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**IN THE FOURTH DISTRICT COURT
UTAH COUNTY, STATE OF UTAH**

JOSHUA COOK, an individual; and SAMUEL
COOK, an individual

Plaintiffs,

v.

LORI ANN SIMONS, an individual; JUSTIN
GUTHRIE, an individual; and GUTHRIE
TRUCKING LLC, a Utah limited liability
company.

Defendants.

NOTICE OF LIS PENDENS

Civil No. 250400959

Judge: Sean Petersen

NOTICE IS HEREBY GIVEN of the pendency of the above-entitled action and all
claims, causes of action, allegations, defenses, and motions set forth therein affecting the real
property in Utah County, Utah described as follows (the "Property"):

Property Address: 13460 S SR-198 - SANTAQUIN

Mailing Address: 13460 S HIGHWAY 198 - SANTAQUIN, UT 84655-9674


Parcel No: 30:091:0047

Description: COM S 0 DEG 35' 31" E 28 FT ALONG 1/16 SEC. LINE FR NW COR.
OF THE SE 1/4 OF THE SW 1/4, SEC. 31, T9S, R2E, SLB&M.; S 0 DEG 35' 31" E
373.91 FT ALONG 1/16 SEC. LINE; N 56 DEG 43' 17" E 693.79 FT ALONG W-LY
ROW OF HWY; S 89 DEG 19' 58" W 583.92 FT TO BEG. AREA 2.504 AC.

Parcel / Serial No. 30:091:0047

The object of the action is the claim of Plaintiffs in the above captioned matter to a mortgage and/or equitable lien against the Property.

DATED this 25th day of February, 2025


/s/ Clint R. Hansen
Clint R. Hansen
Colby J. Harmon
FABIAN VANCOTT
Attorneys for Plaintiffs

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

The foregoing Notice of Lis Pendens was acknowledged before me this 25th day of February, 2025, by Clint R. Hansen.


NOTARY PUBLIC

