



\*W2899149\*

The Order of the Court is stated below:

Dated: December 29, 2017  
09:17:42 AM

/s/ MICHAEL D. DIREDA  
District Court Judge



**REEVE LAW GROUP, P.C.**  
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EB 2899149 PG 1 OF 3  
LEANN H KILTS, WEBER COUNTY RECORDER  
08-JAN-18 316 PM FEE \$14.00 DEP JKC  
REC FOR: REEVE LAW GROUP

**IN THE SECOND JUDICIAL DISTRICT COURT  
WEBER COUNTY, STATE OF UTAH**

EDEN HEIGHTS II, LLC, a Utah Limited  
Liability Company,

Plaintiff,

v.

ELKHORN, LLC, a Utah Limited Liability  
Company,

Defendant.

**ORDER TO REFORM DEED**

Case No. 170907567

Judge Michael D. Direda

This Court, having reviewed the Parties' Stipulated Motion to Reform Deed, hereby orders as follows:

- 1) There was a clerical error in the Special Warranty Deed recorded on August 28, 2006 in the Weber County Recorder's office as Entry # 2203742.
- 2) The Special Warranty Deed is associated with real property in Weber County, State of Utah that is described more particularly as:

**LEGAL DESCRIPTION**

**Part of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian, US Survey described as follows:**

**Beginning at a point South 89°32'53" East 3142.32 feet and South 5790 feet, more or less, from**

the West Quarter Corner of Section 10, to a point intersecting the North line of County Road (Tax ID 22-006-0012); running thence in a Northeasterly direction along the North Line of said road to the intersection of the East line of said Section 15 and the North line of said road; thence North to the Northeast corner of said Section 15; thence North 89°25' West 2139 feet, more or less to a point due North of the point of beginning; thence South to the point of beginning.

Less and excepting that portion lying within the boundaries of Snowflake Subdivision Phase 3 Open Space.

Situate in Weber County, State of Utah.

Tax Identification Number: 22-006-0022 (referred herein as "the Property").

- 3) The Special Warranty Deed (the "Deed") mistakenly identified *Eden Heights, LLC* as the Grantee under the Deed instead of *Eden Heights II, LLC*.
- 4) The parties intended for Eden Heights II, LLC to be identified as the Grantee under the Deed and the fee title owner of the Property.
- 5) Eden Heights, LLC was never intended to be the Grantee and has no connection to Plaintiff or the Property.
- 6) Therefore, the Special Warranty Deed is herein reformed by this Order so that Eden Heights II, LLC is the Grantee under the Special Warranty Deed.
- 7) Eden Heights II, LLC is hereby determined to be the fee title owner of the Property under the Special Warranty Deed.

-----END OF ORDER-----

**JUDGE'S ELECTRONIC SIGNATURE APPEARS AT THE TOP OF THE FIRST PAGE OF THIS DOCUMENT**

Signed Approved as to Form:

*/s/ Aleta Cobabe* (electronically  
signed with Ms. Cobabe's permission –  
hard copy with signature on file with  
Richard Reeve)

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Aleta Cobabe  
*Manager and Member of Defendant, Elkhorn, LLC*

Date: December 13, 2017

**CERTIFICATE OF MAILING**

I hereby certify that on this 20th day of December, 2017, I mailed a true and correct copy of the foregoing ***Order of Deed Reformation*** to:

Elkhorn, LLC  
c/o Aleta Cobabe  
4374 N. Snowflake Circle,  
Eden Utah 84310

*/s/ Richard Reeve*

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