

14202537 B: 11470 P: 6496 Total Pages: 3
02/08/2024 08:42 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SUGARHOUSE
1260 E STRINGHAM AVE STE 150 SALT LAKE CITY, UT 841062963

When recorded please return to:
First American Title Insurance Company
215 S. State Street, Suite 280
Salt Lake City, UT 84111

MAIL TAX NOTICES TO:
Cashions Uncle, LLC
6073 S. 2300 E.
Salt Lake City, UT 84121

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

A.P.N.: **22-15-451-035-0000**

AFFIDAVIT

State of Utah)
) ss.
County of Salt Lake)

I, Jill Maddox, being first duly sworn, deposes and says that:

1. I am of adult age, have personal knowledge of all matters stated herein, and am in all respects competent to make this affidavit.
2. I am an employee of First American Title Insurance Company in the capacity of Escrow Officer and a Licensed Title Escrow Producer in the State of Utah.
3. The legal description of the land affected hereby is the following located in Salt Lake County, State of Utah: See Exhibit "A" attached hereto (the "Property") and by reference made a part hereof.
4. I am familiar with the following documents (the "Documents") that were caused to be recorded with a clerical error in the legal description:
 - a. That certain Notice of Approval Parcel Line Adjustment by and between Peterson, Diana J, and Christian V. Young 2003 Trust, and the City of Holladay, recorded November 08, 2023 as Entry No. 14172691 in Book 11455 at Page 3632 in the office of the Salt Lake County Recorder, State of Utah.
 - b. That certain Quitclaim Deed by and between Diana J. Peterson, as Grantor, and Christian V. Young, trustee of The Christian V. Young 2003 Trust dated September 10, 2003, as Grantee, recorded November 08, 2023 as Entry No. 14172693 in Book 11455 at Page 3648 in the office of the Salt Lake County Recorder, State of Utah.

- c. That certain Warranty Deed (Corrective) by and between Christian V. Young, trustee of The Christian V. Young 2003 Trust dated September 10, 2003, as Grantor, and Cashions Uncle, LLC, as Grantee, recorded February 01, 2024 as Entry No. 14200585 in Book 11469 at Page 6526 in the office of the Salt Lake County Recorder, State of Utah.
5. The clerical error in the Documents to be corrected by this Affidavit to match the complete and correct legal description shown in Exhibit "A", attached hereto, is as follows:
 - a. The legal description erroneously specifies: BEGINNING AT A POINT THAT IS ON THE EASTERLY EDGE OF A STONE WALL WHICH POINT IS SOUTH 88°02'36" EAST 8.78 FEET FROM THE SOUTHEAST CORNER OF LOT 2 LANDA SUBDIVISION...
 - b. The legal description should correctly specify: BEGINNING AT A POINT THAT IS ON THE EASTERLY EDGE OF A STONE WALL WHICH POINT IS SOUTH 88°02'36" EAST 8.78 FEET FROM THE SOUTHWEST CORNER OF LOT 2 LANDA SUBDIVISION...
6. I am providing this Affidavit to correct the clerical error in the Documents pursuant to Utah State Code Title 57-3-106.

Dated this 8 day of February, 2024

Jill Maddox

State of Utah)
County of Salt Lake)SS.
)

On this 8 day of February, 2024, before me, the undersigned Notary Public, personally appeared **Jill Maddox**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacity(ies).

WITNESS my hand and official seal.


Notary Public

My Commission Expires:

mission Expires.

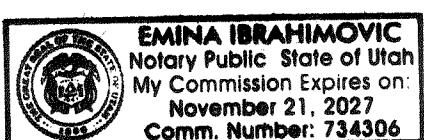


EXHIBIT "A"

The land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described as follows:

BEGINNING AT A POINT THAT IS ON THE EASTERLY EDGE OF A STONE WALL WHICH POINT IS SOUTH 88°02'36" EAST 8.78 FEET FROM THE SOUTHWEST CORNER OF LOT 2 LANDA SUBDIVISION ON FILE WITHIN THE OFFICIAL RECORDS OF SALT LAKE COUNTY RECORDER'S OFFICE.

RUNNING THENCE ALONG SAID STONE WALL AND THE SOUTHERLY EDGE OF A WOOD FENCE NORTH 61°20'40" EAST A DISTANCE OF 47.59 FEET; THENCE NORTH 52°14'57" EAST A DISTANCE OF 13.57 FEET; THENCE NORTH 50°02'59" EAST A DISTANCE OF 8.76 FEET; THENCE NORTH 61°42'36" EAST A DISTANCE OF 27.50 FEET; THENCE NORTH 70°19'14" EAST A DISTANCE OF 2.15 FEET; THENCE NORTH 79°33'28" EAST A DISTANCE OF 5.57 FEET; THENCE NORTH 76°07'43" EAST A DISTANCE OF 21.68 FEET; THENCE NORTH 77°29'45" EAST A DISTANCE OF 10.98 FEET; THENCE NORTH 74°04'34" EAST A DISTANCE OF 23.58 FEET; THENCE NORTH 66°07'17" EAST A DISTANCE OF 18.91 FEET; THENCE NORTH 60°19'50" EAST A DISTANCE OF 20.09 FEET; THENCE NORTH 58°26'58" EAST A DISTANCE OF 21.74 FEET; THENCE NORTH 73°43'05" EAST A DISTANCE OF 4.02 FEET; THENCE NORTH 72°31'35" EAST A DISTANCE OF 10.54 FEET; THENCE NORTH 54°46'10" EAST A DISTANCE OF 6.56 FEET; THENCE NORTH 79°36'17" EAST A DISTANCE OF 34.66 FEET; THENCE NORTH 81°11'01" EAST A DISTANCE OF 11.97 FEET; THENCE NORTH 02°59'37" WEST A DISTANCE OF 136.16 FEET; THENCE ALONG DESCRIBED ABOVE LOT 2 LANDA SUB THE FOLLOWING 9 COURSES: 1) NORTH 89°56'42" EAST A DISTANCE OF 283.40 FEET, 2) THENCE SOUTH 00°08'00" WEST A DISTANCE OF 177.13 FEET, 3) THENCE SOUTH 83°04'40" WEST A DISTANCE OF 198.28 FEET, 4) THENCE SOUTH 11°12'42" WEST A DISTANCE OF 48.93 FEET, 5) THENCE SOUTH 77°36'46" WEST A DISTANCE OF 164.69 FEET, 6) THENCE NORTH 45°26'43" WEST A DISTANCE OF 76.79 FEET, 7) THENCE NORTH 65°54'42" WEST A DISTANCE OF 27.15 FEET, 8) THENCE SOUTH 54°28'48" WEST A DISTANCE OF 50.49 FEET, 9) THENCE NORTH 88°02'36" WEST A DISTANCE OF 51.95 FEET TO THE POINT OF BEGINNING.