


FILED DISTRICT COURT
Third Judicial District

JUL 02 2008

SALT LAKE COUNTY

By 
Deputy Clerk

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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
BY: KSR, DEPUTY - WI 4 P.

IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR
SALT LAKE COUNTY, STATE OF UTAH

UTAH DEPARTMENT OF
TRANSPORTATION,

Plaintiff,

vs.

AFFORDABLE LOANS, L.L.C.; EQUITY 1ST
FUNDING CORP, d.b.a. E.F. FUNDING
CORPORATION,

Defendants.

FINAL JUDGMENT OF
CONDEMNATION

Civil No. 070904110

Judge L.A. Dever

Project # SP-0068(24)43

Parcel # 194:3E

Affecting Tax ID #: 27-27-201-021

The Court, having reviewed the Motion for Summary Judgment filed by Plaintiff, Utah Department of Transportation ("UDOT"), the supporting Memoranda and attachments, the default of Equity First Funding Corp, d.b.a. E.F. Funding Corporation, the Court's file herein, and for good cause appearing,

IT IS HEREBY ORDERED ADJUDGED AND DECREED:

1. That the parcels of property hereinafter described are condemned and acquired by UDOT.
2. That the purpose of said condemnation is a public use authorized by law.
3. That the default of Defendant Equity First Corp., d.b.a. E.F. Funding Corporation ("Equity First"), has been entered herein. The Court finds that Defendant Equity First has only a nominal interest in the property hereinafter described, for which no payment is due by reason of this condemnation.
4. The Court finds that Defendant Utah State Tax Commission was dismissed on February 4, 2008.
5. The Court finds the amount of just compensation due for all remaining interests in the property to be the sum of \$5,820.00 plus interest of \$5.00 for a total of \$5,825.00. The clerk of this Court is directed to pay Defendant Affordable Loans, L.L.C. the sum of \$5,825.00 previously deposited with the Court by UDOT.
6. That a copy of this Final Judgment of Condemnation shall be filed with the County Recorder of Salt Lake County, State of Utah, and thereupon the rights and interests of all Defendants in and to the following described property, situated in Salt Lake County, State of Utah, shall vest in the Plaintiff, Utah Department of Transportation, 4501 South 2700 West, Salt Lake City, Utah 84119:

Parcel No. 0068:194:3E

A perpetual drainage easement, upon part of an entire tract of property, in the NW1/4NE1/4 of Section 27, T.3S., R.1W., S.L.B.&M., in Salt Lake County, Utah, for the purpose of constructing thereon a drainage facility and appurtenant parts thereof incident to the widening of existing State Route 68 known as Project No. SP-0068(24)43. The boundaries of said part of an entire tract of land are described as follows:

Beginning in the northerly boundary line of said entire tract at a point 249.50 feet South along the quarter section line and 418.10 feet N.89°52'45"E. (East by record) from the North Quarter Corner of said Section 27, said point is also approximately 418.07 feet perpendicularly distant easterly from the centerline of said project opposite engineer station 111.54.41, and running thence N.89°52'45"E. (East by record) 10.00 feet along said northerly boundary line to the northeast corner of said entire tract; thence South 102.09 feet (101.185 feet by record) along the easterly boundary line of said entire tract to the southeast corner of said entire tract; thence West 10.00 feet along the southerly boundary line of said entire tract; thence North 102.07 feet to the point of beginning. The above described part of an entire tract of land contains 1021 square feet or 0.023 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°22'11" clockwise to obtain highway bearings.)

After said drainage facility is constructed on the above described part of an entire tract at the expense of the Utah Department of Transportation, said Utah Department of Transportation is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said drainage facility and appurtenant parts thereof.

Note: The Salt Lake County monument stamped as the North Quarter Corner of Section 27 was removed and replaced by the Salt Lake County Surveyor with a new monument. The old monument is now stamped as a reference monument to said North Quarter Corner. Another monument representing the North Quarter Corner's location according to the Salt Lake County Surveyor was constructed S 00°15'17" W 2.91 feet (highway bearing) from the new reference monument. The bearings and distances contained within this instrument are based on the new North Quarter Corner monument location.

7. Each party shall bear their own attorney fees and costs herein.

DATED this 2 day of July, 2008.

BY THE COURT:

I CERTIFY THAT THIS IS A TRUE COPY OF
AN ORIGINAL DOCUMENT ON FILE IN THE
THIRD DISTRICT COURT, SALT LAKE
COUNTY, STATE OF UTAH.

DATE: July 7, 2008

LaVerda Ditt
DEPUTY COURT CLERK

Michael A. Dever

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing **FINAL JUDGMENT OF CONDEMNATION** was served by mail, postage prepaid, this 25th day of June, 2008, to:

Mr. Stevan Vasic
Affordable Loans
7225 South 700 West
Midvale, UT 84047

Mr. Randy Krantz, Registered Agent for
Equity 1st Funding Corp. D.b.a.
E.f. Funding Corporation
5005 South 900 East, Suite 200
Salt Lake City, Utah 84117

Mr. Stevan Vasic
967 East Chapada Circle
Sandy, UT 84094

Adelle Smith