recorded April 29, 1987 as Entry No. 16450 in Book 2409 at Page 647. (affects Parcel 1)

TEXT

- 18 Boundary Line Agreement between Control Inc. and Castle Country Enterprises Inc. and Nelson C. Aidukaitis and Julie V. Aidukaitis, dated March 20, 1987 and recorded April 29, 1987 as Entry No. 16451 in Book 2409 at Page 650. (affects Parcel 1)

SURXSUR

- 19
20 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.

19
20 *DOCXREC: 96368:2018*



File Number 92733-KM

**SCHEDULE B - SECTION II
EXCEPTIONS
(Continued)**

NOTE: The following names have been checked for judgments:

TBD

BJS VI, LLC, a Utah limited liability company

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

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

In the event the transaction for which this commitment was ordered "cancels", please refer to Paragraph B under Schedule B, Section 1 for required cancellation fee.

Your order has been assigned to RYAN T. CHATWIN for a full service escrow. For questions concerning the escrow, please contact Cottonwood Title Insurance Agency, Inc. at 801 407 8355.



File Number 92733-KM

EXHIBIT A

PARCEL 1:

Commencing South 2.69 feet and West 1320 feet from the Southeast corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°52'59" West 147.45 feet; thence North 07°54'58" East 30.02 feet; thence North 09°45'14" West 55.71 feet; thence North 37°57'05" East 21.15 feet; thence North 19°42'55" West 30.9 feet; thence along a curve to the right which said chord bears South 76°05'25" East 154.51 feet in which said radius is 467 feet and an arc length of 155.22 feet; thence South 00°07'01" East 92.96 feet to the point of beginning.

PARCEL 2:

Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 19, Township 4 South, Range 2 East, Salt Lake Meridian; thence South 89°51'11" West 122 feet, more or less, along the section line to the center line of the East Field Irrigation Ditch; thence South 13°20' West 393.13 feet along the center line of said ditch; thence East 211 feet, more or less, to the East line of the Northwest quarter of the Northeast quarter of said Section 19; thence North 00°14'40" East along said line 382.84 feet to the beginning.

/

12/2
WHEN RECORDED, MAIL TO:

(6)
L. S. McCULLOUGH, ESQ.
CALLISTER NEBEKER & McCULLOUGH
GATEWAY TOWER EAST SUITE 900
10 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84133

ENT 54238:2000 Pg 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Jul 12 11:01 am FEE 12.00 BY SB
RECORDED FOR CALLISTER NEBEKER & McCULLO

SPECIAL WARRANTY DEED

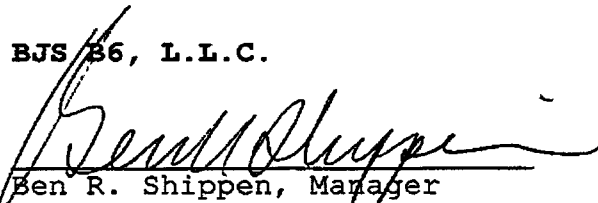
BJS B6, L.L.C., grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to BJS VI, LLC, a Utah limited liability company, grantee, of 984 Sunburst Lane, Alpine, Utah County, State of Utah 84003, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

COMMENCING SOUTH 2.69 FEET AND WEST 1320 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°52'59" WEST 147.45 FEET; THENCE NORTH 7°54'58" EAST 30.02 FEET; THENCE NORTH 9°45'14" WEST 55.71 FEET; THENCE NORTH 37°57'5" EAST 21.15 FEET; THENCE NORTH 19°42'55" WEST 30.9 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH SAID CHORD BEARS SOUTH 76°5'25" EAST 154.51 FEET IN WHICH SAID RADIUS IS 467 FEET AND AN ARC LENGTH OF 155.22 FEET; THENCE SOUTH 0°7'1" EAST 92.96 FEET TO THE POINT OF BEGINNING.

PARCEL #11-045-0158

WITNESS, the hand of said grantor this 5 day of July, 2000.

BJS B6, L.L.C.


Ben R. Shippen, Manager

4
2

4

ENT 116015 BK 5260 PG 199
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Nov 01 1:25 pm FEE 14.00 BY SS
RECORDED FOR CALLISTER NEBEKER & MC CULL

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, ESQ.
CALLISTER NEBEKER & McCULLOUGH
GATEWAY TOWER EAST SUITE 900
10 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84133

SPECIAL WARRANTY DEED

BEN R. SHIPPEN AND JOAN B. SHIPPEN, TRUSTEES OF THE BEN R. SHIPPEN TRUST and JOAN B. SHIPPEN AND BEN R. SHIPPEN, TRUSTEES OF THE JOAN B. SHIPPEN TRUST, grantors, of Utah County, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under them, to BJS VI, LLC, grantee, of 984 Sunburst Lane, Alpine, Utah County, State of Utah 84003, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

COM NE COR NW 1/4 OF NE 1/4 SEC 19, T4S, R2E, SLM; S 89 DEG 51'11" W 122 FT M OR L ALONG SEC LINE TO CEN LINE OF E FIELD IRRIGATION DITCH; S 13 DEG 20' W 393.13 FT ALONG CEN LINE OF SD DITCH; E 211 FT M OR L TO E LINE OF NW 1/4 OF NE 1/4 OF SD SECTION 19; N 14'40" E ALONG SD LINE 382.84 FT TO BEG. AREA 1.45 ACRES.

WITNESS, the hands of said grantors this 29 day of July, 1999.

THE BEN R. SHIPPEN TRUST

[Signature]
Ben R. Shippen, Trustee

[Signature]
Joan B. Shippen, Trustee

THE JOAN B. SHIPPEN TRUST

[Signature]
Joan B. Shippen, Trustee



PROPERTY INFORMATION

[mobile view](#)

Serial Number: 11:045:0158 **Serial Life:** 1999...

Property Address: 913 N ALPINE BLVD - ALPINE
Mailing Address: 165 N 1330 W # D3 OREM, UT 84057-5115
Acreage: 0.389045
Last Document: [16452-1987](#)

[Subdivision Map Filing](#)

Legal Description: COM S 2.69 FT & W 1320 FT FR SE COR. SEC. 18 T4S R2E SLB&M.; S 89 DEG 52' 59" W 147.45 FT; N 7 DEG 54' 58" E 30.02 FT; N 9 DEG 45' 14" W 55.71 FT; N 37 DEG 57' 5" E 21.15 FT; N 19 DEG 42' 55" W 30.9 FT; ALONG A CURVE TO R (CHORD BEARS: S 76 DEG 5' 25" E 154.51 FT, RADIUS = 467 FT) ARC LENGTH = 155.22 FEET; S 0 DEG 7' 1" E 92.96 FT TO BEG. AREA 0.389 AC.

Owner Names	Value History	Tax History	Location	Photos	Documents									
						Year	General Taxes	Adjustments	Net Taxes	Fees	Payments	Tax Balance*	Balance Due	Tax District
						2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	040 - ALPINE CITY
						2019	\$500.63	\$0.00	\$500.63	\$0.00	\$500.63	\$0.00	\$0.00	040 - ALPINE CITY
						2018	\$496.18	\$0.00	\$496.18	\$0.00	\$496.18	\$0.00	\$0.00	040 - ALPINE CITY
						2017	\$342.21	\$0.00	\$342.21	\$0.00	\$342.21	\$0.00	\$0.00	040 - ALPINE CITY
						2016	\$367.06	\$0.00	\$367.06	\$0.00	\$367.06	\$0.00	\$0.00	040 - ALPINE CITY
						2015	\$388.02	\$0.00	\$388.02	\$0.00	\$388.02	\$0.00	\$0.00	040 - ALPINE CITY
						2014	\$226.06	\$0.00	\$226.06	\$0.00	\$226.06	\$0.00	\$0.00	040 - ALPINE CITY
						2013	\$244.10	\$0.00	\$244.10	\$0.00	\$244.10	\$0.00	\$0.00	040 - ALPINE CITY
						2012	\$251.04	\$0.00	\$251.04	\$0.00	\$251.04	\$0.00	\$0.00	040 - ALPINE CITY
						2011	\$249.76	\$0.00	\$249.76	\$0.00	\$249.76	\$0.00	\$0.00	040 - ALPINE CITY
						2010	\$430.70	\$0.00	\$430.70	\$0.00	\$430.70	\$0.00	\$0.00	040 - ALPINE CITY
						2009	\$396.13	\$0.00	\$396.13	\$0.00	\$396.13	\$0.00	\$0.00	040 - ALPINE CITY
						2008	\$365.71	\$0.00	\$365.71	\$0.00	\$365.71	\$0.00	\$0.00	040 - ALPINE CITY
						2007	\$358.51	\$0.00	\$358.51	\$0.00	\$358.51	\$0.00	\$0.00	040 - ALPINE CITY
						2006	\$281.41	\$0.00	\$281.41	\$0.00	\$281.41	\$0.00	\$0.00	040 - ALPINE CITY
						2005	\$228.74	\$0.00	\$228.74	\$0.00	\$228.74	\$0.00	\$0.00	040 - ALPINE CITY
						2004	\$100.90	\$0.00	\$100.90	\$0.00	\$100.90	\$0.00	\$0.00	040 - ALPINE CITY
						2003	\$98.88	\$0.00	\$98.88	\$0.00	\$98.88	\$0.00	\$0.00	040 - ALPINE CITY
						2002	\$90.09	\$0.00	\$90.09	\$0.00	\$90.09	\$0.00	\$0.00	040 - ALPINE CITY
						2001	\$88.74	\$0.00	\$88.74	\$0.00	\$88.74	\$0.00	\$0.00	040 - ALPINE CITY
						2000	\$87.47	\$0.00	\$87.47	\$0.00	\$87.47	\$0.00	\$0.00	040 - ALPINE CITY
						1999	\$87.12	\$0.00	\$87.12	\$0.00	\$87.12	\$0.00	\$0.00	040 - ALPINE CITY

* Note: Original tax amount (Does not include applicable interest and/or fees).

[Additional Information](#) ▼

[Main Menu](#)

Comments or Concerns on Value/Appraisal - [Assessor's Office](#)
 Documents/Owner/Parcel information - [Recorder's Office](#)
[Address Change for Tax Notice](#)



PROPERTY INFORMATION

[mobile view](#)

Serial Number: 11:049:0009 **Serial Life:** 1981...

Property Address:

Mailing Address: 165 N 1330 W # D3 OREM, UT 84057-5115

Acreage: 1.45

Last Document: [1-1980](#)

[Subdivision Map Filing](#)

Legal Description: COM NE COR NW 1/4 OF NE 1/4 SEC 19, T4S, R2E, SLM; S 89 DEG 51'11" W 122 FT M OR L ALONG SEC LINE TO CEN LINE OF E FIELD IRRIGATION DITCH; S 13 DEG 20' W 393.13 FT ALONG CEN LINE OF SD DITCH; E 211 FT M OR L TO E LINE OF NW 1/4 OF NE 1/4 OF SD SEC 19; N 14'40" E ALONG SD LINE 382.84 FT TO BEG. AREA 1.45 ACRES.

Owner Names	Value History	Tax History	Location	Photos	Documents				
	Year	General Taxes	Adjustments	Net Taxes	Fees	Payments	Tax Balance*	Balance Due	Tax District
	2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	040 - ALPINE CITY
	2019	\$1,367.06	\$0.00	\$1,367.06	\$0.00	\$1,367.06	\$0.00	\$0.00	040 - ALPINE CITY
	2018	\$1,383.59	\$0.00	\$1,383.59	\$0.00	\$1,383.59	\$0.00	\$0.00	040 - ALPINE CITY
	2017	\$857.99	\$0.00	\$857.99	\$0.00	\$857.99	\$0.00	\$0.00	040 - ALPINE CITY
	2016	\$920.29	\$0.00	\$920.29	\$0.00	\$920.29	\$0.00	\$0.00	040 - ALPINE CITY
	2015	\$972.83	\$0.00	\$972.83	\$0.00	\$972.83	\$0.00	\$0.00	040 - ALPINE CITY
	2014	\$790.08	\$0.00	\$790.08	\$0.00	\$790.08	\$0.00	\$0.00	040 - ALPINE CITY
	2013	\$853.13	\$0.00	\$853.13	\$0.00	\$853.13	\$0.00	\$0.00	040 - ALPINE CITY
	2012	\$910.02	\$0.00	\$910.02	\$0.00	\$910.02	\$0.00	\$0.00	040 - ALPINE CITY
	2011	\$905.38	\$0.00	\$905.38	\$0.00	\$905.38	\$0.00	\$0.00	040 - ALPINE CITY
	2010	\$2,919.81	\$0.00	\$2,919.81	\$0.00	\$2,919.81	\$0.00	\$0.00	040 - ALPINE CITY
	2009	\$2,685.43	\$0.00	\$2,685.43	\$0.00	\$2,685.43	\$0.00	\$0.00	040 - ALPINE CITY
	2008	\$2,479.24	\$0.00	\$2,479.24	\$0.00	\$2,479.24	\$0.00	\$0.00	040 - ALPINE CITY
	2007	\$2,430.43	\$0.00	\$2,430.43	\$0.00	\$2,430.43	\$0.00	\$0.00	040 - ALPINE CITY
	2006	\$2,730.44	(\$219.36)	\$2,511.08	\$0.00	\$2,544.88	\$0.00	\$0.00	040 - ALPINE CITY
	2005	\$797.28	\$0.00	\$797.28	\$0.00	\$797.28	\$0.00	\$0.00	040 - ALPINE CITY
	2004	\$753.79	\$0.00	\$753.79	\$0.00	\$753.79	\$0.00	\$0.00	040 - ALPINE CITY
	2003	\$738.69	\$0.00	\$738.69	\$0.00	\$738.69	\$0.00	\$0.00	040 - ALPINE CITY
	2002	\$673.04	\$0.00	\$673.04	\$0.00	\$673.04	\$0.00	\$0.00	040 - ALPINE CITY
	2001	\$662.97	\$0.00	\$662.97	\$0.00	\$662.97	\$0.00	\$0.00	040 - ALPINE CITY
	2000	\$646.83	\$0.00	\$646.83	\$0.00	\$646.83	\$0.00	\$0.00	040 - ALPINE CITY
	1999	\$644.26	\$0.00	\$644.26	\$0.00	\$644.26	\$0.00	\$0.00	040 - ALPINE CITY
	1998	\$619.73	\$0.00	\$619.73	\$0.00	\$619.73	\$0.00	\$0.00	040 - ALPINE CITY
	1997	\$616.53	\$0.00	\$616.53	\$0.00	\$616.53	\$0.00	\$0.00	040 - ALPINE CITY
	1996	\$578.51	\$0.00	\$578.51	\$0.00	\$578.51	\$0.00	\$0.00	040 - ALPINE CITY
	1995	\$594.07	\$0.00	\$594.07	\$0.00	\$594.07	\$0.00	\$0.00	040 - ALPINE CITY
	1994	\$451.49	\$0.00	\$451.49	\$0.00	\$451.49	\$0.00	\$0.00	040 - ALPINE CITY
	1993	\$426.62	\$0.00	\$426.62	\$0.00	\$426.62	\$0.00	\$0.00	040 - ALPINE CITY
	1992	\$398.52	\$0.00	\$398.52	\$0.00	\$398.52	\$0.00	\$0.00	040 - ALPINE CITY
	1991	\$364.55	\$0.00	\$364.55	\$0.00	\$364.55	\$0.00	\$0.00	040 - ALPINE CITY
	1990	\$329.87	\$0.00	\$329.87	\$0.00	\$329.87	\$0.00	\$0.00	040 - ALPINE CITY
	1989	\$333.02	\$0.00	\$333.02	\$0.00	\$333.02	\$0.00	\$0.00	040 - ALPINE CITY
	1988	\$334.31	\$0.00	\$334.31	\$0.00	\$334.31	\$0.00	\$0.00	040 - ALPINE CITY

When recorded return to:
Alpine City
20 N. Main
Alpine, UT 84004



CHANGE OF ADDRESS AFFIDAVIT

Utah County Recorder's Office
100 East Center Street
Provo, UT 84606



ENT 96368:2018 PG 1 of 1
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Oct 08 11:55 am FEE 0.00 BY SW
RECORDED FOR ALPINE CITY CORPORATION

RE: Parcel # 11:045:0158

To whom it may concern:

Please accept this affidavit of address correction for the parcel identified above.

Old Property Address: N/A

New Property Address: **913 North Alpine Boulevard**

Legal Description: COM S 2.69 FT & W 1320 FT FR SE COR. SEC. 18 T4S R2E SLB&M.; S 89 DEG 52' 59" W 147.45 FT; N 7 DEG 54' 58" E 30.02 FT; N 9 DEG 45' 14" W 55.71 FT; N 37 DEG 57' 5" E 21.15 FT; N 19 DEG 42' 55" W 30.9 FT; ALONG A CURVE TO RIGHT (CHORD BEARS S 76 DEG 5' 25" E 154.51 FT) RADIUS 467 FT ARC LENGTH OF 155.22 FT; S 0 DEG 7' 1" E 92.96 FT TO POINT OF BEGINNING.

Dated: September 18, 2018

Alpine City

Jed Muhlestein, P.E.
City Engineer

State of Utah)
 : ss
Count of Utah)

The foregoing instrument was acknowledged before me this 18th day of September, 2018, by Jed Muhlestein, Alpine City Engineer.

NOTARY PUBLIC

My commission expires: 05-15-22
Residing at: Alpine City





ABSTRACT INFORMATION FOR SERIAL # 11:045:0158

[Main Menu](#)

Owner Name: BJS VI LLC
 Property Address: 913 N ALPINE BLVD - ALPINE
 Mailing Address: 165 N 1330 W # D3 - OREM, UT 84057-5115
 Tax Legal Description: COM S 2.69 FT & W 1320 FT FR SE COR. SEC. 18 T4S R2E SLB&M.; S 89 DEG 52' 59" W 147.45 FT; N 7 DEG 54' 58" E 30.02 FT; N 9 DEG 45' 14" W 55.71 FT; N 37 DEG 57' 5" E 21.15 FT; N 19 DEG 42' 55" W 30.9 FT; ALONG A CURVE TO R (CHORD BEARS: S 76 DEG 5' 25" E 154.51 FT, RADIUS = 467 FT) ARC LENGTH = 155.22 FEET; S 0 DEG 7' 1" E 92.96 FT TO BEG. AREA 0.389 AC.

Newest to Oldest [\(Reverse Order\)](#)

Grantor ..Grantee Comments	Entry No Book Page Kind of Inst	Inst Date Rec Date Rec Time	Consideration Satisfaction Tie Entry No
ALPINE CITY CORPORATION ..WHOM OF INTEREST	<u>96368-2018</u> 0 AF	09/18/2018 10/08/2018 11:55 am	\$0 * -
STATE OF UTAH ..WHOM OF INTEREST <i>DS</i>	<u>114949-2008</u> 0 CT	10/20/2008 10/22/2008 03:02 pm	\$0 <u>0 0</u>
BOARD OF COUNTY COMMISSIONERS UTAH COUNTY ..WHOM OF INTEREST <i>DS</i>	<u>107508-2008</u> 0 RESOL	09/30/2008 09/30/2008 02:35 pm	\$0 <u>0 0</u>
BJS B6 LLC ..BJS VI LLC <i>Vestig</i>	<u>54238-2000</u> 0 SP WD	07/05/2000 07/12/2000 11:01 am	\$10 * -
NIELD, LON S ..BJS B6 LLC	<u>72161-1999</u> 5128 39 WD	06/14/1999 06/21/1999 03:42 pm	\$10 -
NIELD, LON S ..BENNETT, SHERMAN	<u>71031-1999</u> 5125 86 EAS	06/16/1999 06/17/1999 11:41 am	\$0 -
NIELD, PATRICIA ..NIELD, LON S	<u>107146-1998</u> 4821 591 QCD W	10/20/1998 10/21/1998 01:30 pm	\$10 -
NIELD, PATRICIA & LON L (ET AL) ..ALPINE BOULEVARD LDS CHURCH	<u>65827-1998</u> 4689 0 S PLAT	06/25/1996 07/01/1998 09:16 am	\$0 <u>16452 1987</u>

Remainder From: 11:045:0019

Additional Information ▾

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 Documents/Owner/Parcel information - [Recorder's Office](#)


ABSTRACT INFORMATION FOR SERIAL # 11:049:0009
[Main Menu](#)

Owner Name: BJS VI LLC
 Property Address:
 Mailing Address: 165 N 1330 W # D3 - OREM, UT 84057-5115
 Tax Legal Description: COM NE COR NW 1/4 OF NE 1/4 SEC 19, T4S, R2E, SLM; S 89 DEG 51'11" W 122 FT M OR L ALONG SEC LINE TO CEN LINE OF E FIELD IRRIGATION DITCH; S 13 DEG 20' W 393.13 FT ALONG CEN LINE OF SD DITCH; E 211 FT M OR L TO E LINE OF NW 1/4 OF NE 1/4 OF SD SEC 19; N 14'40" E ALONG SD LINE 382.84 FT TO BEG. AREA 1.45 ACRES.

Newest to Oldest (Reverse Order)

Grantor ..Grantee Comments	Entry No Book Page Kind of Inst	Inst Date Rec Date Rec Time	Consideration Satisfaction Tie Entry No
STATE OF UTAH ..WHOM OF INTEREST <i>DS</i>	<u>114949-2008</u> 0 CT	10/20/2008 10/22/2008 03:02 pm	\$0 0.0
BOARD OF COUNTY COMMISSIONERS UTAH COUNTY ..WHOM OF INTEREST <i>DS</i>	<u>107508-2008</u> 0 RESOL	09/30/2008 09/30/2008 02:35 pm	\$0 0.0
* BEN R SHIPPEN TRUST (ET AL) ..BJS VI LLC <i>Verify</i>	<u>116015-1999</u> 5260 199 SP WD	07/29/1999 11/01/1999 01:25 pm	\$10 -
SHIPPEN, BEN R & JOAN ..SHIPPEN, BEN R & JOAN B TEE (ET AL)	<u>93597-1999</u> 5191 191 SP WD	07/29/1999 08/23/1999 11:54 am	\$10 -
UTAH COUNTY COMMISSIONERS ..WHOM OF INTEREST <i>DS</i>	<u>76846-1995</u> 3811 791 RESOL	11/06/1995 11/08/1995 09:14 am	\$0 0.0
DESERET BANK TEE ..PALMER, VICTOR M & JOANN **ERROR IN DESC (I.N.)**	<u>9349-1991</u> 2771 251 REC	11/13/1990 03/15/1991 02:46 pm	\$0 <u>R Book 1503 Page 370</u> <u>25665 1976</u>
SHIPPEN, BEN R & JOAN B (ET AL) ..SHIPPEN, JOAN B TEE *** IMPORTANT NOTICE ***	<u>5960-1983</u> 2033 518 QCD	02/15/1983 03/04/1983 08:42 am	\$10 <u>17775 1981</u>
BATEMAN, HAROLD C & LYNN C ..SHIPPEN, BEN R & JOAN	<u>17775-1981</u> 1920 222 WD	06/01/1981 06/18/1981 03:09 pm	\$10 <u>21014 1974</u>

Additional Information ▼

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 Address Change for Tax Notice

BJS VI, LLC

[Update this Business](#)

Entity Number: 2066783-0160

Company Type: LLC - Domestic

Address: 165 N 1330 W STE D-3 OREM, UT 84057

State of Origin: UT

Registered Agent: DAVID SEAN SHIPPEN

Registered Agent Address:

165 N 1330 W #D3

OREM, UT 84057

[View Management Team](#)

Status: Active

[Purchase Certificate of Existence](#)

Status: Active  as of 07/23/2019

Renew By: 06/30/2020

Status Description: Current

The "Current" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

Employment Verification: Not Registered with Verify Utah

History

[View Filed Documents](#)

Registration Date: 06/16/1999

Last Renewed: 07/23/2019

Additional Information

NAICS Code: 9999 **NAICS Title:** 9999-Nonclassifiable Establishment

[<< Back to Search Results](#)

Search by:

[Search Hints](#)

Business Name:

Registered Principals

Name	Type	City	Status
BJS VI, LLC	Limited Liability Company	OREM	Active

Position	Name	Address	
Manager	DAVID S. SHIPPEN		Unknown NA 00000
Registered Agent	DAVID SEAN SHIPPEN	165 N 1330 W #D3	OREM UT 84057
Manager	JOAN B SHIPPEN	984 SUNBURST LN	ALPINE UT 84003
Manager	STEPHEN R. SHIPPEN		Unknown NA 00000

If you believe there may be more principals, click here to [View Filed Documents](#)

Search by:

Business Name:

UTAH STATE
CONSTRUCTION REGISTRY

View a Project by Parcel Number

To improve your search, use multiple variations of the same parcel number such as with dashes, colons, and with only numbers.

Example: Search for all of these at the same time 12-1234-1234, 12:1234:1234, 1212341234.

County:

Parcel Numbers:

REQUIRED

110450158, 11-045-0158,
11:045:0158110490009, 11-049-0009,
11:049:0009

Don't know your parcel number? [Click here.](#)

No results found. This search was completed on: 12/13/2019.

****Some counties require the dashes for the parcel number to be unique: Kane, Millard, Sevier, Summit and Washington. Example A1-123-12 is not the same Parcel Number as A1-1231-2**

Utah Court Case Search Search Tips

Jurisdiction
 Show Date Range Panel

Search Type
 Search Scope
 County

Case Number
 Case Type
 Citation Number

Last Name / Company
 First Name
 Birth Date

1

Search Results

County	Court Location	Case Type	Case Number †	Filing Date	First Name	Last Name	Birth Date	Party Code	Case History / Documents
UTAH	American Fork District	SC	048200599	2004-05-24		BJS VI LLC		PLA <i>NA</i>	View
UTAH	Provo District	EV	050401321	2005-04-26		BJS VI LLC		PLA <i>NA</i>	View
UTAH	Provo District	CD	100401130	2010-03-29		BJS VI LLC		DEF <i>NA</i>	View

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

52:168:0014
 CHRISTENSEN, KATHLEEN...
 991 E SUNBURST LA - ALPINE
 Value: \$1,335,700 -- 3.2 acres
 Vesting - 76450-2014

52:168:0005
 SHIPPEN, JOAN B...
 964 E SUNBURST LA - ALPINE
 Value: \$1,359,200 -- 3.6 acres
 Vesting - 93596-1999

11:045:0158
 BUS VI LLC...
 Value: \$34,700 -- 0.39 acres
 Vesting - 54238-2000

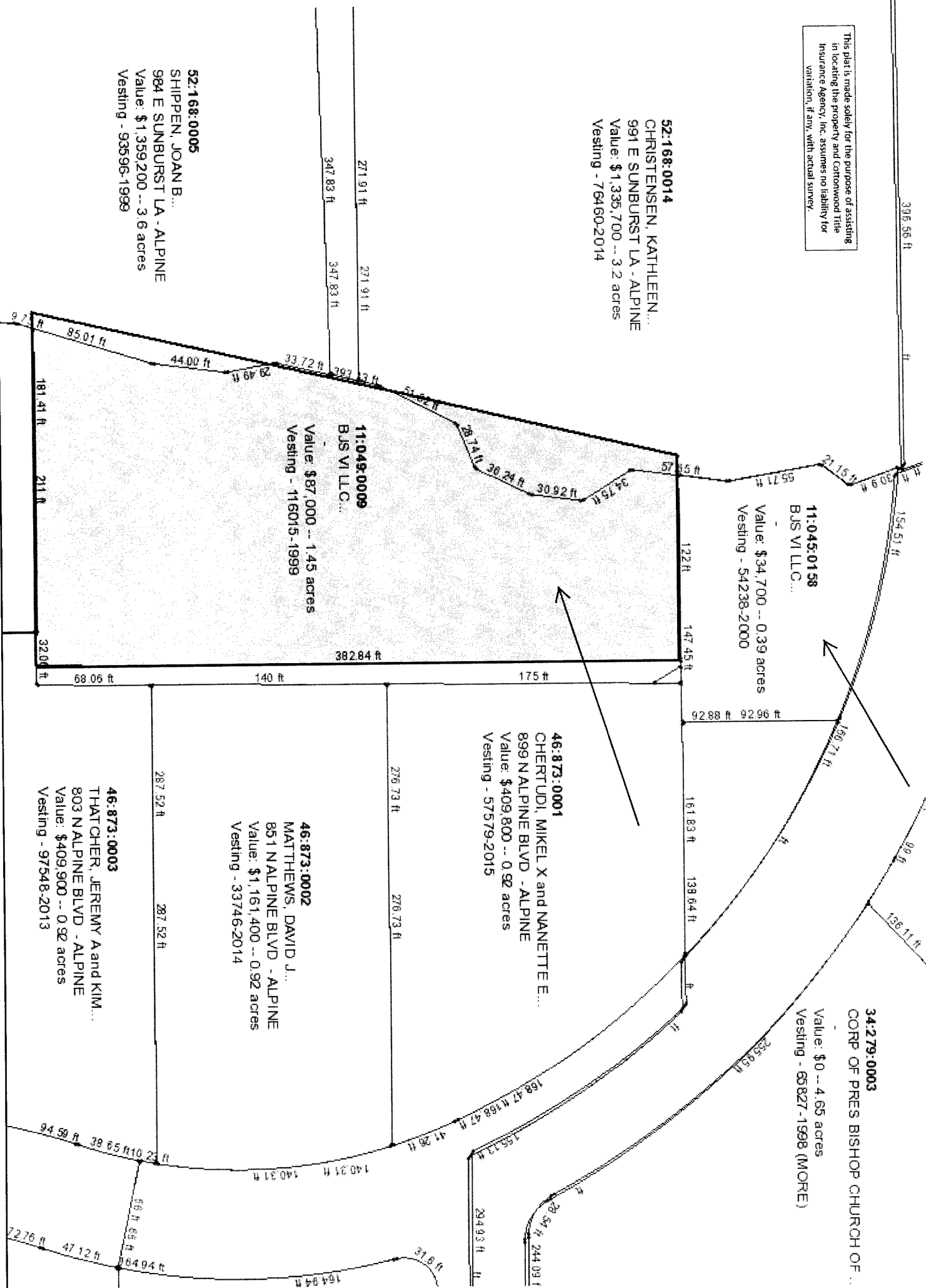
11:048:0009
 BUS VI LLC...
 Value: \$87,000 -- 1.45 acres
 Vesting - 116015-1999

46:873:0001
 CHERTUDI, MIKEL X and NANETTE E...
 899 N ALPINE BLVD - ALPINE
 Value: \$409,800 -- 0.92 acres
 Vesting - 57579-2015

46:873:0002
 MATTHEWS, DAVID J...
 851 N ALPINE BLVD - ALPINE
 Value: \$1,161,400 -- 0.92 acres
 Vesting - 33746-2014

46:873:0003
 THATCHER, JEREMY A and KIM...
 803 N ALPINE BLVD - ALPINE
 Value: \$409,900 -- 0.92 acres
 Vesting - 97548-2013

34:279:0003
 CORP OF PRES BISHOP CHURCH OF ...
 Value: \$0 -- 4.65 acres
 Vesting - 65827-1998 (MORE)



Utah County Parcel Map

110490009

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

Date: 5/15/2017

