

Mail Tax Notice To:
Robert Colby Keddington
198 East Bayview Circle
Saratoga Springs, Utah 84045

ENT 13789:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 26 11:52 AM FEE 40.00 BY CS
RECORDED FOR Jeffs and Jeffs, P.C.
ELECTRONICALLY RECORDED

SCRIVENER AFFIDAVIT

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The undersigned, being first duly sworn, deposes and states as follows:

1. That I have personal knowledge of the facts set forth herein.
2. That I am an attorney licensed to practice law in Utah.
3. On July 11, 2024, Altabank, a division of Glacier Bank, a Montana bank corporation executed the Assignment of Trust Deed (Tax Id No. 24:035:0061) whereunder it conveyed to all of its right, title, and interest under that certain Revolving Credit Deed of Trust which was recorded on May 25, 2018, as Entry 48572:2018, to Robert Colby Keddington, as Manager of EBTI, LLC. The Assignment of Trust Deed was recorded on July 12, 2024, as Entry No. 46555:2024.
4. On or about July 11, 2024, I prepared a Deed in Lieu of Foreclosure in which Zeb Christmas agreed that upon his breach the Secured Promissory Note, Robert Colby Keddington could immediately record the Deed in Lieu of Foreclosure against the real property located at 2391 South River Drive, Spanish Fork, Utah 84660 and more particularly described on Exhibit "A" attached hereto.
5. At the time I prepared the Deed in Lieu of Foreclosure, the Assignment of Trust Deed had not been recorded, I left a blank line for the recording information.
6. The Deed in Lieu of Foreclosure incorrectly refers to a Trust Deed, dated July 11, 2024. That such reference should have been to the Assignment of Trust Deed, dated July 11, 2024, described above.
7. At the time of execution of the Deed in Lieu of Foreclosure, the intent of the Deed in Lieu of Foreclosure was to refer to the Assignment of Trust Deed, dated July 11, 2024, in favor of EBTI, LLC, and which was recorded on July 12, 2024, as Entry No. 46555:2024.
8. To avoid any potential confusion as to the Deed in Lieu of Foreclosure all references to the Trust Deed, dated July 11, 2024, should be read as **Assignment of Trust Deed, dated July 11, 2024** which was **recorded on July 12, 2024, as Entry No. 46555:2024.**

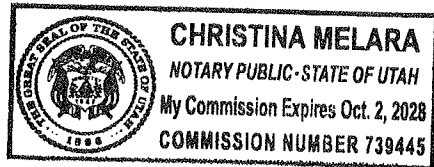
Tax Parcel Number: 24:035:0061
*Addition/Change in bold *

9. This Affidavit is to correct the error in the Deed in Lieu of Foreclosure, recorded on February 26, 2025, as Entry No. 13764:2025, by inclusion of the bolded and underlined clarifying information.



Kevin D. Jeffs

Subscribed and sworn this 26th day of February, 2025, Kevin D. Jeffs, the signer of the above instrument, personally appeared before me, and duly acknowledged to me that he executed the same.





NOTARY PUBLIC