



COMMITMENT FOR TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 5.e.:

Issuing Agent: Cottonwood Title Insurance Agency, Inc.

Issuing Office: 950 West 800 North, Orem, UT 84057

Issuing Office's ALTA® Registry ID: 1169660

Issuing Office File No.: 191244-JED

Property Address: 866 South 320 East, Spanish Fork, UT 84660

Parcel Identification Number: 51-807-0168

Version: 12

SCHEDULE A

1. Commitment Date: June 4, 2025 at 7:30AM

2. Policy to be issued: **Proposed Amount of Insurance** **Premium**

(a) Owner's Policy (Eagle Owner's Policy (2021)) \$409,900.00 \$1,340.00

Proposed Insured: Elijah Mae Foster Thomas and Keynan Thomas

422,240

(b) Loan Policy (ALTA Ext. Loan Policy (2021)) \$1,000.00 \$200.00

Proposed Insured: Guild Mortgage Company, LLC. Isaac/TIMA
A natural person or legal entity to be determined

(c) Endorsements: ALTA 8.1, ALTA 9, ALTA 22 and ALTA 5 \$85.00

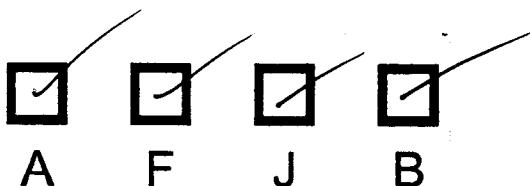
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.

4. The Title is, at the Commitment Date, vested in:

Keystone Construction, LLC, a Utah limited liability company

5. The Land is situated in Utah County, State of Utah, and is described as follows:

Lot 168B, RIVER RUN PLAT "F", according to the official plat thereof as recorded in the office of the Utah County Recorder.



**SCHEDULE B
PART I - REQUIREMENTS**

All of the following Requirements must be met:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Pay the agreed amount for the estate or interest to be insured.
- C. Pay the premiums, fees, and charges for the Policy to the Company. In the event the transaction for which this commitment is furnished cancels, the minimum cancellation fee will be \$125.00.
- D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- E. Any additional documentation requested by Cottonwood Title Insurance Agency, Inc. and/or First American Title Insurance Company, its underwriter.

SPECIFIC REQUIREMENTS

1. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy shall be issued for not less than (1) the amount of the current sales price of the Land and any existing improvements appurtenant thereto, or (2) if no sale is to be made, the amount equal to the value of the Land and any existing improvements at the time of issuance of the policy. A Loan policy shall be for not less than (a) the full principal amount of the indebtedness secured by the insured mortgage and may include up to 20% in excess thereof to cover foreclosure costs, etc., or (b) if the indebtedness is secured by other collateral, then for not less than the unencumbered value of the Land or the amount of the loan, whichever is the lesser. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
2. Special Warranty Deed from Keystone Construction, LLC, a Utah limited liability company vesting fee simple title in Mae Foster Thomas and Keynan Thomas.
3. Mortgage or Deed of Trust from Mae Foster Thomas and Keynan Thomas to secure your loan.
4. The Company requires a satisfactory statement from the Association or its agent stating the amounts, if any, unpaid, current or new assessments that may be associated with this transaction and that no liens or rights to a lien for unpaid assessment charges have been sold, assigned or transferred to other parties.
5. In order to provide the coverage requested, the Company requires a notice of completion to be filed with the State Construction Registry and proof that all lien claimants have executed waivers for any outstanding invoices which may be due and payable, as shown by an inspection of the State Construction Registry.

DTSR DOTP — 13



**SCHEDULE B
PART II - EXCEPTIONS**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

NOTE: Exceptions 1-8 will be eliminated in an ALTA Extended Loan Policy

1. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien, or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien by the Public Records.
9. Taxes for the year 2025 are ~~accruing as a lien not yet due and payable~~ under previous Parcel No. 27-041-0118. (covers this and other land) Taxes for the year 2024 have been paid with other land.

Taxxpd ✓ NOTE: Taxes for the year 2026 will be assessed under Parcel No. 51-807-0168.

10. The herein described Land is located within the boundaries of Central Utah Water Conservancy, Spanish Fork City, Nebo School District, South Utah Valley Animal Special Service District, Wasatch Behavioral Health Special Service District, and is subject to any and all charges and assessments levied thereunder.
11. Easements, notes and restrictions as shown on the recorded plat.



SCHEDULE B
PART II - EXCEPTIONS
(Continued)

12. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions for River Run recorded June 18, 2024 as Entry No. 39854:2024, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Declaration of Inclusion recorded February 11, 2025 as Entry No. 9846:2025.

Declaration of Inclusion recorded April 16, 2025 as Entry No. 27448:2025.

13-13 14-13 **13- DTSXOTH- 58617- 2025 (Cop)**
Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

CHAIN OF TITLE: According to the Official Records, there have been no documents conveying the Land described herein within a period of 24 months prior to the date of this commitment, except as follows: Warranty Deed: Grantor: River Run Development, LLC, a Utah limited liability company and River Run Land Holdings, LLC, a Utah limited liability company; Grantee: River Run SF, LLC, a Utah limited liability company; Recorded: November 16, 2023 as Entry No. 75160:2023. Quitclaim Deed: Grantor: Hawkmoon Holdings, LLC, a Utah limited liability company; Grantee: River Run SF, LLC, a Utah limited liability company; Recorded: May 24, 2024 as Entry No. 34397:2024. Special Warranty Deed: Grantor: Hawkmoon Holdings, LLC, a Utah limited liability company and River Run SF, LLC, a Utah limited liability company, as their interests appear; Grantee: White Horse Land, LLC, a Utah limited liability company; Recorded: October 15, 2024 as Entry No. 71306:2024. **SWD - 35923-2025**

NOTE: The following name(s) have been checked for judgments, and no outstanding judgments appear in the Public Records that affect Title, except as shown herein:

Mae Foster Thomas and Keynan Thomas

Keystone Construction, LLC, a Utah limited liability company

Your order has been assigned to JESS EVERSON for a full service escrow. For questions concerning the escrow, please contact Cottonwood Title Insurance Agency, Inc. at 801 655 5250.

In the event the transaction for which this commitment was ordered "cancels", please refer to Paragraph C under Schedule B, Part 1 for required cancellation fee.



SCHEDULE B
PART II - EXCEPTIONS
(Continued)

NOTE: The eagle owner's policy of title insurance committed to be issued will contain Deductible Amounts and Liability Limits relative to certain Covered Risks as follows:

Covered Risk 16 (Subdivision Law Violations) has a deductible of 1% of the Policy Amount or \$2,500, whichever is lesser, and a Maximum Dollar Limit of Liability of \$10,000.

Covered Risk 18 (Building Permits) has a deductible of 1% of the Policy Amount or \$5,000, whichever is lesser, and a Maximum Dollar Limit of Liability of \$25,000.

Covered Risk 19 (Zoning) has a deductible of 1% of the Policy Amount or \$5,000, whichever is lesser, and a Maximum Dollar Limit of Liability of \$25,000.

Covered Risk 21 (Encroachment of Boundary Walls or Fences) has a deductible of 1% of the Policy Amount or \$2,500, whichever is lesser, and a Maximum Dollar Limit of Liability of \$5,000.

Mail Recorded Deed & Tax Notice To:
Keystone Construction, LLC, a Utah limited liability company
42 East 1100 South, Ste 1B
American Fork, UT 84003

ENT 35923 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 15 03:49 PM FEE 52.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED



File No.: 189827-DMP

SPECIAL WARRANTY DEED

White Horse Land, LLC, a Utah limited liability company,

GRANTOR(S), of American Fork, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

Keystone Construction, LLC, a Utah limited liability company,

GRANTEE(S), of American Fork, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

SEE EXHIBIT A ATTACHED HERETO

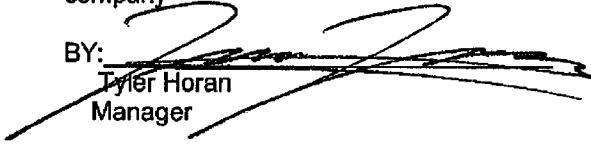
TAX ID NO.: 51-807-0154, 51-807-0155, 51-807-0156, 51-807-0157, 51-807-0158, 51-807-0159,
51-807-0160, 51-807-0161, 51-807-0162, 51-807-0163, 51-807-0164, 51-807-0165,
51-807-0166, 51-807-0167, 51-807-0168 and 51-807-0169 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 15th day of May, 2025.

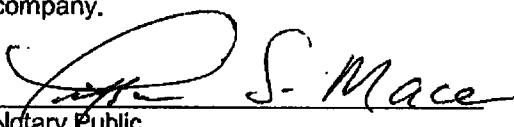
White Horse Land, LLC, a Utah limited liability company

BY: 
Tyler Horan
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 15 day of May, 2025, before me, personally appeared Tyler Horan, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of White Horse Land, LLC, a Utah limited liability company.


Tiffany S. Mace
Notary Public

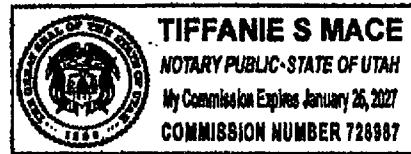
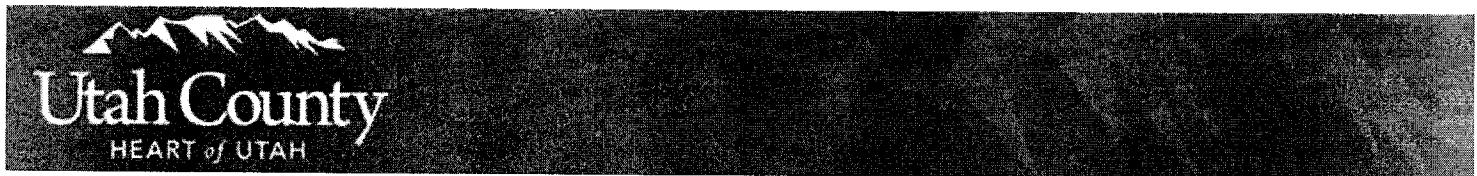


EXHIBIT A
Legal Description

Lots 154A, 155B, 156B, 157B, 158B, 159C, 160A, 161B, 162B, 163C, 164C, 165B, 166B, 167B, 168B and 169A, RIVER RUN PLAT "F", according to the official plat thereof as recorded in the office of the Utah County Recorder on February 11, 2025 as Entry No. 9845:2025.



PROPERTY INFORMATION

Serial Number: 27:041:0118 Serial Life: 2025

Property Address:

Mailing Address: 42 E 100 S STE 1A AMERICAN FORK, UT 84003

Acreage: 3.732136

Last Document: 71306-2024

Subdivision Map Filing

Taxing Description: COM N 0 DEG 12' 30" W 1809.03 FT & E 993.68 FT FR W 1/4 COR. SEC. 30, T8S, R3E, SLB&M.; N 3 DEG 2' 37" E 72.93 FT; E 112.18 FT; N 26 FT; E 30.97 FT; N 59 DEG 0' 0" E 150.64 FT; N 31 DEG 0' 5" W 73.51 FT; S 59 DEG 0' 0" W 84.93 FT; ALONG A CURVE TO R (CHORD BEARS: S 67 DEG 2' 29" W 44.76 FT, RADIUS = 160 FT); N 14 DEG 55' 1" W 60 FT; N 2 DEG 36' 11" E 133.56 FT; N 4 DEG 20' 13" W 18.3 FT; N 85 DEG 39' 48" E 33.81 FT; N 4 DEG 20' 13" W 99 FT; N 85 DEG 39' 47" E 153.63 FT; ALONG A CURVE TO L (CHORD BEARS: N 75 DEG 16' 47" E 75.7 FT, RADIUS = 210 FT); ALONG A CURVE TO R (CHORD BEARS: S 72 DEG 10' 36" E 20.43 FT, RADIUS = 15 FT); N 60 DEG 45' 0" E 17.57 FT; S 29 DEG 15' 0" E 152.47 FT; N 89 DEG 30' 0" W 3.46 FT; S 31 DEG 0' 0" E 191.65 FT; S 59 DEG 0' 0" W 10.5 FT; ALONG A CURVE TO L (CHORD BEARS: N 76 DEG 0' 0" W 21.21 FT, RADIUS = 15 FT); S 59 DEG 0' 0" W 60 FT; ALONG A CURVE TO L (CHORD BEARS: S 14 DEG 0' 0" W 14.14 FT, RADIUS = 10 FT); S 31 DEG 0' 0" E 2 FT; S 59 DEG 0' 0" W 60 FT; N 31 DEG 0' 0" W 7.21 FT; S 59 DEG 0' 0" W 99 FT; N 30 DEG 59' 58" W 50.29 FT; S 59 DEG 0' 0" W 67.31 FT; S 30 DEG 56' 42" E 49.29 FT; S 58 DEG 56' 54" W 5 FT; S 30 DEG 56' 44" E 71.6 FT; S 27 DEG 48' 36" W 54.12 FT; N 84 DEG 23' 10" W 209.83 FT; S 89 DEG 5' 43" W 30.64 FT; N 3 DEG 2' 37" E 22.95 FT; W 58.05 FT TO BEG. AREA 3.732 AC.

*Taxing description NOT FOR LEGAL DOCUMENTS

Owner Names	Value History	Tax History	Location	Photos	Documents	Aerial Image	Tax Area	
2025	\$6,108.61	\$0.00	\$6,108.61	\$0.00	<u>\$6,108.61</u>	\$0.00	\$0.00	150 - SPANISH FORK CITY

* Note: Original tax amount (Does not include applicable interest and/or fees).

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ENT 58617:2025 PG 1 of 12
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 05 02:04 PM FEE 40.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

Altabank, Division of Glacier Bank
33 East Main Street
American Fork, UT 84003
Attention: Derek Tuckett
Loan No. 3407250004468

191914-DMP



**CONSTRUCTION LOAN TRUST DEED,
ASSIGNMENT OF RENTS, SECURITY AGREEMENT
AND FIXTURE FILING**
(Line of Credit Loan)

This Construction Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing (the "Trust Deed") is made and executed this 30th day of July 2025 (the "Closing Date"), by Keystone Construction, LLC, ("Trustor") to Altabank, Division of Glacier Bank, a Montana Corporation ("Trustee"), in favor of Altabank, Division of Glacier Bank, a Montana Corporation ("Beneficiary").

Beneficiary is making an advance of funds to Trustor in the amount of **One Million Seven Hundred Seventy-Eight Thousand Nine Hundred Two & no/00 Dollars (\$1,778,902.00)** pursuant to a Promissory Note dated **July 30, 2025**, in the original principal amount of **\$1,778,902.00** (the "Note"). The Note is part of, and is advanced under, a Line of Credit Loan in the amount of **Thirty-Five Million & no/00 Dollars (\$35,000,000.00)** (the "Loan") pursuant to a Line of Credit Loan Agreement between Trustor and Beneficiary dated **June 20, 2025** (the "Loan Agreement"). This Trust Deed, along with each and every other trust deed executed in connection with the Loan, secures the entire amount of the Loan.

Capitalized terms not otherwise defined shall have the meanings in the Loan Agreement.

In exchange for good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I GRANT AND CONVEYANCE

1.1. **General Grant.** Trustor hereby assigns, grants, bargains, sells, conveys, warrants, and transfers to Trustee in trust, for the benefit of Beneficiary, with power of sale, and right of entry and possession, the following described real property (the "Real Property"):

1.1.1. **Real Property.** All of the right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to the real property located in the County of UTAH, State of Utah (the "Property") as more particularly described below:

Lots 164C, 165B, 166B, 167B, 168B and 169A, RIVER RUN PLAT "F", according to the official plat thereof as recorded in the office of the Utah County Recorder on February 11, 2025 as Entry No. 9845:2025

Property Tax: 51-807-0164, 51-807-0165, 51-807-0166, 51-807-0167, 51-807-0168 AND 51-807-0169

1.1.2. **Buildings, Improvements and Interests.** All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to: (a) All buildings, improvements, works, structures, facilities and fixtures, including any future additions to, and improvements and betterments now or hereafter constructed upon, and all renewals and replacements of, any of the foregoing, which are now or hereafter shall be constructed or affixed or constructively affixed to the Property, or to any portion of the Property (the "Improvements"); (b) All easements, licenses, streets, ways, alleys, roads, passages, rights-of-way, minerals, oil, gas and other



ABSTRACT INFORMATION FOR SERIAL # 51:807:0168

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Owner Name: KEYSTONE CONSTRUCTION LLC
Property Address: 866 S 320 EAST - SPANISH FORK
Mailing Address: 42 E 1100 S # 1B - AMERICAN FORK, UT 84003
Taxing Description*: LOT 168B, PLAT F, RIVER RUN SUB AREA 0.027 AC.

Newest to Oldest [\(Reverse Order\)](#)

*Taxing description NOT FOR LEGAL DOCUMENTS

Grantor ..Grantee Comments	Entry No Book Page Kind of Inst	Inst Date Rec Date Rec Time	Consideration Satisfaction Tie Entry No
KEYSTONE CONSTRUCTION LLC BY (ET AL) ..ALTABANK DIV OF (ET AL)	58617-2025 08/01/2025 08/05/2025 TR D	02:04 pm	\$35,000,000
WHITE HORSE LAND LLC ..KEYSTONE CONSTRUCTION LLC	35923-2025 05/15/2025 05/15/2025 SP WD	03:49 pm	\$10
RIVER RUN SF LLC ..WHOM OF INTEREST	27448-2025 04/16/2025 04/16/2025 DECL	04:03 pm	\$0
RIVER RUN SF LLC ..WHOM OF INTEREST	9846-2025 01/23/2025 02/11/2025 DECL	X Entry 39854 Year 2024 11:42 am	\$0
WHITE HORSE LAND LLC ..RIVER RUN PLAT F	9845-2025 10/09/2024 02/11/2025 S PLAT	11:42 am	\$0

From: 27:041:0118

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**DOCUMENT DESCRIPTION SEARCH**

FOR: RIVER RUN PLAT: F BLOCK: LOT: 168B

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Description	Rec Date	KOI	Entry #	Grantor	Grantee
Lot 176B - RIVER RUN PLAT F	10/22/2025 2:12:41 PM	SP WD	2025 82311	KEYSTONE CONSTRUCTION LLC BY (ET AL)	ROBINSON, TYLER JOSEPH & CHELSEA LYNN
Lot 176B - RIVER RUN PLAT F	10/22/2025 2:12:41 PM	D TR	2025 82312	ROBINSON, TYLER JOSEPH & CHELSEA LYNN	GUILD MORTGAGE COMPANY LLC
Lot 177B - RIVER RUN PLAT F	10/22/2025 10:54:55 AM	D TR	2025 82133	WHITING, TRENTON LEE (ET AL)	UNITED WHOLESALE MORTGAGE LLC
Lot 178A - RIVER RUN PLAT F	10/23/2025 12:39:10 PM	SP WD	2025 82625	KEYSTONE CONSTRUCTION LLC BU (ET AL)	MARTINEZ, MAX & EMILY
Lot 178A - RIVER RUN PLAT F	10/23/2025 12:39:10 PM	D TR	2025 82626	MARTINEZ, MAX & EMILY	SOFI BANK NATIONAL ASSOCIATION
Lot 83C - RIVER RUN TOWNHOMES PLAT C	10/22/2025 12:37:15 PM	D TR	2025 82203	JONASSEN, CHUI YEE & CHUI YEE LEE AKA	PHH MORTGAGE CORPORATION
Lot 1 Block A - ROCK CREEK CONDO PHASE 1	5/19/2017 4:37:40 PM	TDECCON	2017 48718	RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION INC THE	WHOM OF INTEREST
Lot 1 Block B - ROCK CREEK CONDO PHASE 1	5/19/2017 4:37:40 PM	TDECCON	2017 48718	RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION INC THE	WHOM OF INTEREST
Lot 1 Block C - ROCK CREEK CONDO PHASE 1	5/19/2017 4:37:40 PM	TDECCON	2017 48718	RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION INC THE	WHOM OF INTEREST
Lot 1 Block D - ROCK CREEK CONDO PHASE 1	5/19/2017 4:37:40 PM	TDECCON	2017 48718	RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION INC THE	WHOM OF INTEREST
Lot 1 Block E - ROCK CREEK CONDO PHASE 1	5/19/2017 4:37:40 PM	TDECCON	2017 48718	RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION INC THE	WHOM OF INTEREST
Lot 1 Block F - ROCK CREEK CONDO PHASE 1	5/19/2017 4:37:40 PM	TDECCON	2017 48718	RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION INC THE	WHOM OF INTEREST
Lot 1 Block G - ROCK CREEK CONDO PHASE 1	5/19/2017 4:37:40 PM	TDECCON	2017 48718	RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION INC THE	WHOM OF INTEREST
Lot 1 Block H - ROCK CREEK CONDO PHASE 1	5/19/2017 4:37:40 PM	TDECCON	2017 48718	RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNERS ASSOCIATION INC THE	WHOM OF INTEREST



PARTY FIND ON: THOMAS, MAE

0 RECORDS

SEARCH LIMITED TO DOCUMENTS IN KOI GROUP: FEDERAL TAX LIENS

No Matching Records

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PARTY FIND ON: THOMAS, MAE

0 RECORDS

SEARCH LIMITED TO DOCUMENTS IN KOI GROUP: JUDGMENT LIENS

No Matching Records

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PARTY FIND ON: THOMAS, KEY

1 RECORDS

Party 1	Party 2	Koi Group	Party Name	# Docs Recorded
X	X		<u>THOMAS, KEYERA MARIE</u>	2

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Jurisdiction Show Date Range PanelSearch Type Search Scope County Case Number Case Type Citation
NumberLast Name /
CompanyFirst Name Birth Date **Search Results**

County	Court	Case Type	Case Number :	Filing Date	First Name	Last Name	Birth Date	Party Code	Documents
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No matching record is found.

Utah Court Case Search [Search Tips](#)

Jurisdiction Show Date Range Panel

Search Type Search Scope

Case Number Case Type

County Citation

Number

Last Name / First Name Birth Date

Company

Search Results

County	Court	Case Type	Case Number I	Filing Date	First Name	Last Name	Birth Date	Party Code	Documents
No matching record is found.									

No match found

PACER Service Center			
Transaction Receipt			
10/24/2025 12:38:09			
PACER Login:	ctwood0357	Client Code:	
Description:	Search	Search Criteria:	LName: THOMAS FName: KEY Open Cases: included
Billable Pages:	1	Cost:	0.10

No match found

PACER Service Center			
Transaction Receipt			
10/24/2025 12:38:26			
PACER Login:	ctwood0357	Client Code:	
Description:	Search	Search Criteria:	LName: THOMAS FName: MAE Open Cases: included
Billable Pages:	1	Cost:	0.10