

3540504
BK 8317 PG 687

E 3540504 B 8317 P 687-689
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/16/2023 04:18:21 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: METRO NATIONAL TITLE
ASSOCIATES

When Recorded, Return to:
574 North Artists Way
Layton, Utah 84040
Tax ID No.: 08-234-0043

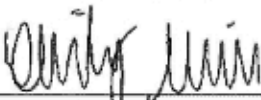
NOTICE OF FINAL JUDGMENT

Notice is hereby given that pursuant to that certain Lis Pendens recorded April 19, 2021 as Entry No. 3373447, in the Davis County Recorder's office, regarding the following described tract(s) of land in Davis County, State of Utah:

All of Lot 43, Shepard Heights, Farmington City, Davis County, Utah, According to the Official plat thereof.

A Final Judgment was issued through the Second Judicial District Court, Davis County, Farmington Department, State of Utah, granting a Quiet Title as shown on the attached Final Order, having Troy Dunn, an individual and Jenny Dunn, an individual, as Plaintiffs and Tapestry Homes, LLC, a duly authorized Utah Limited Liability Corporation, and Scott Kearns, an individual, as Defendants, Case No. 210700295.

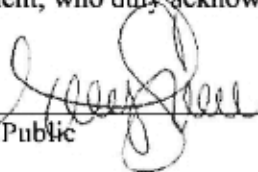
Dated this 16th_ day of August 2023.



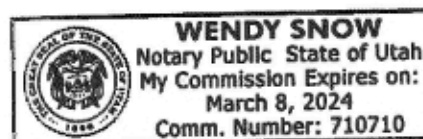
Emily Wilson

State of Utah, County of Washington)ss:

On this date, August 16, 2023, personally appeared before me Emily Wilson, the signer(s) of the within instrument, who duly acknowledged to me that he~~s~~he~~y~~ they executed the same.



Notary Public





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Telephone: (801) 517-7088
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jasonkerr@ppktrial.com

STATE OF UTAH }
COUNTY OF DAVIS } ss.

I HEREBY CERTIFY THAT THIS IS A TRUE
COPY OF THE ORIGINAL ON FILE IN THE
UTAH STATE COURTS.



DATED: Aug 08 20 23
DISTRICT COURT

BY Benson Smith DEPUTY

Attorneys for Defendants.

**IN THE SECOND JUDICIAL DISTRICT COURT
DAVIS COUNTY, FARMINGTON DEPARTMENT, STATE OF UTAH**

TROY DUNN, an individual; and JENNY
DUNN, an individual,

Plaintiffs,

v.

TAPESTRY HOMES, LLC, a duly authorized
Utah Limited Liability Corporation, and
SCOTT KEARNS, an individual,

Defendants.

FINAL JUDGMENT

Case No.: 210700295

Honorable Judge: Michael Edwards

Based on the Court's Findings of Fact and Conclusions of Law dated July 7, 2023, and for all of the reasons stated therein, the Court now enters a FINAL JUDGMENT pursuant to Utah R. Civ. P. 54 and 58A, as follows:

1. Plaintiffs' claims for quiet title, part performance, and declaratory judgment are DENIED with prejudice.
2. Plaintiffs' claim for unjust enrichment (solely related to a \$97,551 earnest money

deposit at issue in the case) is GRANTED. Plaintiffs will be granted a credit against amounts owing to Defendants as set forth below.

3. Defendants' claims for wrongful lien and breach of contract are DENIED with prejudice.

4. Defendants' claim for quiet title is GRANTED. Title to the Bella Vista Home (the residence located at 2133 Bella Vista Drive in Farmington, Davis County, Utah) is to be quieted in favor of Defendants.

5. Defendants' claim for intentional interference with economic relations is GRANTED. Defendants are awarded a judgment against Plaintiffs in the amount of \$260,000 minus the credit amount of \$97,551 as set forth above. Judgment is thus entered against Plaintiffs in favor of Defendants in the total net amount of \$162,449.00.

6. This Final Judgment resolves all claims of all parties asserted in the litigation with all parties to bear their own fees and costs.

*** END OF FINAL JUDGMENT ***