

The Order of the Court is stated below:

Dated: February 19, 2021
11:37:01 AM

/s/ DAROLD MCDADE
District Court Judge



Prepared by:
Barry N. Johnson (6255)
Joshua L. Lee (11701)
Bradley C. Johnson (17250)
BENNETT TUELLER JOHNSON & DEERE
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121
Tel: (801) 438-2000
Fax: (801) 438-2050
bjohnson@btjd.com; jlee@btjd.com; bradley.johnson@btjd.com

ENT35932:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Feb 25 01:59 PM FEE 40.00 BY SM
RECORDED FOR Bennett Tueller Johnson and Deere
ELECTRONICALLY RECORDED

Attorneys for Petitioner

IN THE FOURTH JUDICIAL DISTRICT COURT
IN AND FOR UTAH COUNTY, STATE OF UTAH

<p>TERRACOM HARMONY RIDGE COMMERCIAL, LLC, a Utah limited liability company,</p> <p style="text-align: center;">Petitioner,</p> <p>v.</p> <p>KINNON SANDLIN, an individual,</p> <p style="text-align: center;">Respondent.</p>	<p>ORDER GRANTING PETITION FOR EX PARTE CIVIL WRONGFUL LIEN INJUNCTION</p> <p>Tax ID No. 27-056-0052</p> <p>Case No.: 210400230</p> <p>Judge: Darold McDade</p>
--	---

Attention: This is an official court order. If you disobey this order, the court may find you in contempt. You may also be arrested and prosecuted for the crime of making a wrongful lien and any other crime you may have committed in disobeying this order. This injunction will be presumed valid unless and until superseded by a subsequent order.

The Court has reviewed Petitioner Terracom Harmony Ridge Commercial, LLC's ("**THRC**") Petition for Ex Parte Civil Wrongful Lien Injunction and has determined that there is reason to believe that a wrongful lien has been made, uttered, recorded, or filed.

Pursuant to Utah Code § 38-9a-202, the Court ORDERS as follows:

(1) Respondent Kinnon Sandlin (“**Sandlin**”) is enjoined from making, uttering, recording, or filing any further liens without specific permission from the court.

(2) The Trust Deed with Assignment of Rents recorded in the Office of the Utah County Recorder on October 12, 2020 by Sandlin, and in favor of Terracom Development, LLC as beneficiary, as Entry No. 158869:2020, is hereby NULLIFIED and RELEASED as to THRC’s property located in Mapleton, Utah County, Utah, more particularly described as:

A portion of Section 34, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Mapleton, Utah, more particularly described as follows:

Beginning at a point located South 89°29’50” East along the Section line 735.52 feet and South 790.66 feet from the North 1/4 Corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence South 36°54’22” East 153.94 feet; thence along the arc of a 677.00 foot radius curve to the left 275.57 feet through a central angle of 23°19’19” (chord: S48°34’02”E 273.67 feet); thence along the arc of a 877.00 foot radius curve to the left 400.21 feet through a central angle of 26°08’47” (chord: S73°18’04”E 396.75 feet); thence along the arc of a 427.00 foot radius curve to the left 105.84 feet through a central angle of 14°12’06” (chord: N86°31’29”E 105.57 feet); thence North 69°51’03” East 92.92 feet; thence northeasterly along the arc of a 421.00 foot radius non-tangent curve to the left (radius bears: N21°22’48”W) 199.87 feet through a central angle of 27°12’05” (chord: N55°01’09”E 198.00 feet); thence South 35°22’30” East 856.59 feet; thence South 18°54’20” East 343.80 feet; thence South 8°48’11” West 450.90 feet; thence South 1°01’02” East 1046.42 feet; thence S54°37’30” W 346.97 feet to the easterly right-of-way line of US Highway 6 & 89; thence North 35°22’30” West along said right-of-way line 2472.57 feet; thence northwesterly along the arc of a 490.00 foot radius non-tangent curve to the left (radius bears: N65°20’18”W) 444.99 feet through a central angle of 52°02’00” (chord: N1°21’18”W 429.86 feet) to a point of reverse curvature; thence along the arc of a 310.00 foot radius curve to the right 243.50 feet through a central angle of 45°00’18” (chord: N4°52’09”W 237.29 feet); thence North 17°38’00” East 78.10 feet; thence along the arc of a 600.00 foot radius curve to the right 263.67 feet through a central angle of

25°10'44" (chord: N30°13'22"E 261.56 feet) to the point of beginning.

Tax ID No. 27-056-0052

Notice to the Respondent:

- (1) You may request, in writing, a hearing to contest this Order.
- (2) You must file your request at the following courthouse: Fourth District Court, 137 N. Freedom Blvd., Suite 100, Provo, Utah 84601.
- (3) The hearing should be requested within 10 days from the date that the Order is served on you.
- (4) If you fail to request a hearing within 10 days, this Order will automatically become a civil wrongful lien injunction which will not expire until 3 years after it is served.
- (5) If you request a hearing within 10 days, the Court will schedule the hearing within a reasonable time from the date the hearing is requested.

HEREBY ENTERED BY THE COURT

EFFECTIVE ON THE DATE WHEN THE COURT STAMP IS AFFIXED TO THE FIRST PAGE OF THIS DOCUMENT

Serve Respondent at:

Kinnon Sandlin
1863 E. Hickory Ridge Ct.
Draper, UT 84020