

The Order of the Court is stated below:

Dated: August 19, 2025 **/s/** **THADDEUS MAY**
03:35:30 PM District Court Judge



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

H. BOYD AND ASSOCIATES, L.C., a Utah limited
liability company,

Plaintiff,

vs.

NEIL J. MAUDE, an individual; DANIELLE LITTMAN,
an individual; the UNKNOWN HEIRS OF JOHN B.
SOPER, DECEASED; and ALL OTHER PERSONS
UNKNOWN, CLAIMING ANY RIGHT, TITLE, ESTATE
OR INTEREST IN, OR LIEN UPON THE REAL
PROPERTY DESCRIBED IN THE PLEADING ADVERSE
AND/OR SUPERIOR IN PRIORITY TO PLAINTIFF'S
INTEREST,

Defendants.

FINAL DECLARATORY JUDGMENT

Case No. 240905578

Judge Thaddeus May

Pursuant to Rule 58A(a) of the Utah Rules of Civil Procedure, the Court hereby enters
this Final Declaratory Judgment, adjudging as follows:

1. All claims and the rights and liabilities of all parties in this matter have been
adjudicated.

2. This case concerns certain real property consisting of a narrow strip of land
located in Salt Lake County, Utah, that is more particularly and correctly described as:

BEGINNING AT A POINT WHICH LIES ON THE SOUTH LINE OF LOT 1,
BLOCK 139, PLAT "A", SALT LAKE CITY SURVEY, SAID POINT BEING

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08/19/2025 04:58 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
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2825 E. COTTONWOOD PKWY., SUITSALT LAKE CITY, UT 84121

SOUTH 89°57'12" WEST 222.55 FEET AND NORTH 00°02'48" WEST 63.62 FEET FROM A FOUND SALT LAKE CITY STREET MONUMENT BRASS CAP AT 600 NORTH STREET AND 200 WEST STREET, BEING FURTHER DESCRIBED AS WEST 160.5 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE NORTH 00°02'41" EAST 165.16 FEET, (NORTH 165 FEET BY DEED) TO THE NORTH LINE OF LOT 1; THENCE ALONG SAID NORTH LOT LINE NORTH 89°52'07" EAST 11.99 FEET, (EAST 12 FEET BY DEED); THENCE SOUTH 00°02'41" WEST 165.16 FEET TO THE SOUTH LINE OF LOT 1, (SOUTH 165 FEET BY DEED); THENCE SOUTH 89°52'06" WEST 11.99 FEET, (WEST 12 FEET BY DEED) TO THE POINT OF BEGINNING.

(the "Strip").

3. Plaintiff H. Boyd and Associates, L.C. is the sole owner of the Strip, having acquired all right, title, estate, and interest in the Strip by adverse possession by no later than 2020.

4. Defendants in this case are Neil J. Maude, Danielle Littman, the Unknown Heirs of John B. Soper, Deceased, and All Other Persons Unknown, Claiming Any Right, Title, Estate or Interest in, or Lien Upon the Real Property described in the Pleading Adverse and/or Superior in Priority to Plaintiff's Interest (collectively, "Defendants").

5. Defendants have no right, title, estate, or interest in the Strip, and title to the Strip is quieted in H. Boyd and Associates, L.C. as against all Defendants named herein.

6. Any claims remaining in the Amended Complaint are dismissed with prejudice.

7. Each party is to bear its own attorney fees and costs in this matter.

8. This *Final Declaratory Judgment* does not affect any public utility easements, if any.

9. This *Final Declaratory Judgment* may be recorded in the Official Records of Salt Lake County, Utah.

The Court's signature appears at the top of the first page of this *Final Declaratory Judgment*.

END OF DOCUMENT

Approved as to form:

/s/Neil J. Maude

Neil J. Maude

Pro Se Defendant

/s/Danielle Littman

Danielle Littman

Pro Se Defendant

(Signed by filing attorney Sara E. Bouley with permission of Neil J. Maude and Danielle Littman)

CERTIFICATE OF SERVICE

I certify that on August 7, 2025, I caused the foregoing proposed **FINAL DECLARATORY JUDGMENT** to be served on the following parties in the manner indicated at the addresses listed below:

Neil Maude Danielle Littman 214 W 600 N Salt Lake City, UT 84103 danielle.littman@gmail.com neiljohnmaude@gmail.com <i>Defendants Pro Se</i>	<input type="checkbox"/> Hand Delivery <input type="checkbox"/> First Class, United States Mail, Postage Prepaid <input type="checkbox"/> E-filing via GreenFiling <input type="checkbox"/> E-filing via CM/ECF <input checked="" type="checkbox"/> Email
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/s/Sara E. Bouley
Sara E. Bouley