

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

12722263
2/23/2018 2:52:00 PM \$12.00
Book - 10649 Pg - 8405-8406
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

AFFIDAVIT OF SCRIVENER'S ERROR

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

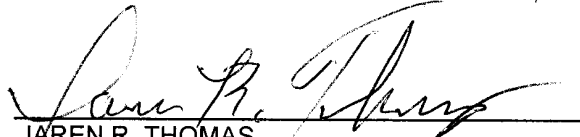
1. I am a resident of Salt Lake County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am the Chief Title Officer of Cottonwood Title Insurance Agency, Inc. which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, Salt Lake, State of Utah.
3. That due to a clerical error, the legal description contained within that certain Warranty Deed recorded January 27, 2017 as Entry No. 12463234 in Book 10524 at Page 1931, erroneously stated Township 4 North, and also contained an erroneous distance to the point of beginning, and that the correct legal description is as follows:

SEE ATTACHED EXHIBIT "A"

4. This Affidavit is given pursuant to UCA 57-3-106(9) which states, "Minor typographical or clerical errors in a document of record may be corrected by the recording of an affidavit or other appropriate instrument"

DATED this 23 day of February, 2018.

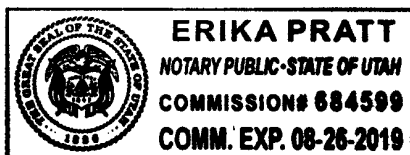
COTTONWOOD TITLE INSURANCE AGENCY, INC.


JAREN R. THOMAS
Chief Title Officer

STATE OF UTAH

COUNTY OF SALT LAKE

On February 23 2018, personally appeared before me Jaren R. Thomas, known to be the Chief Title 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 Jaren R. Thomas was authorized to executed the instrument.




NOTARY PUBLIC

EXHIBIT "A"

A parcel of land in fee for the widening of the existing Redwood Road (SR-68) known as Project No. S-0068(95)41, being part of an entire tract of property situate in the SE1/4NW1/4 of Section 3, T.4S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract in the north-south quarter section line of said section 3 which corner is 881.61 feet (**877.95 feet of record**) North from the Center Quarter Corner of said Section 3, said corner is also approximately 2.12 feet perpendicularly distant westerly from the Redwood Road (SR-68) Control Line opposite engineer station 18+81.57; and running thence West 64.89 feet along the southerly boundary line of said entire tract to a point in a 7,332.00-foot radius non-tangent curve to the right (Note: center bears S.88°37'36"E.); thence northerly 112.11 feet along the arc of said curve concentric with and 67.00 feet radially distant westerly from said control line through a delta of 00°52'34" (Note: chord to said curve bears N.01°48'41 "E. for a distance of 112.11 feet) to a point in the northerly boundary line of said entire tract; thence East 61.35 feet along said northerly boundary line to a point in said quarter section line; thence South 112.05 feet along said quarter section line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 7,089 square feet or 0.163 acre in area, of which 3,698 square feet or 0.085 acre, more or less is now occupied by the existing Redwood Road right of way. Balance is 3,391 square feet or 0.078 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°19'28" clockwise to obtain highway bearings.)

Parcel Identification Number: 33-03-177-025