

The Order of the Court is stated below:

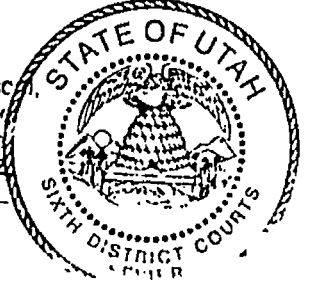
Dated: November 17, 2022 10:42:36 AM

/s/ MARVIN D. BAGLEY
District Court Judge



Russell A. Cline (4298)
Crippen & Cline LC
560 South 300 East, Suite 200
Salt Lake City, Utah 84111
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STATE OF UTAH
COUNTY OF SEVIER
I certify that this document or record
is a full, true, and correct copy
of the original, on file in this office.
Date: November 21, 2022
By: [Signature]
Deputy Court Clerk



Attorney for Plaintiff

IN THE SIXTH JUDICIAL DISTRICT COURT
SEVIER COUNTY, STATE OF UTAH

Cottonwood Corner Subdivision LLC

ORDER AND JUDGMENT
(Quiet title)

Plaintiff, vs. Defendant
All persons that may claim any right, title,
estate or interest in, or lien upon, or clouding
title to the parcel of property located in Sevier
County: A PARCEL OF LAND LOCATED
IN THE SOUTHEAST QUARTER OF
SECTION 23, TOWNSHIP 23 SOUTH,
RANGE 3 WEST, SALT LAKE BASE AND
MERIDIAN, IN RICHFIELD CITY, SEVIER
COUNTY, UTAH, MORE
PARTICULARLY DESCRIBED AS
FOLLOWS: BEGINNING AT A POINT
LOCATED N00°46'07"E ALONG THE
EAST LINE OF SAID SECTION 23 A
DISTANCE OF 1234.29 FEET FROM THE
SOUTHEAST CORNER OF SAID
SECTION 23; AND N89°37'29"W ALONG
THE NORTH LINE OF INDIAN HILLS NO.
4 SUBDIVISION 493.26 FEET; THENCE
N89°37'29" W ALONG THE
NORTH BOUNDARY OF LOT 17 INDIAN

Case No. 220600073
Marvin Bagley

11/28/2022 01:52:27 PM Fee \$40.00 By CRIPPEN & CLINE LC

DOC # 00432070

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HILLS NO. 5 SUBDIVISION 56.10 FEET;
THENCE ALONG THE WEST
BOUNDARY OF SAID LOT 17, N02°16'
55" E 85.88 FEET, MORE OR LESS TO
THE SOUTHERLY BOUNDARY OF TAX
PARCEL 1-1-10 AS DESCRIBED IN QUIT
CLAIM DEED, ENTRY # 428982, BOOK
804, PAGE 1498,
RECORDED ON 4/21/2022; THENCE
S57°27'47" E ALONG SAID PARCEL
BOUNDARY 11.43 FEET TO THE
SOUTHWEST CORNER OF TAX PARCEL
1-1-4 AS DESCRIBED IN QUIT CLAIM
DEED, ENTRY # 429181, BOOK
805, PAGE 610, RECORDED ON 5/02/2022;
THENCE ALONG SAID PARCEL
BOUNDARY THE FOLLOWING
TWO (2) COURSES: (1) N89°43'48"E 63.63
FEET, (2) S14°22'31"W 82.93 FEET, MORE
OR LESS, TO THE POINT OF
BEGINNING. CONTAINING 0.12 ACRES,
MORE OR LESS.

Defendant.

The Motion for Entry of Order and Judgment filed by Cottonwood Corner Subdivision LLC having come before the Court, and a proof of publication of a Summons in the Richfield Reaper once a week for three consecutive weeks pursuant to the Order Granting Motion for Alternative Service having been filed in this matter, and the time to respond having passed and no answer or other response having been filed, and good cause appearing, it is hereby ordered, decreed and adjudged as follows:

- 1 Plaintiff's Motion to Enter Order and Judgment is granted.

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2 Pursuant to Rule 55 of the Utah Rules of Civil Procedure, a default is hereby entered as to all persons claiming any right, title, estate or interest in, or lien upon, or clouding title to, the property at issue in this case (which is described in paragraph 3.)

3 All right, title and interest in the following property is hereby quieted in Cottonwood Corner Subdivision LLC as against all persons claiming any right, title, estate or interest in, or lien upon, or clouding title to the following parcel of property located in Sevier County, Utah:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, IN RICHFIELD CITY, SEVIER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N00°46'07"E ALONG THE EAST LINE OF SAID SECTION 23 A DISTANCE OF 1234.29 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23, AND N89°37'29"W ALONG THE NORTH LINE OF INDIAN HILLS NO. 4 SUBDIVISION 493.26 FEET; THENCE N89°37'29" W ALONG THE NORTH BOUNDARY OF LOT 17 INDIAN HILLS NO. 5 SUBDIVISION 56.10 FEET; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 17, N02°16' 55" E 85.88 FEET, MORE OR LESS TO THE SOUTHERLY BOUNDARY OF TAX PARCEL 1-1-10 AS DESCRIBED IN QUIT CLAIM DEED, ENTRY # 428982, BOOK 804, PAGE 1498, RECORDED ON 4/21/2022; THENCE S57°27'47" E ALONG SAID PARCEL BOUNDARY 11.43 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL 1-1-4 AS DESCRIBED IN QUIT CLAIM DEED, ENTRY # 429181, BOOK 805, PAGE 610, RECORDED ON 5/02/2022;

THENCE ALONG SAID PARCEL BOUNDARY THE FOLLOWING TWO (2)
COURSES: (1) N89°43'48"E 63.63 FEET, (2) S14°22'31"W 82.93 FEET, MORE OR
LESS, TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES, MORE OR
LESS.

4. The property described in paragraph 3 should be added to and included as part of
Parcel Number 1-1-4.

5. Declaratory Judgment is hereby entered that no person, including any entity of
any kind, other than Cottonwood Corner Subdivision LLC, has any right, title, estate or
interest in, or lien upon, or clouds title to, the parcel of property located in Sevier County
described in the previous paragraph.

END OF ORDER AND JUDGMENT
**ENTERED ON THE DATE AND AS INDICATED
BY THE SEAL OF THE COURT AT TOP OF PAGE 1**

6.

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