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Attorney for Defendant Angela J. Nikols

**IN THE THIRD DISTRICT COURT OF SALT LAKE COUNTY,
STATE OF UTAH**

MATTHEW J. NIKOLS as the Personal
Representative of the ESTATE OF JOHN N.
NIKOLS, and NICK J. NIKOLS, MATTHEW
J. NIKOLS, and DIANA J. NICHOLAS, as the
Trustees of the NIKOLS LIVING TRUST,

Plaintiffs,

vs.

ANGELA J. NIKOLS, as the Personal
Representative of the ESTATE OF MICHAEL
J. NIKOLS,

Defendant.

**NOTICE OF LIS PENDENS
(PENDENCY OF ACTION)**

Case No. 240901737

Judge Todd M. Shaughnessy

ANGELA J. NIKOLS, as the Personal
Representative of the ESTATE OF MICHAEL
J. NIKOLS, and ANGELA J. NIKOLS, an
individual.

Counterclaim Plaintiff,

vs.

MATTHEW J. NIKOLS as the Personal
Representative of the ESTATE OF JOHN N.
NIKOLS, and NICK J. NIKOLS, MATTHEW
J. NIKOLS, and DIANA J. NICHOLAS, as the
Trustees of the NIKOLS LIVING TRUST,

Counterclaim Defendants

NOTICE IS HEREBY GIVEN, pursuant to Utah Code § 78B-6-1303, that a civil action has been commenced and is ongoing in the above-named Court that may affect the title to, or the right of possession of, real property located in Salt Lake County, Utah, situated at approximately 1365 South State Street Salt Lake City, Utah 84115, and more particularly described as follows:

Parcel No. 16073580100000

BEG S 0°02'11" E 22.98 FT FR NW COR OF BLK 2 NYES ADD SUB; N 38°50'46" E 22.29 FT; N 89°54'13" E 135.98 FT; N 0°01' W 5.61 FT; N 89°54'48" E 14.50 FT; S 0°02'28" E 155.09 FT; S 89°54'53" W 41.62 FT; S 0°04'04" E 98.93 FT; N 89°54'44" E 10 FT; S 0°04'24" E 80.81 FT; S 89°54'47" W 10 FT; S 0°04'04" E 239.70 FT; S 89°55'08" W 123.10 FT; N 0°02'11" W 551.55 FT TO BEG. (BEING PART OF LOT 18 & ALL OF LOTS 18 THRU 24 NYES ADDITION SUBDIVISION AND LOT A OF NYES ADDITION BLK 2 AMD)

The claims, causes of action, and allegations are more fully set forth in that certain Complaint and Counterclaim in the above-referenced matter, and are incorporated herein by this reference as if fully set forth herein.

This *lis pendens* gives notice of the pendency of the referenced civil action to any individuals or entities claiming a right, title, or interest in and to the referenced Property or any parties intending to acquire a right, title, or interest to the Property from the above-entitled individuals or entities. This *lis pendens* shall be construed as notice of interest in and to the subject property referred to above.

DATED this 7th day of May 2024

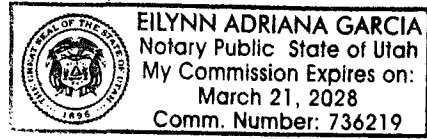
KIRTON McCONKIE

/s/ 

Rod Andreason

Attorney for Defendant

STATE OF UTAH)
)
:SS.
COUNTY OF UTAH)



On the 7th day of May 2024, personally appeared before me, Rod Andreason, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Eilynn Adriana Garcia
Notary Public

CERTIFICATE OF SERVICE

I hereby certify that on the 8th day of May 2024, I caused a true and correct copy of the foregoing **NOTICE OF LIS PENDENS** to be served on the following by the method indicated below:

P. Matthew Muir (USB #9560)
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Attorney for Plaintiffs

- () U.S. Mail, Postage Prepaid
- () Hand Delivered
- () Overnight Mail
- () Via email
- (X) E-Filer

/s/ Halley Turner