

**Mail Tax Notice To:**  
Robert Colby Keddington  
198 East Bayview Circle  
Saratoga Springs, Utah 84045

ENT 17292:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Mar 11 10:57 AM FEE 40.00 BY CS  
RECORDED FOR Jeffs and Jeffs, P.C.  
ELECTRONICALLY RECORDED

**SCRIVENER AFFIDAVIT**

STATE OF UTAH                    )  
  : ss.  
COUNTY OF UTAH                )

The undersigned, being first duly sworn, deposes and states as follows:

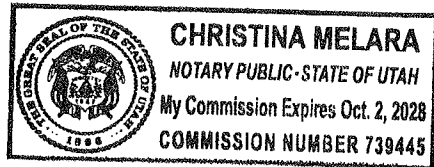
1. That I have personal knowledge of the facts set forth herein.
2. That I am an attorney licensed to practice law in Utah.
3. On July 11, 2024, Altabank, a division of Glacier Bank, a Montana bank corporation executed the Assignment of Trust Deed (Tax Id No. 24:035:0061) whereunder it conveyed to all of its right, title, and interest under that certain Revolving Credit Deed of Trust which was recorded on May 25, 2018, as Entry 48572:2018, to Robert Colby Keddington, as Manager of EBTI, LLC. The Assignment of Trust Deed was recorded on July 12, 2024, as Entry No. 46555:2024.
4. On or about July 11, 2024, I prepared a Deed in Lieu of Foreclosure in which Zeb Christmas agreed that upon his breach the Secured Promissory Note, Robert Colby Keddington could immediately record the Deed in Lieu of Foreclosure against the real property located at 2391 South River Drive, Spanish Fork, Utah 84660 and more particularly described on Exhibit "A" attached hereto.
5. At the time I prepared the Deed in Lieu of Foreclosure, the Assignment of Trust Deed had not been recorded, I left a blank line for the recording information.
6. The Deed in Lieu of Foreclosure incorrectly refers to a Trust Deed, dated July 11, 2024. That such reference should have been to the Assignment of Trust Deed, dated July 11, 2024, described above.
7. At the time of execution of the Deed in Lieu of Foreclosure, the intent of the Deed in Lieu of Foreclosure was to refer to the Assignment of Trust Deed, dated July 11, 2024, in favor of EBTI, LLC, and which was recorded on July 12, 2024, as Entry No. 46555:2024.
8. To avoid any potential confusion as to the Deed in Lieu of Foreclosure all references to the Trust Deed, dated July 11, 2024, should be read as **Assignment of Trust Deed, dated July 11, 2024** which was **recorded on July 12, 2024, as Entry No. 46555:2024.**

Tax Parcel Number: 24:035:0061  
\*Addition/Change in bold \*

9. This Affidavit is to correct the error in the Deed in Lieu of Foreclosure, recorded on February 26, 2025, as Entry No. 13764:2025, by inclusion of the bolded and underlined clarifying information.

  
\_\_\_\_\_  
Kevin D. Jeffs

Subscribed and sworn this 26<sup>th</sup> day of February, 2025, Kevin D. Jeffs, the signer of the above instrument, personally appeared before me, and duly acknowledged to me that he executed the same.



  
\_\_\_\_\_  
NOTARY PUBLIC

EXHIBIT A  
TO  
NOTICE OF INTEREST

Legal Description

Commencing North 2177.56 feet and East 444.04 feet from the Southwest corner of Section 10, Township 8 South, Range 2 East, Salt Lake Base and Meridian and running thence East 776.83 feet; thence South 02°45'14" West 317.01 feet; thence South 14°34'59" East 168.13 feet; thence South 23°45'00" West 372.29 feet; thence South 88°30'00" West 197.97 feet; thence North 37°20'00" West 57.21 feet; thence South 103.36 feet; thence North 34°29'59" West 25.81 feet; thence along a 158 foot radius curve to the Left, whose chord bears: North 38°06'15" West 19.86 feet; thence South 88°30'00" West 434.88 feet; thence West 388.97 feet; thence North 00°00'02" West 678.87 feet; thence North 89°30'16" East 426.61 feet; thence North 00°50'30" East 175.13 feet to the point of beginning.

LESS AND EXCEPTING AND TOGETHER WITH any land conveyed or acquired in those certain boundary line agreements of record in the Utah County Recorder's Office.

Tax Parcel No. 24:035:0061

**EXCEPTING THEREFROM:**

That portion of parcel 24-035-0061 situated west of S River Drive, described as follows:

Beginning at a point on the West side of River Drive and the North line of Christmas Estates Subdivision, said point being located North 00 deg. 19' 05" East 1321.67 feet along the Section line and East 463.80 feet from the Southwest corner of Section 10, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence along the North line of Christmas Estates South 88 deg. 30' 00" West 67.31 feet; thence continuing along subdivision line West 658.59 feet to the Northwest corner of the Christmas Estates Subdivision; thence North 89 deg. 49' 00" West 353.55 feet; thence South 89 deg. 27' 24" West 41.90 feet; thence North 01 deg. 07' 06" East 672.60 feet along the line called for in that certain Boundary Line Agreement recorded August 14, 2015 as Entry No. 73903:2015 to the South line of Eagle View Estates Plat "A"; thence Along subdivision line North 89 deg. 30' 16" East 1060.79 feet; thence South 03 deg. 59' 18" East 682.27 feet to the point of beginning.

Affects Tax Serial Nos. 24-034-0036 and 24-035-0061 (portion)

**ALSO KNOWN AS:**

COM N 2177.52 FT & E 444.03 FT FR SW COR. SEC. 10, T8S, R2E, SLB&M.; E 776.83 FT; S 2 DEG 45' 14" W 317.01 FT; S 14 DEG 34' 59" E 168.13 FT; S 23 DEG 45' 0" W 372.29 FT; S 88 DEG 30' 0" W 197.97 FT; N 37 DEG 20' 0" W 57.21 FT; S 103.36 FT; N 34 DEG 29' 59" W 25.81 FT; ALONG A CURVE TO L (CHORD BEARS: N 38 DEG 6' 15" W 19.86 FT, RADIUS = 158 FT); S 88 DEG 30' 0" W 367.52 FT; N 3 DEG 59' 18" W 682.28 FT; N 89 DEG 30' 16" E 17.75 FT; N 0 DEG 50' 30" E 175.13 FT TO BEG.

CONSISTING OF APPROXIMATELY 14.470 ACRES.