

When recorded, return to:
Cottonwood Title Ins. Agency, Inc.
1996 East 6400 South #120
Salt Lake City, UT 84121

14272951 B: 11509 P: 5655 Total Pages: 2
08/05/2024 04:33 PM By: sarvizo Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

File No.: 102851-CAM

AFFIDAVIT OF CLERICAL ERROR
[UCA 57-3-106 (9)]

The undersigned, having been duly sworn, hereby deposes and says as follows:

1. I am a resident of Salt Lake County, State of Utah and that I have reached the age of majority.
2. I am the Vice President of Cottonwood Title Insurance Agency, Inc. which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, State of Utah.
3. That on July 22, 2021, a Multifamily Trust Deed Assignment of Leases and Rents and Security Agreement was recorded by Cottonwood Title Insurance Agency, Inc. in the office of the Salt Lake County Recorder as Entry No. 13725122 in Book 11210 at Page 6939 ("Trust Deed").

The Trust Deed contained a minor error in the body of the document. The Trust Deed was re-recorded on August 4, 2021 as Entry No. 13735789 at Book 11217 at Page 305 and should have been titled a CORRECTIVE MULTIFAMILY TRUST DEED ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT.

4. This affidavit pertains to property in Salt Lake County, State of Utah, more particularly described as:

See Exhibit A attached hereto

Parcel Identification Number(s): 16-06-454-025 (for reference purposes only)

Dated this 9th day of July, 2024.

COTTONWOOD TITLE INSURANCE AGENCY, INC.



Cortlund G. Ashton
Vice President

State of Utah

County of Salt Lake

Subscribed and sworn to before me this 9th day of July, 2024 by Cortlund G. Ashton.



NOTARY PUBLIC



EXHIBIT A

PARCEL 1:

A portion of Lots 5 and 6, Block 23, Plat "B", Salt Lake City Survey, located in the Southeast quarter of Section 6, Township 1 South, Range 1 East, Salt Lake Base and Meridian, comprised of two (2) parcels identified by Salt Lake County Parcel Nos. 16-06-454-022 and 16-06-454-023 (Basis of Bearing is North 00°01'48" West along the monument line between two (2) Salt Lake City Street Monuments found in 400 East Street at 600 South Street and 500 South Street), more particularly described as follows:

Beginning at the Northwest corner of Lot 5, Block 23, Plat "B", Salt Lake City Survey (Northwest corner measured South 00°01'48" East 69.21 feet along the monument line and North 89°58'12" East 68.57 feet from the Salt Lake City Monument found at the intersection of 400 East Street and 500 South Street), and running thence along the North line of said Block 23, North 89°57'37" East 313.50 feet (measured North 89°58'18" East 313.68 feet) to the West right-of-way line of Denver Street; thence along said West right-of-way line South 00°01'50" East 283.53 feet (measured South 00°01'35" East 283.64 feet) to the North line of Trolley Towns, a Utah Condominium Project, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder as Entry No. 11872277 in Book 2014P at Page 164; thence along said North line South 89°54'27" West 148.50 feet (measured South 89°54'29" West 148.58 feet) to the East line of said Lot 5; thence along said East lot line North 00°01'50" West 60.92 feet (measured North 00°01'43" West 60.96 feet) to the Northeast corner of a Warranty Deed on file in the office of the Salt Lake County Recorder as Entry No. 6411178 in Book 7448 at Page 1883; thence along the North line of said Deed South 89°57'37" West 165.00 feet (measured South 89°58'05" West 165.09 feet) to the West line of said Block 23; thence along said West block line North 00°01'50" West 222.75 feet (measured North 00°01'51" West 222.86 feet) to the point of beginning.

PARCEL 1A:

Intentionally deleted by Title Company.

PARCEL 1B:

Intentionally deleted by Title Company.

PARCEL 1C:

Non-exclusive rights allowing for the encroachment of balcony(ies) overhanging into Public Property, as set forth in the Encroachment Agreement by and between Salt Lake City, a Utah municipal corporation, and The Citizen, LLC, a Utah limited liability company, as evidenced by that certain Memorandum of Encroachment Agreement, recorded July 9, 2021, as Entry No. 13713232, in Book 11203 at Page 9713, in the official records of the County of Salt Lake, State of Utah.