

**The Order of the Court is stated below:**

Dated: February 25, 2025

04:55:40 PM

s/ SEAN PETERSEN

District Court Judge

JUDICIAL



Mitch M. Longson (15661)  
Taylor P. Kordsiemon (17257)  
**MANNING CURTIS**  
**BRADSHAW & BEDNAR PLLC**  
201 South Main Street, Suite 750  
Salt Lake City, Utah 84111  
Telephone: (801) 363-5678  
Facsimile: (801) 364-5678  
mlongson@mc2b.com  
tkordsiemon@mc2b.com

ENT 15688:2025 PG 1 of 4  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 04 04:03 PM FEE 40.00 BY AC  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

Attorneys for Audrey G. Bailey Living Family Trust

**IN THE FOURTH JUDICIAL DISTRICT COURT  
UTAH COUNTY, STATE OF UTAH**

AUDREY G. BAILEY LIVING FAMILY TRUST,  
Plaintiff,  
v.  
MARGA TURNER TRUST and MARGA  
TURNER,  
Defendants.

**FINAL JUDGMENT AND DECREE  
AND ORDER QUIETING TITLE**

Civil No. 220401804

Judge: Sean Petersen

Based on the Court's findings in its May 21, 2024 Memorandum Decision and Order, and for good cause appearing,

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED AS FOLLOWS:

1. Pursuant to the doctrine of boundary by acquiescence, Plaintiff Audrey G. Bailey  
Living Family Trust (“Bailey Trust”) has obtained all right, title, and interest in and to  
that portion of certain real property (the “Real Property”) located at 400 N. 545 E.  
Lindon, Utah 84042, tax parcel ID number 35-233-0001, also known as Lot 01, Plat A, B  
J’s Domain Subdy, and more specifically described as follows:

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Commencing at the Southwest corner of Lot 39, Plat "D", Summer Ridge Subdivision as shown on file in the office of the Utah County Recorder, State of Utah, said point also being located North 89°42'34" East along the Section line 900.81 feet and South 824.83 feet from the found North quarter corner of Section 34, Township 5 South, Range 2 East, Salt Lake Base and Meridian (NAD83); thence along said Lot 39 the following three (3) courses: South 71°41'10" East 24.23 feet, South 67°12'57" East 40.76 feet, South 59°07'49" East 47.47 feet to a fence line; thence South 07°20'17" West along a fence line 11.32 feet to a fence corner; thence along a fence line along the arc of a 300.00 foot radius curve to the left 114.03 feet (chord bears North 64°55'40" West 113.35 feet); thence North 14°13'03" East 11.31 feet to the point of beginning.

2. Fee simple title to the Real Property described above is hereby quieted in favor of the Bailey Trust, and against Marga Turner and the Marga Turner Trust, or any others who may claim an interest in the Real Property.
3. The Bailey Trust's fee simple title to the Real Property is hereby declared to be free and clear of other interests held by Marga Turner or the Marga Turner Trust.
4. No attorney fees or costs are awarded.
5. All claims and causes of action have been fully adjudicated and this Final Judgment and Decree and Order Quietting Title constitutes the final judgment in this case.

\*\*\*

**Signed by the court as indicated by the electronic seal and date at  
the top of the first page**

APPROVED AS TO FORM:

/s/ Marga Turner

Marga Turner

Marga Turner Trust

Esigned with permission via email 2.24.25

**CERTIFICATE OF SERVICE**

I hereby certify that on February 25, 2025, I caused a true and correct copy of the foregoing document to be served in the method indicated below to the below-named parties.

<input type="checkbox"/>	HAND DELIVERY	Marga Turner
<input type="checkbox"/>	U.S. MAIL	Marga Turner Trust
<input type="checkbox"/>	FAX TRANSMISSION	Marga_ramos@hotmail.com
<input checked="" type="checkbox"/>	E-MAIL TRANSMISSION	
<input type="checkbox"/>	ELECTRONIC FILING	<i>Defendants</i>

/s/ Mitch M. Longson