

WHEN RECORDED RETURN TO:
Real Advantage Title Insurance Company
5926 South Fashion Point Drive, #220
South Ogden, UT 84403
Order: 21-6325-RM
Parcel: 07-201-0043

Scrivener's Affidavit

State of Utah)
)SS.
County of Weber)

I, Robin Moran, being first duly sworn, do hereby depose and say:

1. I am a resident of Davis County, State of Utah, over the age of twenty-one years and in all respects am competent to testify to the matters contained herein.
2. I am employed by Real Advantage Title Insurance Agency and am also licensed by the State of Utah Department of Insurance as an Escrow Officer.
3. Real Advantage Title Insurance Agency caused the following document to be recorded with the Davis County Recorder: a Warranty Deed between **Benjamin O. Warden and Megan Warden, Trustees of the Benjamin and Megan Warden Family Trust Dated the 21 day of February, 2019** as Grantor and **Megan Warden and Benjamin Warden, Wife and Husband as Joint Tenants**, as Grantee, Recorded on **July 20, 2021** as Entry No. **3401698**, at Book **7805**, at Page **1600-1601**.
4. The real property ("Property") affected by the Warranty Deed is located in Davis County, State of Utah and is described as follows:


SBE ATTACHED EXHIBIT A

Parcel: **07-201-0043**

5. The Grantor(s) appeared before me and executed the Warranty Deed voluntarily for its stated purpose;
6. I, Robin Moran, did act as Notary Public in connection with the above mentioned Warranty Deed. By inadvertence or mistake, did not correct the date of the Notary Acknowledgment shown as the 15th of **May**, 2021.
7. Pursuant to Utah Code Ann. § 57-3-106(9), I am submitting this Affidavit due to a scrivener's error, in Davis County, State of Utah, on the **15th of July, 2021**, before me personally appeared Benjamin O. Warden and Megan Warden, Trustees of the Benjamin and Megan Warden Family Trust dated the 21st day of February, 2019, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are signed on the Warranty Deed and acknowledged to me that he/she/they executed the same.

Further, Affiant sayeth naught.

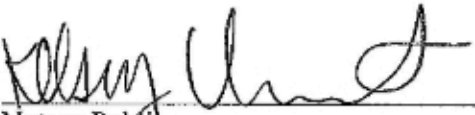
Dated this 2nd day of November, 2021



Robin Moran

State of Utah)
)ss.
County of Weber)

The foregoing instrument was duly acknowledged, subscribed and sworn to before me this 2nd day of November, 2021 by Robin Moran.



Notary Public

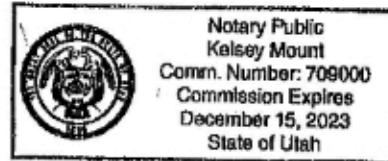


EXHIBIT "A"
Property Description

Order No.: 21-6325-RM
Parcel Number: 07-201-0043
Property Address: 943 South Signal Hill, Fruit Heights, UT 84037

PROPERTY DESCRIPTION:

ALL OF LOT 25, SPRING HOLLOW ESTATES PHASE 1. ALSO: BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, SPRING HOLLOW ESTATES PHASE 1 AND RUNNING THENCE SOUTH $71^{\circ}03'00''$ EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 26, 146.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26 THENCE NORTH $67^{\circ}32'56''$ WEST 142.75 FEET TO A POINT ON A 55 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH $51^{\circ}35'37''$ WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}59'19''$, 9.59 FEET TO THE POINT OF BEGINNING.

Tax Parcel #: 07-201-0043