

This version log is for informational purposes only and is not part of the attached form.

The Company adopted a new template for the attached form effective 08-01-2018.

Updates

- 1 Changed exception #11 content to *"Taxes for the current year 2026 which are liens, but not yet due or payable. (NOTE: Taxes for the year 2025, in the following amount(s), are PAID: \$2.73 under Tax Serial No. AV-1364-A, Account No. 1033118."*
- 2 Changed effective date to *"January 5, 2026 at 7:00AM"*.

Transaction Identification Data for reference only:

Report Number: 235623 - 1st Amended
Searcher: Jarom Taylor
Searcher Utah License Number: 691339
Searcher Contact: (435) 634-7991 | jarom@sutc.com



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 75 years"

SCHEDULE A

1. Effective Date: January 5, 2026 at 7:00AM
2. Report: Report prepared for Survey of "EXHIBIT PARCEL AV-1364-A"
3. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
Nuance Management, LLC, a Utah Limited Liability Company
4. The land referred to in this Report is situated in the County of Washington, State of Utah, and described as follows:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14 TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N. 00°00'18"E. 1320.39 FEET ALONG THE QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING; THENCE N 00°00'18" E 658.90 FEET ALONG THE QUARTER SECTION LINE; THENCE N 89°59'36" E 1319.63 FEET; THENCE S 00°00'07" E 659.57 FEET ALONG THE 1/16TH SECTION LINE; THENCE N 89°58'39" W 1319.71 FEET ALONG THE 1/16TH SECTION LINE TO THE POINT OF BEGINNING.

Survey of "EXHIBIT PARCEL AV-1364-A"

Southern Utah Title Company

By: Joseph McKie
Authorized Signatory

SCHEDULE B
Exceptions

1. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land, or claiming to be in possession thereof.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. 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 is not shown by the Public Records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is 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, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. 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.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
11. Taxes for the current year 2026 which are liens, but not yet due or payable. (NOTE: Taxes for the year 2025, in the following amount(s), are PAID:

\$2.73 under Tax Serial No. AV-1364-A, Account No. 1033118.
12. Exceptions and reservations contained in the Patent from the United States of America to Lester Y. Johnson, recorded August 27, 1940, as Entry No. [55185](#), in Book U-9 at Page 483, Official Washington County Records. (Affects this and other property)
13. Lack of a Right of dedicated access to and from said Land. Right of dedicated access to and from the Land, if any, is not established of record and assurance of such right of dedicated access is excluded from coverage of the Policy. (Note: Access is by private easement as shown on the Legal Description on Schedule "A", herein).

14. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Instrument recorded October 16, 1985, as Entry No. [283078](#) , in Book 390, at Page(s) 907-916, Official Washington County Records. (Affects this and other property)

Resolution No. R-2003-857, A Resolution of the County Commission of Washington County, Utah, Authorizing and Approving the Annexation of Certain Real Property into the Ash Creek Special Service District, recorded June 12, 2003, as Entry No. [824223](#) , in Book 1554, at Pages 102-106, Official Washington County Records. (Affects this and other property)

Resolution No. 2022-3000, A Resolution Annexing the Property Within the Municipal Limits of the Town of Apple Valley into Ash Creek Special Service District, recorded November 30, 2022, as Doc. No. [20220051469](#) , Official Washington County Records.

Ash Creek Special Service District Apple Valley Annexation, recorded November 30, 2022, as Doc. No. [20220051468](#) , Official Washington County Records.

Resolution No. R-2024-3352, A Resolution Annexing the Property Within the Municipal Limits of the Town of Virgin into Ash Creek Special Service District, recorded December 5, 2024, as Doc No. [20240038611](#) , Official Washington County Records.

Ash Creek Special Service District Town of Virgin Annexation, recorded December 5, 2024, as Doc No. [20240038612](#) , Official Washington County Records.

15. Liability to Assessments levied by Washington County for the Southeastern Special Service District for fire protection facilities and services, as disclosed by Resolution No. 668, dated November 10, 1997, recorded November 12, 1997, as Entry No. [582401](#) , in Book 1149, at Pages 208-212, Official Washington County Records. (Affects this and other property)

16. Intentionally Removed

17. Subject to a with a right of way easement for ingress and egress, over and across the following described property, as created by Warranty Deed recorded October 11, 2019, as Doc No. [20190042123](#) , Official Washington County Records. (Affects Parcel 2)

Beginning at the Southeast Corner of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running; thence North 89°02'52" West 2,639.74 feet along the section line to the south quarter corner of said Section 14; thence North 00°56'06" East 25.00 feet along the center section line; thence South 89°02'52" East 2,639.73 feet to the section line; thence South 00°55'04" West 25.00 feet along said section line to the Point of Beginning.

18. Subject to an Easement in favor of KENSTAL, LLC, a Utah limited liability company, its successors, and/or assigns, for s right of way for a water line easement, together with the right to grant said water line easement, and enter into negotiations between the Town of Apple Valley, Big Plains Water & Sewer District or any other person or company, and rights incidental thereto, as reserved on Warranty Deed recorded October 11, 2019, as Doc. No. [20190042123](#) , Official Washington County Records.

19. Purchase Money Trust Deed With Assignment of Rents, dated October 10, 2019, executed by NUANCE MANAGEMENT, LLC, a Utah Limited Liability Company, as TRUSTOR, to NO NAME GIVEN, as TRUSTEE, in favor of KENSTAL, LLC, a Utah limited liability company, as BENEFICIARY, to secure the payment of \$180,000.00 and interest, recorded October 11, 2019, as Doc. No. [20190042124](#) , Official Washington County Records.

Substitution of Trustee, recorded November 8, 2019, as Doc No. [20190046556](#) , Official Washington County Records, State of Utah, wherein Kenstal, LLC, a Utah limited liability company is designated as Successor Trustee under said Deed of Trust.
20. Underground Right of Way Easement, recorded June 8, 2020, as Doc No. [20200028563](#) , Official Washington County Records.

The effect of Notice of Mortgage, executed by PACIFICORP, an Oregon corporation, dba ROCKY MOUNTAIN POWER, recorded July 20, 2020, as Doc No. [20200037397](#) , Official Washington County Records. (Affects Easement interest only)
21. Any Afterassessment and/or Rollback of Taxes which may become a lien on said Land by reason of an Annual Application for Assessment and Taxation of Agricultural Lands 1969 Farmland Assessment Act, executed by NUANCE MGMT LLC, recorded February 17, 2021, as Doc No. [20210011178](#) , Official Washington County Records.
22. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Survey of "EXHIBIT PARCEL AV-1364-A".
23. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.
