

The Order of the Court is stated below:

Dated: March 20, 2025
08:35:34 PM

/s/ SEAN PETERSEN
District Court Judge



Mitch M. Longson (15661)
Taylor P. Kordsiemon (17257)
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Attorneys for Audrey G. Bailey Living Family Trust

ENT 20406 : 2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 24 10:29 AM FEE 40.00 BY LT
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

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

187863-MYU

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

**AMENDED 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, Audrey G. Bailey, Trustee
of the Audrey G. Bailey Living Trust Agreement dated 12/4/1985 (the "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-

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.

233-0001, also known as Lot 01, Plat A, B J's Domain Subdv, and more specifically described as follows:

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 48.15 feet; thence South 31°03'06" West 6.48 feet; thence South 01°06'31" West 4.33 feet; thence along the arc of a 300.00 foot radius curve to the left 112.31 feet (chord bears North 65°05'33" West 111.66 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 Audrey G. Bailey, Trustee of the Audrey G. Bailey Living Trust Agreement dated 12/4/1985, 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 Quieting 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 on 3.18.25

CERTIFICATE OF SERVICE

I hereby certify that on March 20, 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.

<u> </u>	HAND DELIVERY	Marga Turner
<u> </u>	U.S. MAIL	Marga Turner Trust
<u> </u>	FAX TRANSMISSION	Marga_ramos@hotmail.com
<u> X </u>	E-MAIL TRANSMISSION	
<u> </u>	ELECTRONIC FILING	<i>Defendants</i>

/s/ Mitch M. Longson