

ENT 86184:2025 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Nov 04 12:15 PM FEE 40.00 BY KC  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED

When Recorded Return To:  
Griffiths & Turner / GT Title Services Inc.  
1250 E. 200 S., Suite 3D, Lehi, UT 84043

*Information for Reference Purposes:*  
File Number: **P54793B**  
Tax Parcel No(s.): **14-070-0058**  
Property Address(es) (if any):  
**151 NORTH 200 EAST, LINDON, UT 84042**

**AFFIDAVIT OF SCRIVENER'S ERROR  
TO CORRECT MINOR ERRORS IN RECORDED DOCUMENTS  
PURSUANT TO U.C.A. § 57-3-106(9)**

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

I, **Daisy Wilson**, being of legal age and being first duly sworn, depose and attest as follows:

1. I am a resident of **Utah** County, Utah, over the age of eighteen years, and in all respects competent to testify to the matters contained herein.

2. I am a licensed escrow officer for Griffiths & Turner / GT Title Services, Inc., a Utah licensed title company, and I am personally familiar with the transaction described herein.

3. I am familiar with the preparation and purposes of the following document recorded in the Office of the UTAH County Recorder, State of Utah (hereinafter referred to as the "Document"):

Warranty Deed recorded October 27, 2023, as Entry No. 70828:2023

4. The Document contained one or more minor typographical / clerical error in the legal description for the real property conveyed by the Document. The legal description contained in the Document with the clerical error is as follows:

**See Attached Exhibit "A"**

5. This affidavit, in compliance with U.C.A. § 57-3-106(9), augments, clarifies, amends, or corrects the clerical error as follows:

The legal description for the real property located in UTAH County, Utah conveyed by the Document is more correctly described as follows:

**See Attached Exhibit "B"**

DATED this 4th day of November, 2025.

  
Daisy Wilson

SUBSCRIBED and sworn to before me by **Daisy Wilson** this **4th** day of **November, 2025**.

*Stacie Rowos*  
Notary Public



STACIE RAMOS  
Notary Public  
State Of Utah  
My Commission Expires 05-25-2029  
COMMISSION NO. 742806



*Legal Description*  
File No. **P54793B**

*Information for Reference Purposes Only:*

Parcel Number(s): **14-070-0058**

Property Address(es):

**151 NORTH 200 EAST**

LINDON, UT 84042

**EXHIBIT "A"**

The real property referred to herein is situated in **UTAH** County, Utah, and is described as follows:

LAND LOCATED IN UTAH COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED SOUTH 37.96 FEET AND EAST 960.99 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG FENCE LINES; THENCE SOUTH  $89^{\circ}09'44''$  EAST **208.35** FEET; THENCE SOUTH  $01^{\circ}41'39''$  WEST 65.60 FEET; THENCE WEST 170.733 FEET; THENCE SOUTH 123.956 FEET; THENCE NORTH  $88^{\circ}50'48''$  WEST 111.56 FEET; THENCE NORTH  $01^{\circ}09'51''$  EAST 191.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO, AND LESS AND EXCEPTING ANY LAND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JANUARY 19, 1990 AS ENTRY NO. 1886-1990 OF OFFICIAL RECORDS.



Legal Description  
File No. **P54793B**

*Information for Reference Purposes Only:*

Parcel Number(s): **14-070-0058**

Property Address(es):

**151 NORTH 200 EAST**

**LINDON, UT 84042**

### **EXHIBIT "B"**

The real property referred to herein is situated in **UTAH** County, Utah, and is described as follows:

LAND LOCATED IN UTAH COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED SOUTH 37.96 FEET AND EAST 960.99 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG FENCE LINES; THENCE SOUTH  $89^{\circ}09'44''$  EAST **280.35** FEET; THENCE SOUTH  $01^{\circ}41'39''$  WEST 65.60 FEET; THENCE WEST 170.733 FEET; THENCE SOUTH 123.956 FEET; THENCE NORTH  $88^{\circ}50'48''$  WEST 111.56 FEET; THENCE NORTH  $01^{\circ}09'51''$  EAST 191.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO, AND LESS AND EXCEPTING ANY LAND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JANUARY 19, 1990 AS ENTRY NO. 1886-1990 OF OFFICIAL RECORDS.