3248710 BK 7506 PG 1464

Return To: Metro National Title 172 NE Promontory #290 Farmington, UT 84025 File No. 69251

Tax ID No.: 01-107-0101

E 3248710 B 7506 P 1464-1466
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/5/2020 3:01:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR METRO NATIONAL TITLE

## AFFIDAVIT OF SCRIVNER'S ERROR

State of Utah		)
		) ss
County of Davis	)	

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

- I am a resident of Weber County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
- I am an Escrow Officer at Metro National Title, licensed by the Utah State Division of Insurance, and a Notary Public commissioned by the Utah State Lieutenant Governor.
- 3. I am familiar with the following document and signed the Notary Public who witnessed the Grantors signatures:

SPECIAL WARRANTY DEED

Dated:

APRIL 10, 2020

Recorded:

APRIL 22, 2020 EP Land II, LLC

Grantors: Grantee:

CIVITI D'IL TI

Entry #:

CW The Ridge ,LLC

Book:

3244756

DOOK.

7497

Page:

1535-136

in records of Davis County, State of Utah.

- 4. That certain Special Warranty Deed recorded April 22, 2020 as Entry Number 3244756 in Davis County records contained an error in the legal description. The error is on line 8 and is for the year THE RIDGE SUBDIVISION P.U.D. is recorded. The legal description erroneously states the year as 2919. The correct year of recording is 2019.
  - 5. This Affidavit is being recorded to correct the legal description of said Special Warranty Deed.

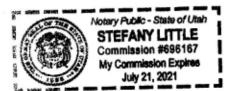
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6. Further affiant sayeth not.

Eric Rose Escrow Office

State of Utah )ss. County of Davis

On this 5th day of May 2020, personally appeared before me, Eric Rose, the signer of the within instrument, who duly acknowledged to me that he executed the same.



My commission expires:

Residing at:

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## Exhibit "A"

A portion of the SW1/4 of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of Parcel 1, EDGEWOOD ESTATES PHASE 2, PLAT J, according to the official plat thereof, recorded January 29, 2014, as Entry No. 2787793, of the official records of the Davis County Recorder, located North 00°08'43" West along the section line 62.21 feet and East 988.53 feet from the Southwest corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: South 89°51'14" East between the Southwest corner and the South Quarter corner of Section 12, Township 1 North, Range 1 West, Salt Lake Base and Meridian); thence South 28.66 feet to a point on the Easterly line of THE RIDGE SUBDIVISION P.U.D., according to the official plat thereof, recorded September 10, 2019, as Entry No. 3185812, in the office of the Davis County Recorder; thence North 29°59'42" West along said plat 89.54 feet; thence North 60°28'00" East along said plat 19.89 feet to the Westerly line of said EDGEWOOD ESTATES PHASE 2, PLAT J; thence South 24°17'16" East along said plat 63.10 feet; thence South 51°57'34" East along said plat 1.91 feet to the point of beginning.