

Ent 280244 Bk 0738 Pg 0209-0210
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2005 FEB 25 2:55pm Fee 12.00 MWC
FOR FIRST AMERICAN TITLE HEBER

Recording Requested by:
First American Title Insurance Agency, LLC
81 South Main Street
Heber, UT 84032
(435) 654-1414

AFTER RECORDING RETURN TO:
Steven L. Leatham and Jamie K. Leatham
907 East 220 North
Heber City, UT 84032

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **380-4427660 (mle)**
A.P.N.: **OTM-2108**

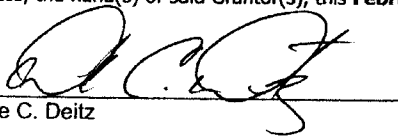
Duke C. Deitz and Kathryn A. Deitz, Grantor, of 907 E. 220 N., Wasatch County, State of Utah, hereby CONVEY AND WARRANT to _____ with right of survivorship

Steven L. Leatham and Jamie Leatham, husband and wife as joint tenants, Grantee, of **Heber City**, Wasatch County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Wasatch** County, State of **Utah**:

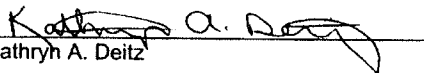
LOT 108, TIMP MEADOWS NORTH SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2005** and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 18th**, **2005**.



Duke C. Deitz



Kathryn A. Deitz

Trust Recd
Legal

Loan Number: 26400001659

EXHIBIT A

This is Exhibit A a mortgage transaction in favor of JPMorgan Chase Bank, N.A., dated 02/05/2007, and executed by **STEVEN L. LEATHAM** and **JAMIE LEATHAM**.

Clerk: If detached from the above-described document, please return to
JPMorgan Chase Bank, N.A.
HE Post Closing, KY2-1606
PO Box 11606
Lexington, KY 40576-1606

Description of Property

LOT 108, TIMP MEADOWS NORTH SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

Said property is also known by the street address of:
907 East 220 North, Heber City, UT 84032

Tax I.D.# OTM-2108

**WASATCH COUNTY CORPORATION
Tax Roll Master Record**

January 20, 2022

9:42:33AM

Parcel: 00-0015-9033	Serial #:0TM-2108-0-032-035	Entry: 280244
Name: LEATHAM STEVEN & JAMIE (JT)		
c/o Name:	Grid Address	
Address 1: 907 E 220 N	907 E 220 N	
Address 2:	HEBER	
City State Zip: HEBER CITY	UT 84032-3037	Acres: 0.22
Mortgage Co: CORELOGIC		
Status: Active	Year: 2022	District: 003 HEBER CITY DISTRICT
		0.012736

Owners	Interest	Entry	Date of Filing	Comment
LEATHAM STEVEN L		280244	02/25/2005	(0738/0209)
LEATHAM JAMIE		280244	02/25/2005	(0738/0209)

Property Information	2022 Values & Taxes				2021 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BR01 PRIMARY HOME	0.00	316,114	173,863	2,214.32	316,114	173,863	2,214.32
LR01 PRIMARY LAND	0.22	125,000	68,750	875.60	125,000	68,750	875.60
Totals:	0.22	441,114	242,613	3,089.92	441,114	242,613	3,089.92

Property Type	Year Built	Square Footage	Basement Size	Building Type
BR01 PRIMARY HOME	1998	1,643	1,600	ONE STORY

**** ATTENTION !! ****	2022 Taxes:	3,089.92	2021 Taxes:	3,089.92
Tax Rates for 2022 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2022 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	Special Fees:	0.00	Review Date	
	Penalty:	0.00	04/01/2020	
	Abatements: (0.00)		
	Payments: (0.00)		
	Amount Due:	3,089.92	NO BACK TAXES!	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

LOT #108, TIMP MEADOWS NORTH PHASE 2 AREA: 0.22 ACRES

PAGE () INDEX () ABSTRACT () PLAT () CHECK ()

DECLARATION OF PROTECTIVE COVENANTS

FOR
TIMP MEADOWS NORTH ESTATES
PHASES 1 AND 200193604 Bk00346 Pg00058-0006
WASATCH CO RECORDER-ELIZABETH M PARCEL
1997 APR 11 11:58 AM FEE \$139.00 BY T
REQUEST: FIRST AMERICAN TITLE COMPANY

- 1) GENERAL PURPOSES: These covenants are made for the purpose of creating and keeping the subdivision, insofar as possible, desirable, attractive, beneficial and suitable in architectural design, materials and appearances; and guarding against unnecessary interference with the natural beauty of the subdivision; all for the mutual benefit and protection of the owners of lots in the subdivision.
- 2) TEMPORARY BUILDINGS: No building of a temporary nature or trailer, camper, or overnight camping shall be permitted to be erected or placed upon the property without written permission of the Environmental Architectural Design and Construction Control Committee hereinafter referred to as Committee.
- 3) ANIMALS: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes. Any exception, if any, must be made with the written consent of the Committee.
- 4) RESIDENTIAL USE: No building shall be used for any purpose other than residential except as permitted by the regulations of the Committee. No lot shall be used for any purpose except single dwelling residential units and no lot shall be used as a trailer park, camping site or the like.
- 5) ENVIRONMENTAL ARCHITECTURAL DESIGN AND CONSTRUCTION CONTROL COMMITTEE: S. Y. and Betty Kimball and Jeff and Tracy Kimball are hereby designated and appointed as the Environmental Architectural Design and Construction Control Committee. Replacements shall be by unanimous decision by the remaining members. All decisions of the committee shall be by unanimous approval provided, however, that approval shall not be withheld arbitrarily, capriciously or in any manner so as to limit or restrict the development of said subdivision so long as said development is in keeping with the general surroundings, the architectural design and standards all as more particularly hereinafter defined.
- 6) APPROVAL OF CONSTRUCTION PLANS: All plans and specifications for any structure or improvement whatsoever to be erected on or moved upon or to any lot, and proposed location thereof on any lot or lots, the construction material, the roofs and exterior color schemes, and later changes or additions after initial approval thereof and remodeling, reconstruction, alterations, or additions thereto on any lot shall be subject to and shall require the approval in writing of the Committee before work is commenced.
- A complete set of plans and specifications of any proposed improvement including plot plan showing the location of the improvements upon any lot together with the proposed construction materials, color scheme for roofs and exterior and proposed landscaping shall be submitted to the Committee for approval or disapproval.

The Committee shall approve or disapprove plans, specifications and details within twenty (20) days of the receipt of said plans. The Committee shall have the right to disapprove any plans, specifications or details submitted to it in the event the same are not in accordance with all of the provisions of these restrictions; if the design or color scheme of the proposed building or other structure is not in harmony with the general surroundings of such lot or with the adjacent buildings or structures; if the plans and specifications submitted are incomplete; or in the event the Committee deems the plans, specifications or details, or any part thereof to be contrary to the interests, welfare or rights of all or any part of the real property subject hereto, or the owner thereof, said plans may be disapproved. The decisions of the Committee shall be

After Recording Return To:
COUNTRYWIDE HOME LOANS, INC.
MS SV-79 DOCUMENT PROCESSING
P.O.Box 10423
Van Nuys, CA 91410-0423

Ent 280246 Bk 0738 Pg 0222-0226
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2005 FEB 25 2:57pm Fee 18.00 MWC
FOR FIRST AMERICAN TITLE HEBER

Prepared By:
MARYANN MASUISUI
AMERICA'S WHOLESALE LENDER

6955 UNION PARK CENTER #400
MIDVALE
UT 84047

[Space Above This Line For Recording Data]

4438321

380-4427660
(Escrow/Closing #)

0009014883102005
(Doc ID #)

Tax Serial Number: OTM2108

DEED OF TRUST

THIS DEED OF TRUST is made this TWENTY-THIRD day of FEBRUARY, 2005, among the Trustor, STEVEN L LEATHAM, AND JAMIE LEATHAM, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

(herein "Borrower"),
STEWART T. MATHESON, ATTORNEY AT LAW
648 EAST FIRST SOUTH SALT LAKE CITY, UT 84102-
(herein "Trustee"), and the Beneficiary,
Countrywide Bank, a Division of Treasury Bank, N.A.
A NATL. ASSN. organized
and existing under the laws of THE UNITED STATES, whose address is
1199 North Fairfax St. Ste.500, Alexandria, VA 22314
(herein "Lender").

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of WASATCH, State of Utah:
LOT 108, TIMP MEADOWS NORTH SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

which has the address of
907 EAST 220 NORTH, HEBER CITY
[Street/City]
Utah 84032-3037 (herein "Property Address");
[ZIP Code]

UTAH - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

VMP -76(UT) (0308)

CHL (12/03)(d)

Page 1 of 5
VMP Mortgage Solutions (800)521-7291

Initials: *SL AL*

Form 3845



TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are hereinafter referred to as the "Property";

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated FEBRUARY 23, 2005 and extensions and renewals thereof (herein "Note"), in the principal sum of U.S. \$ 29,850.00, with interest thereon, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 01, 2020; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Deed of Trust that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Deed of Trust.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Deed of Trust, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Deed of Trust.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

#4815930

After recording return to:
JPMorgan Chase Bank, N.A.
HE Post Closing, KY2-1606
PO Box 11606
Lexington, KY 40576-1606

Loan # 26400001659

**UTAH
CLOSED-END DEED OF TRUST**

THIS DEED OF TRUST is given on February 5, 2007. The grantor is Steven L. Leatham and Jamie Leatham, husband and wife as joint tenants, whose mailing address is 907 East 220 North, Heber City, UT 84032. The Trustee is JPMorgan Chase Bank, National Association, whose address is 100 East Broad Street, Columbus, OH 43215 ("Trustee"). The beneficiary is JPMorgan Chase Bank, N.A., whose address is 1111 Polaris Parkway, Columbus, OH 43240 ("Lender"), or its successors or assignees. All notices and correspondence to the Lender pursuant to Section 13 should be addressed to Chase Home Finance LLC, 3415 Vision Drive, P. O. Box 24696, Columbus, OH 43219-6009. In this Deed of Trust, the terms "you," "your" and "yours" refer to the grantor(s). The terms "we," "us" and "our" refer to the Lender. You owe us the principal sum of Sixty-One Thousand Five Hundred and 0/100ths Dollars (U.S. \$61,500.00). This debt is evidenced by your promissory note ("Note") dated the same date as this Deed of Trust, which provides for monthly payments, with the full debt, if not paid earlier, due and payable on February 11, 2037.

This Deed of Trust secures to us: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, refinancings, renegotiations, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under this Deed of Trust to protect the security of this Deed of Trust; and (c) the performance of your covenants and agreements under this Deed of Trust and the Note. For this purpose and in consideration of the debt, you hereby irrevocably grant and convey to Trustee and Trustee's successors and assigns, in trust, with power of sale, the property located in Wasatch County, Utah and more fully described in Exhibit A, which is attached hereto and made a part hereof.

The property is more commonly known as: 907 East 220 North, Heber City, UT 84032 ("Property Address"); and the property tax identification number is OTM-2108.



Loan Number: 26400001659

EXHIBIT A

This is Exhibit A a mortgage transaction in favor of **JPMorgan Chase Bank, N.A.**, dated **02/05/2007**, and executed by **STEVEN L. LEATHAM** and **JAMIE LEATHAM**.

Clerk: If detached from the above-described document, please return to
JPMorgan Chase Bank, N.A.
HE Post Closing, KY2-1606
PO Box 11606
Lexington, KY 40576-1606

Description of Property

LOT 108, TIMP MEADOWS NORTH SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

Said property is also known by the street address of:
907 East 220 North, Heber City, UT 84032

Tax I.D.# OTM-2108

ELECTRONICALLY RECORDED FOR:

Marlon L. Bates
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Telephone No. (801) 531-7870
Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)
Trustee No. 51121-1711
Parcel No. OTM-2108

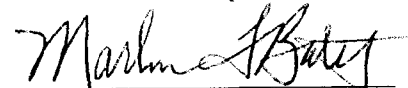
NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Marlon L. Bates, successor trustee, that a default has occurred under the Utah Closed-End Deed of Trust executed by Steven L. Leatham and Jamie Leatham, as trustor(s), in which JPMorgan Chase Bank, N.A., is named as beneficiary, and JPMorgan Chase Bank, National Association, is appointed trustee, and filed for record on February 9, 2007, and recorded as Entry No. 315241, in Book 929, at Page 768, Records of Wasatch County, Utah.

LOT 108, TIMP MEADOWS NORTH SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

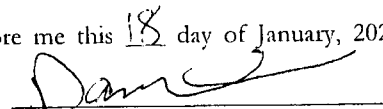
A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the June 1, 2021 monthly installment and all subsequent installments thereafter as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

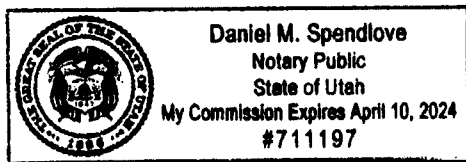
DATED this 18 day of January, 2022.


Marlon L. Bates, successor trustee

STATE OF UTAH)
) : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 18 day of January, 2022, by Marlon L. Bates, successor trustee.


NOTARY PUBLIC



WASATCH COUNTY CORPORATION

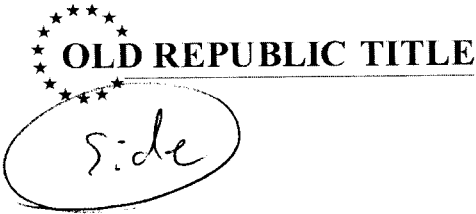
Parcel Abstract for 00-0015-9033

01/20/2022
09:58:21AM

Date Range: 09/25/2000 through 01/20/2022

Page: 2

Entry	Kind of Instrument	Consideration	Book/Page	DOF	DOI	Filing Fee
Red Noting						
Grantors			Grantees			
* 280246	TRUST DEED	29,850.00	0738/0222	02/25/2005	02/23/2005	18.00
	LEATHAM STEVEN L LEATHJAM JAMIE			COUNTRYWIDE BANK TREASURY BANK		
280245	TRUST DEED	159,200.00	0738/0211	02/25/2005	02/23/2005	30.00
	RedNote 1: 315886 LEATHAM STEVEN L LEATHAM JAMIE	Released by	RELEASE OR RECONVEYANCE (0932/0529)	AMERICAS WHOLESAL LENDER MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MERS		
* 280244	WARRANTY DEED	0.00	0738/0209	02/25/2005	02/18/2005	12.00
	DEITZ DUKE C DEITZ KATHRYN A	✓		LEATHAM STEVEN L LEATHAM JAMIE		
263197	RELEASE OR RECONVEY	0.00	0653/0613	09/19/2003	08/29/2003	10.00
	RedNote 1: RELS 241959 (0546/0764) FIDELITY NATIONAL TITLE INSURANCE			DEITZ DUKE C DEITZ KATHRYN A		
263196	APPTMNT SUCCESSOR T	0.00	0653/0612	09/19/2003	08/29/2003	10.00
	WASHINGTON MUTUAL BANK			FIDELITY NATIONAL TITLE INSURANCE		
258869	TRUST DEED	175,250.00	0629/0436	06/06/2003	06/02/2003	30.00
	RedNote 1: 280475 DEITZ DUKE C DEITZ KATHRYN A	RELEASE OR RECONVEYANCE (0739/0666)		MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MERS		
243808	RELEASE OR RECONVEY	0.00	0555/0518	04/15/2002	04/05/2002	10.00
	RedNote 1: RELS 226141 (0471/0047) FIDELITY NATIONAL TITLE INS CO TR			DEITZ DUKE C DEITZ KATHRYN		
243807	SUBSTITUTION OF TRU	0.00	0555/0517	04/15/2002	02/28/2002	10.00
	WASHINGTON MUTUAL BANK			FIDELITY NATIONAL TITLE INS CO		
241959	TRUST DEED	173,500.00	0546/0764	02/21/2002	02/15/2002	52.00
	RedNote 1: REL BY 263197 (0653/0613) DEITZ DUKE C DEITZ KATHRYN A			WASHINGTON MTUAL BANK		
00-0008-0569 is a PARENT of 00-0015-9033, 1 Generation from 00-0015-9033						
512288	RELEASE OR RECONVEY	0.00	1389/1546	12/16/2021	11/17/2021	40.00
	RedNote 1: 462051 TRUST DEED (1248/0292) UTAH COMMUNITY CREDIT UNION TR			SANDOVAL WILLIAM SANDOVAL TERRI		
510041	SUBSTITUTION OF TRU	0.00	1383/0695	11/03/2021	11/02/2021	40.00
	RedNote 1: 424177 TRUST DEED (1157/1859) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MERS			WELLS FARGO NATIONAL BANK WEST SANDOVAL WILLIAM M		



**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:

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

1. Taxes or assessments which are 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) water rights, claims or title to water, whether or not the matters excepted under a), b), or c) 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. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
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. Taxes for the year 2020 are a lien now due and payable in the amount of ~~\$2,552.63~~ but will not become delinquent until November 30, 2020 under Parcel No. 00-0015-8696. Taxes for the year 2019 have been paid in the amount of ~~\$1,907.24~~ under Parcel No. 00-0015-8696. 9033
10. The herein described Land is located within the boundaries of Heber City, Heber Valley Special Service District, Wasatch County Fire Protection Special Service District, Wasatch County Park and Recreation Special Service District No. 2, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic 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.



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

- 11. 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.
- 12. Claim, right, title or interest to water or water rights whether or not shown by the public records.
- 13. ~~PLAT~~ Notes, conditions, restrictions and easements as set forth on the dedicated plat, including but not limited to the following: A 10 foot Public Utility Easement along all boundaries.
- 14. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Protective Covenants recorded April 11, 1997 as Entry No. 193604 in Book 346 at Page 58, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- 15. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby. Trustor: Julie Moorman and Doyle W. Moorman, wife and husband, as joint tenants; Trustee: Benjamin Mann; Beneficiary: Mortgage Electronic Registration Systems, Inc. "MERS", solely as nominee for United Wholesale Mortgage; Amount: \$183,000.00; Dated: September 9, 2019; Recorded: September 13, 2019 as Entry Number 468034 in Book 1264 at Page 1113.

CHAIN OF TITLE: According to the Official Records, there have been no documents conveying the Land described herein within a period of 24 months prior to the date of this commitment, except as follows: Warranty Deed: Grantor: Doyle W. Moorman and Julie Moorman; Grantee: Julie Moorman and Doyle W. Moorman, wife and husband, as joint tenants; Recorded: September 13, 2019 as Entry No. 468033.

NOTE: Except as shown in Schedule B, Part II above, examination of the Public Records for the following name(s) discloses no judgments or other matters that, in the opinion of the Company, would constitute liens against the Land:

Julie Moorman

Your order has been assigned to KELI IVIE for a full service escrow. For questions concerning the escrow, please contact Cottonwood Title Insurance Agency, Inc. at 801 655 5250.

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

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic 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.

Utah Court Case Search Search Tips

Jurisdiction District & Justice Show Date Range Panel
Search Type Case Search **Search Scope** County **County** WASATCH
Case Number **Case Type** **Citation Number**
Last Name / Company LEATHAM **First Name** STE* **Birth Date**

1

Search Results

County	Court Location	Case Type	Case Number 1	Filing Date	First Name	Last Name	Birth Date	Party Code	Case History / Documents
WASATCH	Heber City District	TL	056500179	2005-05-17	STEVEN L	LEATHAM		DEF NA	View
WASATCH	Heber City District	TL	096500816	2009-11-16	STEVEN L	LEATHAM		DEF NA	View
WASATCH	Heber City District	TL	116500490	2011-08-22	STEVEN L	LEATHAM		DEF NA	View
WASATCH	Heber City District	TL	126500653	2012-09-17	STEVEN L	LEATHAM		DEF SA	View
WASATCH	Heber City District	TL	146500472	2014-07-21	STEVEN L	LEATHAM		DEF SA	View
WASATCH	Heber City District	TL	166500740	2016-11-21	STEVEN L	LEATHAM		DEF SA	View
WASATCH	Heber City District	DC	179500206	2017-08-04	STEVEN	LEATHAM		DEF DIS	View
WASATCH	Heber City District	TL	196500417	2019-07-22	STEVEN L	LEATHAM		DEF SA	View
WASATCH	Heber City Justice Court	TN	965300759	1996-05-30	STEVEN L	LEATHAM	1971-07-09	DEF NA	View

Utah Court Case Search Search Tips

Jurisdiction **District & Justice** Show Date Range Panel
 Search Type **Case Search** Search Scope **County** County **WASATCH**
 Case Number Case Type Citation Number
 Last Name / Company **LEATHAM** First Name **JAM*** 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
WASATCH	Heber City Justice Court	MO	011300772	2001-04-17	JAMIE KENNARD	LEATHAM	1976-02-11	DEF <i>NA</i>	View
WASATCH	Heber City District	TL	056500179	2005-05-17	JAMIE K	LEATHAM		DEF <i>NA</i>	View
WASATCH	Heber City District	TL	096500816	2009-11-16	JAMIE K	LEATHAM		DEF <i>NA</i>	View
WASATCH	Heber City Justice Court	TN	105300391	2010-03-24	JAMIE KENNARD	LEATHAM	1976-02-11	DEF <i>NA</i>	View
WASATCH	Heber City District	TL	116500490	2011-08-22	JAMIE K	LEATHAM		DEF <i>NA</i>	View
WASATCH	Wasatch County Justice	TN	125400098	2012-01-09	JAMIE KENNARD	LEATHAM	1976-02-11	DEF <i>NA</i>	View
WASATCH	Heber City District	TL	126500653	2012-09-17	JAMIE K	LEATHAM		DEF <i>SA</i>	View
WASATCH	Heber City District	TL	146500472	2014-07-21	JAMIE K	LEATHAM		DEF <i>SA</i>	View
WASATCH	Heber City District	TI	160500057	2016-07-01	JAMIE	LEATHAM		PLA <i>NA</i>	View
WASATCH	Heber City Justice Court	TN	165300756	2016-05-27	JAMIE KENNARD	LEATHAM	1976-02-11	DEF <i>NA</i>	View
WASATCH	Heber City District	TL	166500740	2016-11-21	JAMIE	LEATHAM		DEF <i>SA</i>	View
WASATCH	Heber City District	DC	179500206	2017-08-04	JAMIE	LEATHAM		DEF <i>DIS</i>	View
WASATCH	Heber City District	TL	196500417	2019-07-22	JAMIE K	LEATHAM		DEF <i>SA</i>	View

Specially Designated Nationals List (SDN)

The data returned and searched against in this application was provided via a direct download of the data from the Office of Foreign Asset Control (OFAC) of the US Treasury Department.

Attention WLTIC Employees:

Any searches performed which return a match or matches with any of the names on the returned list, please contact the legal department for advice.

Attention Agents:

Any searches performed which return a match or matches with any of the names on the returned list, please contact OFAC for information on how to continue.

Important Numbers/Information:

OFAC Hotline: (202) 622-2490

OFAC Website: <http://www.treas.gov/offices/enforcement/ofac/>

OFAC Frequently Asked Questions about the SDN List: http://www.treasury.gov/resource-center/faqs/Sanctions/Pages/ques_index.aspx#sdn

FinCEN Hotline: (866) 556-3974

FinCEN Website: <http://www.fincen.gov/>

On 1/20/2022 at 1:17 PM you searched for:

leatham, ste
leatham, jam

There were **0 records** found in our database that are relevant to your search. Our database was last updated on 8/6/2021 at 5:20 AM .

Legend

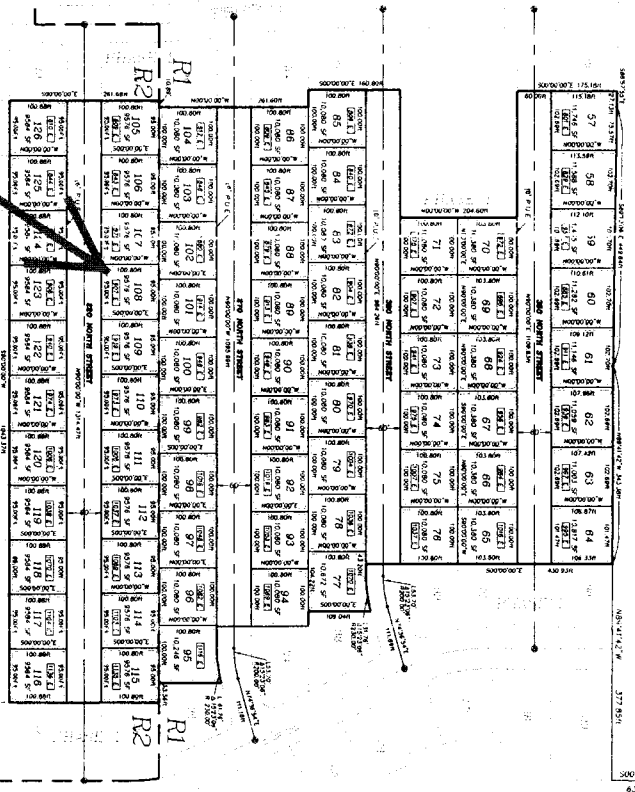
FTO - Foreign Terrorist Organization

SDNT/SDNTK - Specially Designated Narcotics Trafficker

SdT/SDGT - Specially Designated Terrorist

TIMP MEADOWS NORTH PHASE 2

MT VIEW ESTATES

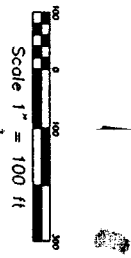


NORTHEAST CORNER OF SECTION 12, 13S, 40E, S10M
 AS SHOWN ON THE STATE ECONOMIC AND DEVELOPMENT
 MAPS OF THE COUNTY OF COTTONWOOD AND ARIZONA
 MARSH COUNTY, ARIZONA AND ASSET ENGINEERING
 4151 QUADRA DRIVE, SECTION 27, T17N, R9E, S10M
 RESIDENT OF PERSONS OF 15% OR LESS PREPARED BY
 MARSH COUNTY SURVEYORS AND ASSET ENGINEERING

OWNER'S DECLARATION
 I, the undersigned, being the owner of the above described property, do hereby certify that the information herein is true and correct and that I have no other interest in the property other than that herein stated.

ACKNOWLEDGEMENT

THIS MAP OF TOWN OF MOUNTAIN VIEW, MARSH COUNTY, ARIZONA, WAS PREPARED BY MARSH COUNTY SURVEYORS AND ASSET ENGINEERING, INC., A PROFESSIONAL CORPORATION, REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS, MARSH COUNTY, ARIZONA, AND IS HEREBY ACKNOWLEDGED BY ME, THE COUNTY CLERK, MARSH COUNTY, ARIZONA, ON THIS DATE.



NOTES

1. THE LOTS SHOWN ON THIS MAP ARE THE RESULT OF THE SUBDIVISION OF THE LAND SHOWN ON THE MAP.
2. THE LOTS SHOWN ON THIS MAP ARE THE RESULT OF THE SUBDIVISION OF THE LAND SHOWN ON THE MAP.
3. THE LOTS SHOWN ON THIS MAP ARE THE RESULT OF THE SUBDIVISION OF THE LAND SHOWN ON THE MAP.
4. THE LOTS SHOWN ON THIS MAP ARE THE RESULT OF THE SUBDIVISION OF THE LAND SHOWN ON THE MAP.
5. THE LOTS SHOWN ON THIS MAP ARE THE RESULT OF THE SUBDIVISION OF THE LAND SHOWN ON THE MAP.

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

PREPARED FOR
S. Y. KIMBALL

TIMP MEADOWS NORTH
PHASE 2

BOUNDARY DESCRIPTION

SECTION 27 OF T17N, R9E, S10M, MARSH COUNTY, ARIZONA, BEING THE LAND SHOWN ON THE STATE ECONOMIC AND DEVELOPMENT MAPS OF THE COUNTY OF COTTONWOOD AND ARIZONA MARSH COUNTY, ARIZONA AND ASSET ENGINEERING, INC., A PROFESSIONAL CORPORATION, REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS, MARSH COUNTY, ARIZONA, AND IS HEREBY ACKNOWLEDGED BY ME, THE COUNTY CLERK, MARSH COUNTY, ARIZONA, ON THIS DATE.

BASES OF BEGINNINGS

THE BEGINNINGS SHOWN ON THIS MAP ARE THE RESULT OF THE SUBDIVISION OF THE LAND SHOWN ON THE MAP. THE BEGINNINGS SHOWN ON THIS MAP ARE THE RESULT OF THE SUBDIVISION OF THE LAND SHOWN ON THE MAP.

ACCEPTANCE OF LEGISLATIVE BODY

HEALTH DEPARTMENT APPROVAL
 PLANNING COMMISSION
 APPROVED BY THE HEALTH DEPARTMENT ON THIS DATE BY THE HEALTH DEPARTMENT CLERK.

FINAL PLAT
OF 1

APPROVED BY THE HEALTH DEPARTMENT ON THIS DATE BY THE HEALTH DEPARTMENT CLERK.

APPROVED BY THE PLANNING COMMISSION ON THIS DATE BY THE PLANNING COMMISSION CLERK.

APPROVED BY THE MARSH COUNTY CLERK ON THIS DATE BY THE MARSH COUNTY CLERK.

MCM ENGINEERING, INC.
 CIVIL/STRUCTURAL/LAND SURVEYING
 P.O. BOX 149
 HESPER, UT 84303
 (801) 554-0535