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*Attorneys for Plaintiff*

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

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PHASE ONE PROPERTIES, LLC, a Utah  
limited liability company,

Plaintiff,

v.

EQUITY TRUST COMPANY CUSTODIAN  
FBO JASON KNAPP IRA; and JASON  
KNAPP, an individual; and John Does 1-10,

Defendants.

**NOTICE OF LIS PENDENS**

*Civil No.: 230400961*

*Judge: Robert C. Lunnen*

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Notice is hereby given that an action has been commenced and is pending in this Court upon a complaint by the above named Plaintiff against the above named defendants and wherein, the above named Plaintiff seeks to quiet title upon a claim of boundary by acquiescence to certain property owned by Plaintiff and which is within the surveyed legal description of Plaintiff's property as set forth below.

Notice is hereby given that the real property claimed by Plaintiff is situated in Utah County, State of Utah, and is described by the surveyed legal description of Plaintiff's real property as follows:

Beginning at a point located South 0°29'00" East along section line 572.30 feet and East 1260.18 feet from the Northwest Corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°53'15" East 80.66 feet; thence North 88°08'01" East 187.72 feet; thence along the southerly boundary of Springside Meadows Residential Subdivision Plat "N" the following two courses and distances: 1) North 88°08'01" East 199.35 feet, and 2) North 88°46'33" East 887.18 feet; thence North 88°50'55" East 42.20 feet; thence along a fence line the following four courses and distances: 1) South 1°32'18" West 332.26 feet, 2) South 89°05'42" West 163.33 feet, 3) South 0°03'19" East 327.93 feet, and 4) South 0°40'49" East 322.32 feet; thence South 88°55'41" West 365.79 feet; thence South 88°10'21" West 243.30 feet; thence North 1°05'28" West 651.35 feet; thence South 88°40'26" West 529.73 feet; thence South 0°24'16" East 0.70 feet; thence South 89°09'57" West 70.68 feet; thence North 1°13'27" West 329.81 feet to the point of beginning. Area = 19.682 Acres.

Parcel Tax Ids: 30:084:0123, 30:084:0067, 30:084:0065, 30:084:0068

(The above real property may hereafter be referred to as the "Plaintiff's Property".)

Notice is given that this Notice of Lis Pendens and the surveyed legal description for the Plaintiff's Property as set forth above affects part of the below described real property of Defendant Equity Trust Company Custodian fbo Jason Knapp IRA located in Utah County, State of Utah and more particularly described as follows:

Commencing at a point 8.22 chains south of the northwest corner of the northeast quarter of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89° East 6.667 chains; thence south 7.50 chains; thence south 89° West 6.667 chains; thence North 7.50 chains to the place of beginning.


Except that property conveyed in Boundary Line Agreement recorded May 16, 2008 as Entry No. 58381:2008 of Official Records and Correction Boundary Line Agreement recorded May 23, 2008 as Entry No. 60914:2008 of official records.

Except that portion conveyed in Special Warranty Deed recorded November 02, 2012 as Entry No. 96321:2012 of official records described as follows:

Beginning 1024.62 feet south and north 88°52'25" East 12.0 feet from the northeast corner of the northwest quarter of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 88°52'25" East 428.24 feet; thence South 14.35 feet; thence South 89° West 428.22 feet; thence North 13.41 feet more or less to the point of beginning. Parcel ID 30-085-0027

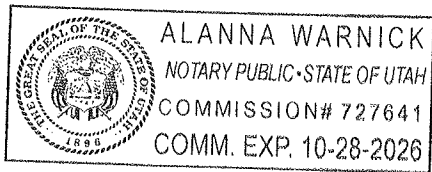
The part of the above described real property of Defendant Equity Trust Company Custodian fbo Jason Knapp IRA which is affected by this Notice of Lis Pendens is the part but only the part of such real property which is within the above surveyed legal description for the Plaintiff's Property.

DATED AND SIGNED this 30th day of May, 2023.

  
David D. Jeffs, Attorney for Plaintiff

STATE OF UTAH        )  
                                  : ss  
COUNTY OF UTAH    )

On the 30th day of May, 2023, personally appeared before me David D. Jeffs, the attorney for Plaintiff, the signer of the foregoing instrument, who acknowledged to me that he executed the same.



  
Notary Public