

14386590 B: 11572 P: 4260 Total Pages: 3  
05/19/2025 04:27 PM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA  
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

**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

## AFFIDAVIT OF NON-COMMENCEMENT

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 COTTONWOOD TOWNS MURRAY, 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 COTTONWOOD TOWNS MURRAY, 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 COTTONWOOD TOWNS MURRAY, LLC, a Utah limited liability company, as Owner.

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

COTTONWOOD TOWNS MURRAY, 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:

Eighteen (18) detached units and eight (8) attached unit

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.

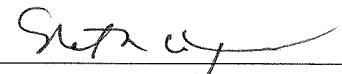
7. This Affidavit is executed in order to establish the date of the inception of any lien for labor, materials or service provided in connection with the construction of the Improvements, which date of inception is and shall be subsequent to the date hereof for all purposes.

DATE HEREOF: May 15, 2025

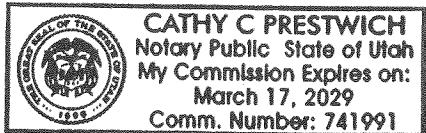
COTTONWOOD TOWNS MURRAY, LLC  
a Utah limited liability company

By:

  
Nathan W. Pugsley  
Manager

  
Nathan W. Pugsley  
Individually

SUBSCRIBED AND SWORN TO BEFORE ME this 15<sup>th</sup> day of May, 2025, by Nathan W. Pugsley, individually and as Manager of COTTONWOOD TOWNS MURRAY, LLC, a Utah limited liability company, to certify which witness my hand and seal of office.



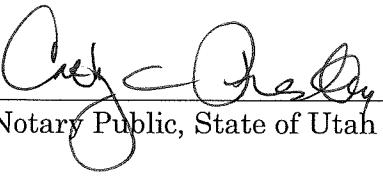
  
Notary Public, State of Utah

EXHIBIT "A"

---

Parcel 1:

Beginning at a point due South 908.432 feet and due East 1004.986 feet from Northwest corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°50'00" East 300.19 feet (in some prior deeds 325.78 feet, more or less) to the Southerly line of Big Cottonwood Creek; thence South 82°30'00" East 139.50 feet; thence South 49°00'00" East 66.00 feet; thence South 72°12'30" East 318.96 feet (in some prior deeds 320.453 feet) to the West right-of-way line of 4800 South Street, said point being on a 426.833 foot radius (in some prior deeds 427.46 foot radius) curve to the right, the radius point of which bears North 66°29'44" West (in some prior deeds North 66°16'13" West); thence Southwesterly along the arc of said curve and said right-of-way line 313.543 feet (in some prior deeds 314.04 feet, more or less) to a point on a 340.00 foot radius curve to the right, the radius point of which bears North 33°46'52" West (in some prior deeds North 33°30'19" West); thence Southwesterly along the arc of said curve 224.995 feet (in some prior deeds 224.925 feet); thence North 0°50'00" East 133.80 feet (in some prior deeds 132.725 feet); thence West 69.53 feet to the Point of Beginning.

Tax Parcel 22-08-108-022-0000

Parcel 2:

Beginning at a point in the center of a County Road which is 14.54 chains South and South 83°20'00" East 13.90 chains from the Northwest corner of Section 8, Township 2 South, Range 1 East, Salt Lake Meridian, and running thence South 83°20'00" East 92.48 feet; thence North 0°50'00" East 468.5 feet, more or less, to the center of creek; thence North 82°30'00" West down the center of the creek, 98.1 feet; thence South 7.25 chains to the Point of Beginning.

Tax Parcel 22-08-108-016-0000