

CLOSING AFFIDAVIT

(Buyer)

Before me, the undersigned authority, personally appeared Laurence Blewett and Monika Cszazari ("Affiant"), who being by me first duly sworn on oath, deposes and says that:

1. **Laurence Blewett and Monika Cszazari ("Buyer")**, is purchasing the following described property from **Richard D. Jessen, Successor Trustee, of the Norma D. Campbell Revocable Living Trust Agreement, dated July 31, (Seller)** to wit:

BEGINNING AT THE 1/4 CORNER OF SECTION 2 AND 3, T39S, R22E, SLM, THENCE SOUTH 1620 FEET TO THE EXISTING WEST RIGHT-OF WAY BOUNDARY OF US HWY 163 (NOW HWY 191); THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID BOUNDARY 1915 FEET TO THE EAST-WEST 1/4 SECTION LINE; THENCE WEST 1000 FEET TO POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT 1320 FEET EAST OF THE 1/4 CORNER OF SECTIONS 2 AND 3, T39S, R22E, SLM, THENCE SOUTH 740 FEET TO THE EXISTING NORTH RIGHY-OF-WAY BOUNDARY OF UTAH HWY 262, THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID BOUNDARY 630 FEET TO THE EXISTING EAST RIGHT-OF WAY BOUNDARY OF US HWY 163 (NOW HWY 191), THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID BOUNDARY 725 FEET TO THE EAST-WEST 1/4 SECTION LINE, THENCE EAST 210 FEET TO POINT OF BEGINNING.

LESS ANY PORTION OF HIGHWAY DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN MULTIPLE QUIT CLAIM DEEDS.

EXCEPTING therefrom all coal and other minerals that have been reserved, conveyed or transferred in prior documents.

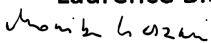
Tax Parcel No.: 39S22E025400

2. Buyer's marital status as reflected in this affidavit and the other closing documents is true and correct. The Buyer is of legal age and has never been adjudged incompetent. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property prior to the recording of the interests to be insured, and Buyer has not and will not execute any instrument (nor permit any action to be taken) that would adversely affect the title or interests to be insured. There are no judgments or liens against Buyer and no bankruptcy proceedings are currently pending with respect to Buyer.
3. To the best of Buyer's knowledge, information, and belief: (a) within the past 90 days there have been no improvements, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid; (b) there are no actual or potential mechanic's, materialmen's, or laborer's liens against the property; (c) there are no tenancies, leases or other occupancies (oral or written) affecting the property; (d) no other person or entity has any contract to purchase, option to purchase, right of first refusal, or other potential claim of right to purchase the property.
4. Buyer knows of no violations of municipal ordinances pertaining to the property, or any action or proceeding relating to the property which is pending in any court, nor does the Buyer know of any

judgment, tax lien, or matter of any nature whatsoever which could create a lien or charge upon the property. Buyer has no knowledge of any matters that could or does create a cloud on the title to the subject property.

5. There are no matters pending against the Buyer that could give rise to a lien that would attach to the property between the effective date of commitment and the recording of the interest to be insured. Borrower has not and will not execute any instruments that would adversely affect the interest to be insured.
6. There are no actions or proceedings now pending in any State or Federal Court to which the Buyer is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon said property.
7. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **South Eastern Utah Title Company** and **First American Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein.
8. Buyer hereby holds **South Eastern Utah Title Company** and **First American Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Buyer is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Utah for falsely swearing to statements made in an instrument of this nature. Buyer has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

DocuSigned by:
Laurence Blewett

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Monika Cszazari

South Eastern Utah Title Company
 217 South 100 East
 Monticello, UT 84535
 (435) 587-2588

ALTA Buyer's Settlement Statement

File #:	2020-SJ-183	Property	39S22E025400 (None Assigned) Blanding, UT 84511	Settlement Date	11/20/2020
Prepared:	11/10/2020	Buyer	Laurence Blewett and Monika Cszazari	Disbursement Date	11/20/2020
Escrow Officer:	Tina Corrao	Seller	Norma D. Campbell, Trustee, or her successor in trust as trustee, under the Norma D. Campbell Revocable Living Trust Agreement, dated July 31, 1998		
		Lender			

Description	Buyer	
	Debit	Credit
Primary Charges & Credits		
Sales Price of Property	\$17,500.00	
Deposit		\$1,000.00
Prorations/Adjustments		
County Taxes 11/20/2020 to 01/01/2021	\$23.10	
Government Recording and Transfer Charges		
Recording Fees	\$40.00	
---Deed: \$40.00		
Title Charges		
Title - Settlement or Closing Fee to South Eastern Utah Title Company	\$350.00	
Title-E-Recording to South Eastern Utah Title Company	\$5.00	
Subtotals	\$17,918.10	\$1,000.00
Due from Buyer		\$16,918.10
Totals	\$17,918.10	\$17,918.10

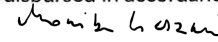
Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize South Eastern Utah Title Company to cause the funds to be disbursed in accordance with this statement.

Laurence Blewett

Date

DocuSigned by:

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Monika Cszazari

Date 11/12/2020

Settlement Agent

Date