“Standard” Exception for Western Regional States

Utah:

1. Any facts, rights, interest, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by parties in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and 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), (c) are shown by the Public Records.
6. Taxes and special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes and assessments on real property or by the Public Records. Proceedings by a public agency, which may result in taxes or assessments, or noticesof such proceedings, whether or not shown by the records of such agency or by the Public Records.