

When Recorded Return to:
Jeffrey T. Colemere (#8527)
COLEMERE GIBBS, PLLC
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Draper, UT 84020

14332383 B: 11543 P: 977 Total Pages: 1
01/06/2025 11:03 AM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COLEMERE GIBBS & STOUT, PLLC
13691 S. MINUTEMAN DR. STE 100 DRAPER, UT 84020

NOTICE OF CLAIM OF INTEREST

Daniel E. Garcia, Beneficiary and Trustee of the Diana L. Garcia Family Living Trust, dated June 27, 2017, as amended (the "Trust") hereby gives notice, pursuant to UTAH CODE ANN. §§ 57-9-4 and 5, of an interest in that certain parcel of real property commonly known as 5513 W. Copper Gulch Lane, Unit D, Herriman, Utah 84096 (the "Property"), which Property is more particularly described as follows:

LOT 20, MIDAS CREEK VILLAS, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder, State of Utah.

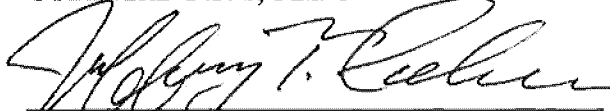
Together with: (a) the undivided ownership interest in said Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said unit, and (c) the non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as Declaration and Map may hereafter be amended or supplemented).

Parcel No. 26-25-302-007

Pursuant to the terms of the Trust, Mr. Garcia claims a notice of interest on grounds that he is a Beneficiary and Trustee of the Trust that is the record owner of the Property, and therefore, Mr. Garcia has a legal and equitable interest in the Property.

DATED this 6th day of January 2024,

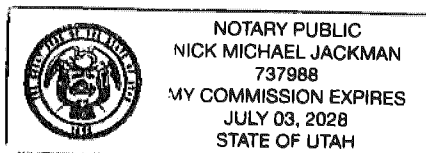
COLEMERE GIBBS, PLLC



Jeffrey T. Colemere
Attorney for Daniel E. Garcia

STATE OF UTAH)
 : ss.
County of Salt Lake)

On the 6th day of January 2024, personally appeared before me Jeffrey T. Colemere, Attorney for Daniel E. Garcia, who duly acknowledged to me that he executed the foregoing instrument.



NOTARY PUBLIC