

The Order of Court is stated below:

Dated: August 18, 2014
03:15:08 PM

/s/ CLAUDIA LAYCOCK
District Court Judge



I CERTIFY THAT THIS IS A TRUE COPY OF
AN ORIGINAL DOCUMENT ON FILE IN THE
FOURTH JUDICIAL DISTRICT, COUNTY OF SALT LAKE,
COUNTY, STATE OF UTAH.

DATE: 9-2-14

DEPUTY COURT CLERK



Jeffrey W. Appel (3630)
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Attorneys for Giddings Family Woodland, LC

IN THE DISTRICT COURT OF UTAH
FOURTH JUDICIAL DISTRICT, COUNTY OF SALT LAKE

CENTRAL UTAH WATER
CONSERVANCY DISTRICT, a Water
Conservancy District organized under the laws
of the State of Utah,

Plaintiff,

v.

GIDDINGS FAMILY WOODLAND, LC,
and UNKNOWN DEFENDANTS,

Defendants.

GIDDINGS FAMILY WOODLAND, LC,
Third Party Plaintiff

v.

UNKNOWN OWNERS,

Third Party Defendant.

GIDDINGS FAMILY WOODLAND, L.C.,
Third-Party Plaintiff,

v.

ALLEN CLARE CHRISTENSEN;

ENT 62348:2014 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Sep 02 4:16 pm FEE 18.00 BY ED
RECORDED FOR GIDDINGS, STEVEN

AMENDED

DEFAULT JUDGMENT

Case No. 120400794

Judge Laycock

| | |
|---|--|
| <p>KATHLEEN ATWATER CHRISTENSEN; and KATHLEEN ATWATER CHRISTENSEN, Trustee of the Kathleen Atwater Christensen Revocable Trust No. 1 dated September 3, 2003 and ALLEN CLASE CHRISTENSEN, Trustee of the Allen Clare Christensen Revocable Trust No. 1 dated September 3, 2003, Third-Party Defendants.</p> | |
|---|--|

The Court, having considered that a Third Party Complaint was filed in the above-captioned action, that ALLEN CLARE CHRISTENSEN; KATHLEEN ATWATER CHRISTENSEN; and KATHLEEN ATWATER CHRISTENSEN, Trustee of the Kathleen Atwater Christensen Revocable Trust No. 1 dated September 3, 2003 and ALLEN CLARE CHRISTENSEN, Trustee of the Allen Clare Christensen Revocable Trust No. 1 dated September 3, 2003 (“Defendants Christensen”) have been duly served with a summons and complaint, that no answer or other response to the Complaint has been filed with the Court by Defendants Christensen, that the time for answering the Complaint has expired, that a Default Certificate has been signed by the Court Clerk, and that Third Party Plaintiff Giddings Family Woodland LC has filed a Motion for Default Judgment against Defendants Christensen, and for other good cause appearing, it is

HEREBY ORDERED, ADJUDGED, AND DECREED that:

1. On its First Cause of Action, it is Ordered and declared that the Historical Boundary, as set forth in Exhibit “A” hereto, is the legal boundary for the Subject Property, that Defendants Christensen have no legal, equitable or prescriptive rights in the Subject Property, including all real property within the Historical Boundary, and that Giddings is the sole owner and holder of legal and equitable fee title to the real property within the Historical Boundary.

2. On its Second Cause of Action, it is Ordered that title is quieted in fee simple title to the Subject Property, including all property within the Historical Boundary in Giddings, as against the Defendants Christensen, and any other person or entity that may claim any interest in such Property.
3. On its Third Cause of Action, it is Ordered that the deed is reformed and The Estate of Phoebe D. Chipman is granted the Subject Property to include all property to the quarter section lines to the South and West.
4. This Judgment is certified final pursuant to Rule 54(b) of the Utah Rules of Civil Procedure, the Court having determined that there is no just reason why the enforcement of this Judgment should be delayed.

*****END OF ORDER*****

APPROVED AS TO FORM:

CLYDE SNOW & SESSIONS, P.C.

/s/ Jonathan S. Clyde

Perrin R. Love

Jonathan S. Clyde

(Signed with permission of Jonathan S. Clyde)

Attorneys for Central Water Conservancy District

CERTIFICATE OF SERVICE

I hereby certify that on this 6th day of August, 2014, I filed a true and correct copy of the foregoing **(PROPOSED) AMENDED DEFAULT JUDGMENT** with the Clerk of the Court using the Utah Trial Court/ECF system, which sent notice of such filing to the following:

Perrin R. Love
Jonathan S. Clyde
CLYDE SNOW & SESSIONS, P.C.
One Utah Center, 13th Floor
201 South Main Street
Salt Lake City, Utah 84111-2216

/s/ Lisa Bonnell

Exhibit A

Beginning at a point on the Quarter Section Line, which point lies South 00 Deg. 03' 43" East 1636.77 feet along the Quarter Section Line from the North Quarter corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 00 Deg. 03' 43" East 1028.88 feet, continuing along the Quarter Section Line, to the Center of said Section 26; thence East 480.90 feet to the extension of a fence; thence North 00 Deg. 56' 10" East 1031.16 feet along said fence line, and its extensions, to the extension of an existing fence; thence North 89 Deg. 50' 42" West 163.98 feet along said fence, and its extension; thence South 89 Deg. 33' 27" West 334.88 feet along a fence, and its extension, to the point of beginning.

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