

ENT 31988 : 2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 May 01 03:53 PM FEE 40.00 BY CS  
RECORDED FOR MacArthur, Heder & Metler  
ELECTRONICALLY RECORDED

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**Attorneys for Plaintiff**

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

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ZEB CHRISTMAS, in individual

Plaintiff,

vs.

ROBERT COLBY KEDDINGTON, an  
individual

Defendants.

**NOTICE OF LIS PENDENS**

Case No. 250402027

Judge: Kasey L. Wright

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Plaintiff, Zeb Christmas (hereinafter, "Plaintiff") hereby gives notice that an action for quiet title and breach of contract against the above-referenced Defendant has been filed in the Fourth District Court, Utah County asserting Plaintiff's ownership interest in approximately 14 acres of real property located at 5391 South River Dr., Spanish Fork, Utah 84660 (hereinafter the "Property") with the following 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 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.

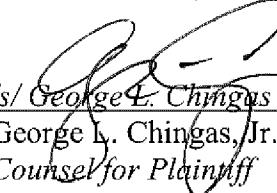
LESS AND EXCEPTING AND TOGETHER WITH any land conveyed or acquired in those certain boundary line agreements of record in the Utah County Recorder's Office.

Tax Parcel No. 24:035:0061

Defendant recorded a deed in lieu of foreclosure on the Property with the Utah County Recorder's Office when he did not own a secured interest in the Property and did not have the contractual right to record the deed in lieu of foreclosure.

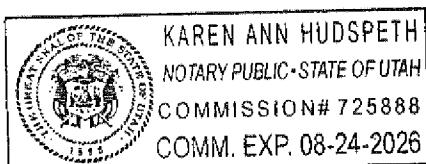
DATED and SIGNED this 30<sup>th</sup> day of April 2025.

MACARTHUR, HEDER & METLER

  
 /s/ George L. Chingas, Jr.  
 George L. Chingas, Jr.  
 Counsel for Plaintiff

STATE OF UTAH )  
 ) ss.  
 COUNTY OF UTAH )

SUBSCRIBED AND SWORN to before me by George L. Chingas, Jr. this 1<sup>st</sup> day of May 2025.



  
 Karen Ann Hudspeth  
 Notary Public