



W3147756

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

E# 3147756 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
26-Apr-21 0427 PM FEE \$40.00 DEP DAI
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Parcel No. 15-075-0009

AFFIDAVIT OF SCRIVENER'S ERROR

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

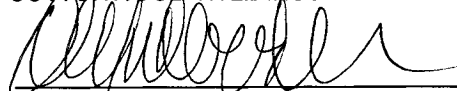
1. I am a resident of Salt Lake County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am a Licensed Escrow Officer of Cottonwood Title Insurance Agency, Inc. which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, County of Salt Lake, State of Utah.
3. That on **April 23, 2021** Cottonwood Title Insurance Agency, Inc. contracted with Notarize.com for a Special Warranty Deed and a Temporary Utility Easement to be signed with Tyler Ritchie Bingham.
4. That the aforementioned Special Warranty Deed, now on record with the Weber County Recorder as of April 26, 2021 as Entry No. 3147720, was signed through Notarize.com on the same day, and with the same notary, as the aforementioned Temporary Utility Easement.
5. That the referenced date on which the grantor signed the document of April 22, 2021 was incorrect, and the grantor did, in fact, sign the document on April 23, 2021.
6. That the notary acknowledgment referenced within the Temporary Utility Easement contained a typographical error wherein the county reference was not legible. The county in which the notary was acknowledged should read "Montgomery," which is the same county referenced in the notary acknowledgment in the aforementioned Special Warranty Deed.
7. That the notary acknowledgment referenced within the Temporary Utility Easement contained a typographical error wherein the date referenced was not legible, and the date on which the notary was acknowledged should read "April 23, 2021," which is the same date referenced in the notary acknowledgment in the aforementioned Special Warranty Deed.
8. The above statements apply to the following described easement estate:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; WEST HAVEN CITY, WEBER COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°16'49"W 1404.75 FEET AND S00°51'13"W 1093.60 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE S00°51'13"W 712.00 FEET; THENCE S09°12'27"W 65.70 FEET; THENCE S00°51'13"W 109.38 FEET; THENCE S89°16'03"E 96.20 FEET; THENCE S00°49'47"W 287.52 FEET; THENCE S67°06'38"W 288.17 FEET; THENCE N00°51'13"E 562.72 FEET; THENCE S89°08'47"E 113.72 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A DISTANCE OF 32.53 FEET, A CHORD DIRECTION OF N19°29'32"E AND A CHORD DISTANCE OF 31.96 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 9.76 FEET, A CHORD DIRECTION OF N19°29'32"E AND A CHORD DISTANCE OF 9.59 FEET; THENCE N00°51'13"E 692.63 FEET; THENCE S83°26'09"E 50.25 FEET TO THE POINT OF BEGINNING.

DATED this 26th day of April, 2021.

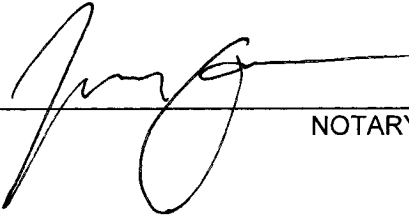
COTTONWOOD TITLE INSURANCE AGENCY, INC.


DARLA K. MILOVICH – ESCROW OFFICER

STATE OF UTAH

COUNTY OF SALT LAKE

On April 26, 2021, personally appeared before me Darla K. Milovich, known to be employed as an Escrow Officer of Cottonwood Title Insurance Agency, Inc., authorized agent for the corporation that executed the within and foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of the corporation, by authority of its bylaws or by resolution of its Board of Directors, for the uses and purposes therein mentioned and on oath states that Darla K. Milovich was authorized to executed the instrument.



NOTARY PUBLIC

