

AFTER RECORDING RETURN TO:
GUILD MORTGAGE COMPANY LLC
5887 Copley Drive, 6th Floor
San Diego, California 92111
Attn.: David Neylan

PREPARED IN THE LAW OFFICE OF:
SETTLEPOU
ATTORNEYS • COUNSELORS
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219
187440-MCB

AFFIDAVIT OF NON-COMMENCEMENT

TIN 22-19-328-018, 22-19-328-077, 22-19-328-074, 22-19-328-078

STATE OF UTAH §
§
COUNTY OF SALT LAKE §

BEFORE ME, a Notary Public in and for the State of Utah on this day personally appeared Nathan W. Pugsley, Manager of TRAILSIDE TWINHOMES MIDVALE, LLC, a Utah limited liability company (the "Owner") who, after being by me duly sworn, on oath stated as follows:

1. My name is Nathan W. Pugsley, Manager of TRAILSIDE TWINHOMES MIDVALE, LLC, a Utah limited liability company. I am over eighteen years of age. I have personal knowledge of the facts stated by me in this Affidavit and they are true and correct. I have never been convicted of any felony or of any crime involving moral turpitude and I am fully competent to make this Affidavit. I am authorized to make the statements herein made by me on behalf of Owner and such statements shall be binding upon me individually and upon TRAILSIDE TWINHOMES MIDVALE, LLC, a Utah limited liability company, as Owner.

2. Owner's Name and Address are as follows:

TRAILSIDE TWINHOMES MIDVALE, LLC
45 East Center Street, Suite 004
North Salt Lake, Utah 84054

3. Owner is the owner of that certain tract of real property more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A
PART HEREOF (the "Land").

4. Owner is constructing certain improvements (the "Improvements") upon the Land which are generally described as follows:

A twenty-seven (27) unit townhome development

5. As of the date hereof, the names and addresses of the original contractors furnishing labor, services, or materials for the construction of the Improvements are as follows:

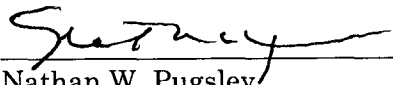
NONE

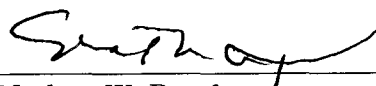
6. The construction of or work on the Improvements has not commenced as of the date hereof.

7. This Affidavit is executed in order to establish the date of the inception of any lien for labor, materials or service provided in connection with the construction of the Improvements, which date of inception is and shall be subsequent to the date hereof for all purposes.

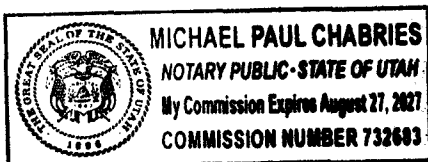
DATE HEREOF: March 25, 2025

TRAILSIDE TWINHOMES MIDVALE, LLC
a Utah limited liability company

By: 
Nathan W. Pugsley
Manager


Nathan W. Pugsley
Individually

SUBSCRIBED AND SWORN TO BEFORE ME this 26TH day of March, 2025, by Nathan W. Pugsley, individually and as Manager of TRAILSIDE TWINHOMES MIDVALE, LLC, a Utah limited liability company, to certify which witness my hand and seal of office.



732683

8-27-2027


Notary Public, State of Utah

EXHIBIT "A"

PARCEL 1:

Beginning in the center of a three rod street 727.266 feet South from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; thence West 155 feet; thence North 90 feet; thence East 155 feet; thence South 90 feet to the point of beginning.

LESS AND EXCEPTING therefrom any and all portions lying within the legal bounds of 300 East Street.

PARCEL 2:

Beginning at a point South 0°12'25" West along the Section line 747.93 feet and North 89°47'05" West 150.00 feet, more or less, to the Northwest corner of land being knoww as 22-19-328-020, in Quit Claim Deed recorded September 16, 2003 as Entry No. 8818655, in Book 8882, at Page 2116, from the Center of Section 19, Township 2 South, Range 1 East; Salt Lake Base and Meridian and running thence South 0°12'55" West 46.00 feet (South 46.00 feet by deed) along the West line of the above described property; thence North 89°47'05" West 15.00 feet (West 15.00 feet by deed), more or less, to the Northwest Corner of the land being conveyed in that certain Warranty Deed recorded August 15, 2008 as Entry No. 10501004, in Book 9635, at Page 4470; thence South 0°12'55" West 73.00 feet (South 73.00 feet by deed) along the West line of said land to the Southwest corner; thence South 89°47'05" East 140.25 feet (East 140.26 feet by deed) to a point on the Westerly Right-of-Way line of 300 East Street; thence South 0°12'55" West along said Westerly Right-of-Way line 35 feet; thence North 89°47'05" West 200 feet; thence South 0°12'55" West 89.47 feet; thence South 89°47'05" East 54 feet to a point on the Westerly line of Vunder Subdivision, as recorded with the office of the Salt Lake County Recorder; thence South 0°12'55" West along said Westerly line 72.35 feet; thence North 89°45'30" West 200.00 feet; thence North 0°12'55" East 123.59 feet; thence North 48°40'55" West 41.68 feet to the Southeast Corner of Diamond Acres #1 Subdivision, as recorded with the office of the Salt Lake County Recorder; thence North 1°00'00" West along the Easterly line of said Diamond Acres #1 Subdivision 164.78 feet; thence South 89°47'05" East 255.65 feet to the point of beginning.

PARCEL 3:

Beginning at the Southeast Corner of Twin Bridges P.U.D., as recorded with the office of the Salt Lake County Recorder, said point also being on the Westerly right of way line of 300 East Street, said point being South 0°12'55" West along the Section line 628.77 feet (South 38 Rods by deed) and North 89°47'05" West 24.75 feet from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°12'55" West along said westerly right of way line 9.15 feet, thence North 89°47'05" West 130.25 feet, thence South 0°12'55" West 90.00 feet (South 90.00 feet by deed), thence South 89°47'05" East 130.25 feet to said westerly right of way line, thence South 0°12'55" West along said westerly right

of way line 7.00 feet, thence South 89°47'05" East 24.75 feet to the Section Line, thence South 0°12'55" West along section line 13.00 feet, thence North 89°47'05" West 405.65 feet to a point on the Easterly line of Diamond Acres #1 Subdivision, thence North 01°00'00" West along said Easterly line 119.19 feet to a point on the Southerly line extension of said Twin Bridges P.U.D., thence South 89°47'05" East along said Southerly line and line extended 383.43 feet (South 89°47'25" East per Subdivision Plat) to the point of beginning.

LESS AND EXCEPTING therefrom the following:

Beginning at a point on the Section line, said point being North 00°12'55" East along the Section line 503.90 feet from a found brass cap monument located in the intersection of 6790 South Street and 300 East Street, said point also being South 00°12'55" West along the Section line 734.93 feet, more or less, from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°12'55" West along the Section line 13.00 feet, thence North 89°47'05" West 24.75 feet to the Westerly right of way line of said 300 East Street, thence North 00°12'55" East 13.00 feet, thence South 89°47'05" East 24.75 feet to the point of beginning.

PARCEL 4:

Beginning at a point on the West Right of Way line of 300 East Street, said point being South 00°12'35" West along the Section Line 901.93 feet and North 89°47'25" West 24.75 feet from the Center of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°47'05" West 200.00 feet, thence South 00°12'55" West 89.47 feet, thence South 89°47'05" East 54.00 feet to a point on the West line of Vunder Subdivision, as recorded with the Office of the Salt Lake County Recorder, thence along said West and North lines of said subdivision the following 2 courses: 1) North 00°12'55" East 4.65 feet, 2) South 89°45'30" East 146.00 feet to a point on said West right of way line, thence North 00°12'55" East along said right of way line 84.89 feet to the point of beginning.