

Mail Tax Notices To:  
5400 North Canyon, LLC  
50 West Broadway, Suite 333  
PMB 42981  
Salt Lake City, UT 84101  
File No. BT-19370

ENT 17682:2022 PG 1 of 4  
Andrea Allen  
Utah County Recorder  
2022 Feb 09 09:44 AM FEE 40.00 BY CH  
RECORDED FOR Bartlett Title Insurance Agency, Inc  
ELECTRONICALLY RECORDED

Space above this line for Recording Data

### WARRANTY DEED

Janice P. Peay

GRANTOR(S)

of Provo, County of Utah, State of Utah

Hereby Convey(s) and Warrant(s) to

5400 North Canyon, LLC, a Utah limited liability company

GRANTEE(S)

of Salt Lake City, County of Salt Lake, State of Utah

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH, to-wit:

See Exhibit "A" attached hereto and by this reference made a part thereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2022 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 8 day of February, 2022.

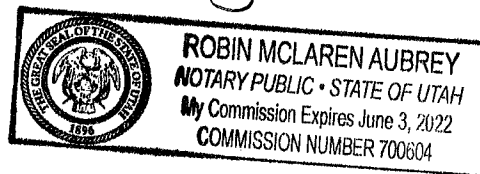
*Janice P. Peay by Craig R. Peay*  
Janice P. Peay by Craig R. Peay, her attorney in fact

State of Utah )  
  :SS  
County of Utah )

On the 8 day of February, 2022 personally appeared before me Craig R. Peay, attorney in fact for Janice P. Peay, the signed(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Witness my hand and official seal, this the 8 day of February, 2022.

*Robin McLaren Aubrey*  
Notary Public  
My Commission Expires: 6.3.22



1. The Court determines that Plaintiff, Janice Peay is the legal and equitable owner of the following tract of land ("Subject Area") located in Utah County, State of Utah:

Commencing at a point located North  $89^{\circ}49'06''$  East along the Section line 1186.64 feet and North 136.63 feet from the Southwest corner of Section 7, Township 6 South, Range 3 East \ Salt Lake Base and Meridian; thence North 15.85 feet; thence North  $79^{\circ}11'00''$  East 279.36 feet; thence South  $85^{\circ}15'00''$  East 428.63 feet; thence South  $03^{\circ}00'00''$  East 7.31 feet; thence North  $84^{\circ}11'13''$  West 22.42 feet; thence North  $10^{\circ}13'52''$  West 2.16 feet; thence North  $85^{\circ}21'34''$  West 325.62 feet; thence South  $80^{\circ}59'34''$  West 359.16 feet to the point of beginning.

"Exhibit A"

The Order of the Court is stated below:

Dated: January 18, 2022  
06:02:55 PM

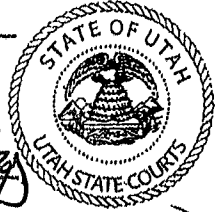
/s/ ROBERT LUNNEN  
District Court Judge



ENT 17682 : 2022 PG 3 of 4

Robert L. Jeffs, #4349  
JEFFS & JEFFS, P.C.  
90 North 100 East  
P.O. Box 888  
Provo, UT 84603  
Telephone: (801) 373-8848  
Email: rljeffs@jeffslawoffice.com

STATE OF UTAH  
COUNTY OF Utah  
I hereby certify that the document to  
which this certificate is attached is a  
full, true and correct copy of the  
original filed in the Utah State Courts.  
WITNESS my hand and seal  
this 21 day of January  
20 22  
DISTRICT/JUVENILE COURT



*[Signature]*  
CLERK

Attorneys for Plaintiff

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

<p>JANICE P. PEAY, an individual,  Plaintiff,  v.  PROVO CANYON ESTATES, LLC, a Utah Limited Liability Company,  Defendant.</p>	<p><b>DEFAULT JUDGMENT</b>  <i>Civil No.: 190401693</i>  <i>Judge: Robert Lunn</i></p>
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In this action, the Plaintiff having filed its Amended Complaint and served the Amended Complaint upon the Defendant. The Defendant answered the Amended Complaint by and through its attorney Judson Pitts. Judson Pitts withdrew as counsel for Defendant on October 13, 2021. Plaintiff served Defendant with a Notice to Appear or Appoint Counsel on October 13, 2021. Defendant has failed and refused to appear or appoint counsel and has refused to attend either pretrial scheduled for this matter, the default of said Defendant is now entered and Plaintiff is awarded Judgment as follows:

~~ENT 9343 : 2022 PG 1 of 2~~  
~~Andrea ATten~~  
~~Utah County Recorder~~  
~~2022 Jan 21 02:21 PM FEE 40.00 BY MC~~  
~~RECORDED FOR Jeffs and Jeffs, P.C.~~  
~~ELECTRONICALLY RECORDED~~

1. The Court determines that Plaintiff, Janice Peay is the legal and equitable owner of the following tract of land ("Subject Area") located in Utah County, State of Utah:

Commencing at a point located North 89°49'06" East along the Section line 1186.64 feet and North 136.63 feet from the Southwest corner of Section 7, Township 6 South, Range 3 East Salt Lake Base and Meridian; thence North 15.85 feet; thence North 79°11'00" East 279.36 feet; thence South 85°15'00" East 428.63 feet; thence South 03°00'00" East 7.31 feet; thence North 84°11'13" West 22.42 feet; thence North 10°13'52" West 2.16 feet; thence North 85°21'34" West 325.62 feet; thence South 80°59'34" West 359.16 feet to the point of beginning.

2. The interest of Defendant and anyone claiming by or through Defendant in the Subject Area is null and void and of no force and effect.
3. Plaintiff's title to the Subject Area is hereby quieted.

**THIS ORDER EFFECTIVE WHEN SIGNED BY THE COURT ABOVE**