

Special Warranty Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
01/30/2024 01:58:58 PM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

When recorded, return to:  
Cottonwood Title Ins. Agency, Inc.  
1996 East 6400 South #120  
Salt Lake City, UT 84121

File No.: 173201-MCF

**AFFIDAVIT OF CLERICAL ERROR**  
**[UCA 57-3-106 (9)]**

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Salt Lake County, State of Utah and that I have reached the age of majority.
2. I am the Vice President of Cottonwood Title Insurance Agency, Inc. which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, State of Utah.
3. That on January 17, 2024, a Special Warranty Deed was recorded by Cottonwood Title Insurance Agency, Inc. in the office of the Washington County Recorder as Entry No. 20240001637.
4. The document contained a minor typographical error in which the bearing in the 2nd to last call was omitted. The correct bearing is: "thence North 40°04'23" East...."
5. This affidavit pertains to property in Washington County, State of Utah, more particularly described as:

**See Exhibit A attached hereto**

Parcel Identification Number(s): SG-6-2-23-44031 (for reference purposes only)

Dated this 30th day of January, 2024.

COTTONWOOD TITLE INSURANCE AGENCY, INC.

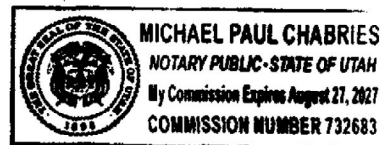


Cortlund G. Ashton  
Vice President

State of Utah

County of Salt Lake

Subscribed and sworn to before me this 30th day of January, 2024 by Cortlund G. Ashton.

  
NOTARY PUBLIC

## EXHIBIT A

A parcel of land located in the North 1/2 of Section 23, and the South 1/2 of Section 14, Township 42 South, Range 16 West, Salt Lake Base and Meridian and being further described as follows:

Beginning at a point North 89°27'50" East 1152.366 feet along the Section line and South 00°00'00" East 165.785 feet from the Southwest corner of Section 14, and the Northwest corner of Section 23, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North 00°00'00" East 292.00 feet; thence North 60°15'00" East 206.42 feet; thence North 90°00'00" East 175.93 feet; thence South 00°00'00" East 908.74 feet to the Northerly Right of Way line of Sunset Boulevard; thence North 88°40'30" West 166.71 feet along said Sunset Boulevard; thence North 00°43'50" West 200.13 feet; thence North 88°40'30" West 530.24 feet; thence North 32°00'00" East 70.00 feet; thence North 60°00'00" East 147.00 feet; **thence North 40°04'23" East 215.40 feet**; thence North 89°27'50" East 41.10 feet to the point of beginning.