

Ent 494334 Bk 1339 Pg 582 - 587  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2021 Feb 18 02:23PM Fee: \$40.00 TC  
For: Kirton & McConkie  
ELECTRONICALLY RECORDED

The Order of the Court is stated below:

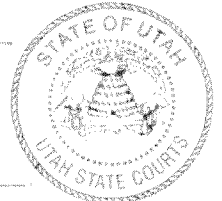
Dated: February 09, 2021  
04:52:33 PM

/s/ JENNIFER A. BROWN  
District Court Judge

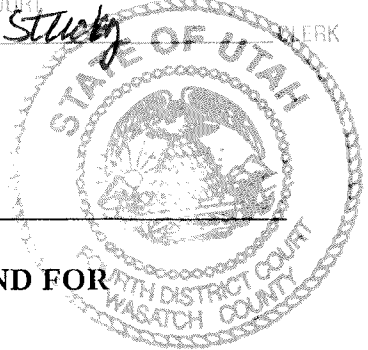


Gregory S. Moesinger (#10680)  
Adam M. Kaas (#13267)  
KIRTON McCONKIE  
36 South State Street, Suite 1900  
Salt Lake City, Utah 84111  
Telephone: (801) 328-3600  
Facsimile: (801) 321-4893  
[gmoesinger@kmclaw.com](mailto:gmoesinger@kmclaw.com)  
[akaas@kmclaw.com](mailto:akaas@kmclaw.com)  
Attorneys for IHC Health Services, Inc.

STATE OF UTAH  
COUNTY OF WASATCH  
I hereby certify that the document to  
which this certificate is attached is a  
full, true and correct copy of the  
original filed in the Utah State Court's  
WITNESS my hand and seal  
this 11 day of FEBRUARY  
20 21  
DISTRICT/JUVENILE COURT



*Juli Stucky*



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

IHC HEALTH SERVICES, INC., a Utah  
nonprofit corporation,

Plaintiff,

vs.

TIOGA FUNDING REAL ESTATE GROUP,  
LLC, a Utah limited liability company,

Defendant.

**JUDGMENT**

Civil No. 200500078

Judge Jennifer A. Brown

Pursuant to Utah Rule of Civil Procedure 58A(j) and Utah Code Ann. section 78B-5-205,  
IHC Health Services, Inc. ("Intermountain"), is entitled to a Judgment against Defendant Tioga  
Funding Real Estate Group, LLC ("Tioga") in the above-designated civil action in the amount of  
\$469,710.25.

**IT IS HEREBY ORDERED, ADJUDGED, and DECREED** as follows:

1. Intermountain is hereby awarded judgment against Tioga in the following amounts:
  - a. Principal Amount \$457,820.66

b. Accrued Interest <sup>1</sup>	\$11,539.59
c. Attorneys' Fees <sup>2</sup>	\$350.00
<b>Total Judgment</b>	<b><u>\$469,710.25</u></b>

2. This judgment shall continue to bear interest at the rate of 10% per annum.

3. This judgment shall be augmented in the amount of reasonable costs and attorneys' fees expended in entering, enforcing, and collecting said judgment by execution or otherwise, as shall be established by affidavit.

**THE COURT'S SIGNATURE APPEARS AT THE TOP OF THE FIRST PAGE**

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

---

<sup>1</sup> From October 26, 2020 to January 26, 2021 at 10% pursuant to the parties settlement agreement.

<sup>2</sup> The amount requested is pursuant to the schedule provided by Rule 73. UTAH R. CIV. P. 73(f)(1).

**CERTIFICATE OF SERVICE**

I hereby certify that on the 27<sup>th</sup> day of January, 2021, I caused a true and correct copy of the foregoing **JUDGMENT** to be served upon the following by the method indicated:

Matthew R. Crane	( ) U.S. Mail, Postage Prepaid
DESERT PEAK MANAGEMENT GROUP, LLC	( ) Hand Delivered
947 South 500 East, Suite 100	( ) Overnight Mail
American Fork, Utah 84003	( ) Facsimile
Email: mcrane@tiogafunding.com	(X) E-filing/e-mail

*Counsel for Defendant*

/s/ Heather Mills

Gregory S. Moesinger (#10680)  
Adam M. Kaas (#13267)  
KIRTON McCONKIE  
36 South State Street, Suite 1900  
Salt Lake City, Utah 84111  
Telephone: (801) 328-3600  
Facsimile: (801) 321-4893  
[gmoesinger@kmclaw.com](mailto:gmoesinger@kmclaw.com)  
[akaas@kmclaw.com](mailto:akaas@kmclaw.com)

*Attorneys for IHC Health Services, Inc.*

---

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

---

IHC HEALTH SERVICES, INC., a Utah  
nonprofit corporation,

Plaintiff,

vs.

TIOGA FUNDING REAL ESTATE GROUP,  
LLC, a Utah limited liability company.

Defendant.

**JUDGMENT INFORMATION  
STATEMENT**

Civil No. 200500078

Judge Jennifer A. Brown

---

I, Adam M. Kaas, hereby declare as follows:

1. I am an attorney licensed to practice law in the State of Utah. I am a shareholder with the law firm of Kirton McConkie, P.C. in Salt Lake City, Utah.

2. I have been retained by and represent the interests of Plaintiff IHC Health Services, Inc. (the "Judgment Creditor") in the above-entitled civil action.

3. I am submitting this Judgment Information Statement in conformity with the requirements of Utah law in order for the Judgment entered on or about February 9, 2021, in the

above-entitled action, Civil No. 200500078 by the Fourth Judicial District Court in and for Wasatch County, State of Utah, in favor of the Judgment Creditor and against Defendant Tioga Funding Real Estate Group, LLC (hereinafter "Judgment"), to be recorded in the Office of the Wasatch County Recorder of the State of Utah, and to become a lien upon all real property owned by Tioga Funding Real Estate Group, LLC ("Judgment Debtor") in Wasatch County, State of Utah pursuant to applicable Utah laws (UTAH CODE ANN. § 78B-5-201, *et seq.*).


4. In accordance with the requirements of UTAH CODE ANN. § 78B-5-201(4)(a)-(b) and (6), the Judgment Creditor provides the following information:

- a. The correct name of the Defendant is Tioga Funding Real Estate Group, LLC
- b. The last known address of Tioga Funding Real Estate Group, LLC is as follows:  
     947 South 500 East, Ste. 100  
     American Fork, Utah 84003
- c. The Judgment was entered as a confession of judgment under Utah Rule of Civil Procedure 58A(j) and Utah Code Ann. section 78B-5-205. Judgment Debtor was served through its attorney, Matthew Crane, with a copy of the Judgment and Declaration of Clay Ashdown in Support of Entry of Confessed Judgment, via the Utah Court e-filing system.
- d. The name and addresses of the Plaintiff/Judgment Creditor is:  
     IHC Health Services, Inc.  
     36 South State Street, 22<sup>nd</sup> Floor  
     Salt Lake City, Utah 84111
- e. The total amount of the Judgment is **\$469,710.25**, plus accruing interest from February 9, 2021 until the Judgment is paid in full.
- f. The Judgment may be augmented in the amount of costs and attorneys' fees expended in collecting the Judgment by execution or otherwise.

- g. The Judgment was entered on or about February 9, 2021.
- h. The Judgment Debtor is not a natural person.
- 5. There has been no stay of enforcement ordered by the Court in this case or otherwise.
- 6. The Judgment Creditor has reviewed its own business records in order to provide the information set forth above. The records of the Judgment Creditor's law firm pertaining to this case have also been reviewed as well as the court records in the action in which the judgment was entered. Any information required by UTAH CODE ANN. § 78B-5-201, *et seq.*, but not provided in this statement, is unknown or unavailable.

DATED this 18th day of February, 2021 in Salt Lake City, Utah.

KIRTON McCONKIE

By:   
Adam M. Kaas  
Gregory S. Moesinger  
Attorneys for Plaintiff