



WHEN RECORDED, MAIL TO AND MAIL TAX NOTICE TO:
RANDY S. KESTER (#4357)
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ENT 15550-2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 4 12:15 PM FEE 40.00 BY MG
RECORDED FOR YOUNG KESTER BLACK AND JUB

IN THE FOURTH JUDICIAL DISTRICT COURT

UTAH COUNTY, STATE OF UTAH
137 N. Freedom Blvd., Provo, Utah 84601

JOHN SCOTT UNDERWOOD
(as sole member, owner, agent and
representative of STARWOOD GROUPE.
LLC A UTAH LIMITED LIABILITY
COMPANY),
Plaintiff,
v.

MELVIN MERRILL MARTIN,
Defendant.

NOTICE OF PENDENCY OF ACTION;
LIS PENDENS

Case No. 250401011

Judge SEAN PETERSEN

The Plaintiffs, by and through counsel of record, Randy S. Kester of Young, Kester, Black and Jube, and in accord with Utah Code Annotated Section 78B-6-1303, hereby gives notice to Defendant and to the public at large, of the pendency of this quiet title action, filed against the Defendant by Plaintiff, John Underwood.

1. The object of this action is one for quiet title, quieting title in the Plaintiff.
2. The specific legal description of the affected property is as follows:

Beginning at a point located South 00°29'29" East along the section line 768.08 feet and East 1318.29 feet from the West quarter corner of Section 9, Township 5

South, Range 1 East, Salt Lake Base and Meridian; thence North 82°19'59" East along the recorded monument or fenceline "called for" in Special Warranty Deed Entry No. 90642:1995 (Utah County Records), 77 .00 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence South 03°36'19" West along a fenceline (Boundary Line Agreement), 125.82 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence South 04 °11 '32" West along a fenceline (Boundary Line Agreement), 50.21 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence North 51 °27'00" West along the Frontage Road North right of way line 88.93 feet to a pin set by Roger Dudley and checked by George B. Wilson; thence North 02°30'31" East along the recorded monument or fenceline- "called for" in Special Warranty Deed Entry No. 90642:1995 (Utah County Records) 110.06 feet to a pin set by Roger Dudley and checked by George B. Wilson to a point of beginning.

3. This notice of pendency of action is to give notice to the public of the Plaintiff's intent to pursue this quiet title action against the defendant.

DATED this 28th day of February, 2025.

/s/ Randy S. Kester
RANDY S. KESTER, Attorney for Plaintiff

CERTIFICATE OF DELIVERY

I hereby certify that on the 28th day of February, 2025. I served a true and correct copy of

the foregoing as set forth below:

<input type="checkbox"/> Via E-Filing	MELVIN MERRILL MARTIN
<input checked="" type="checkbox"/> Via Hand Delivery	
<input type="checkbox"/> Via Facsimile	
<input type="checkbox"/> Via Email	
<input type="checkbox"/> Via Overnight	

/s/ Hailey Steinagel