

WHEN RECORDED RETURN TO:

Taylor Richard Jones
HELGESEN HOUTZ AND JONES
5732 S. 1475 E., Ste 200
Ogden, UT 84403
Phone: (801) 479-4777

ORDER OF DISTRIBUTION AND LIEN

The Arbitrator, Michael D. Zimmerman, in the American Arbitration Association matter (Stacy Lynn Laura v. Ross Albert Gardner, personally and as Trustee of the Sharon V. Gardner Living Trust dated August 26, 2016) (AAA Case No. 01-22-0001-3447), has awarded the sum of \$93,219.45 to Stacy Lynn Laura. The foregoing amount is required to be paid directly out of the proceeds of any sale of the real property located in Davis County, State of Utah, and more particularly described as follows:

**ALL OF LOT 50, CRESTHOMES ADDITION NO. 2. CONT. 0.24
ACRES.**

PARCEL NUMBER: 11-158-0050

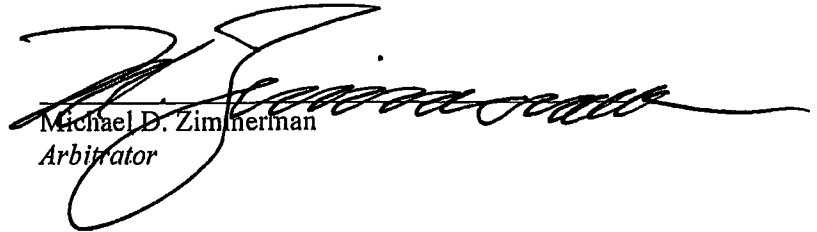
PROPERTY ADDRESS: 491 North 200 East, Kaysville, Utah

This Order of Distribution is intended as a lien on said property, and Stacy Lynn Laura may record the same with the Davis County Recorder's Office in relation to the aforementioned property. Immediately upon recording the Order of Distribution with the Davis County Recorder, Stacy Lynn Laura or her attorney, shall also record the Release of Lis Pendens which is attached hereto as Exhibit "A" and incorporated herein by this reference. Said Release of Lis Pendens shall be recorded no later than the same date on which the Order of Distribution and Lien is recorded. It is the responsibility of Stacy Lynn Laura to record both the Order of Distribution and the Release of Lis Pendens simultaneously.

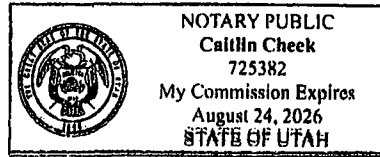
The amount set forth in this Order of Distribution shall be paid out of closing on the sale of the aforementioned property by the title company and a Release of Order of Distribution and Lien prepared by the title company and signed by Stacy Lynn Laura or her legal representative shall be executed and recorded upon delivery of certified funds from the title company to Stacy Lynn Laura. The lien is only considered released upon receipt of certified funds from the title company handling the closing of the anticipated sale of the real property. The amount of the Order of Distribution and the lien set forth herein may only be modified by the Arbitrator and not by either party unilaterally.

DATED this 20th day of January, 2024.

AMERICAN ARBITRATION ASSOCIATION


Michael D. Zimmerman
Arbitrator

STATE OF Utah)
)
:SS
)
COUNTY OF Salt Lake



On the 20th day of January, 2024, the undersigned Notary Public in and for said State, personally appeared, Michael D. Zimmerman, and acknowledged to me that he executed the same.



NOTARY PUBLIC

Exhibit "A"

HAL N. SWENSON #131173
halswenson@gmail.com
SWENSON LAW FIRM, P.C.
160 MILL ROAD
KAYSVILLE, UTAH 84037
(801)599-8399

TAYLOR R. JONES # 14690
tjones@utahattorneys.com
HELGESEN, HOUTZ & JONES
5732 SOUTH 1475 EAST STE 200
OGDEN, UTAH 84403
TELEPHONE: (801) 479-4777

ATTORNEYS FOR PLAINTIFF

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

STACY LYNN LAURA,

Plaintiff,

vs.

ROSS ALBERT GARDNER, personally and
as Trustee of the Sharon V. Gardner Living
Trust dated August 26, 2016,

Defendant.

RELEASE OF LIS PENDENS

Civil No. 210700283
Judge Ronald Russell

NOTICE IS HEREBY GIVEN that the Lis Pendens recorded in the Office of the **Davis** County Recorder, State of Utah on **May 25, 2021** as Entry # **3385297** against the real property located in **Davis** County, State of Utah, which is more particularly described below, **is hereby released effective immediately:**

**ALL OF LOT 50, CRESTHOMES ADDITION NO. 2. CONT. 0.24
ACRES.**

PARCEL NUMBER: 11-158-0050

PROPERTY ADDRESS: 491 North 200 East, Kaysville, Utah

DATED this _____ day of February, 2024.

HELGESEN, HOUTZ & JONES

Taylor R. Jones
Attorneys for Plaintiff

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On this _____ day of February, 2024, before me personally appeared Taylor R. Jones personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC