

3437873  
BK 7893 PG 540

E 3437873 B 7893 P 540-542  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
11/24/2021 10:36:00 AM  
FEE \$40.00 Pgs: 3  
DEP eCASH REC'D FOR COTTONWOOD TITLE INS A

WHEN RECORDED MAIL TO:

Grantee  
2324 West 700 South  
Syracuse, UT 84075

## Affidavit of Clerical Error

In Reference to Tax ID Number(s):

12-035-0103

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.

## AFFIDAVIT OF CLERICAL ERROR

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

1. I am a resident of Morgan County, State of Utah and that I have reached the age of majority.
2. I am a Vice-President of Cottonwood Title Insurance Agency, Inc. which maintains an office at 1544 North Woodland Park Drive, Suite 300, Layton, UT 84041. (I am also the former President of Founders Title Company).
3. That on February 1, 2012, a Quit Claim Deed was recorded by Founders Title Company in the office of the Davis County Recorder as Entry No. 2641115 in Book 5449 at Page 68 of official records. (the "Quit Claim Deed")

4. The Quit Claim Deed contained a minor clerical error as follows:

The Grantor in said deed recites "Cleone B. Cook, Trustee or her Successor Trustees of the D. Lawrence Cook Family Trust dated the 20<sup>th</sup> day of April, 1998".

The correct Grantor should have read "Cleone B. Cook, Trustee or her Successor Trustees of the D. Lawrence Cook Family Protection Trust dated the 20<sup>th</sup> day of April, 1998".

In other words, the word "Protection" was omitted in the Grantor language in the Quit Claim Deed.

5. This affidavit pertains to property in Davis County, State of Utah, more particularly described as:

**See Exhibit "A" attached hereto and made a part hereof.**

Parcel Identification Number(s): 12-035-0103

Dated this 8 day of November, 2021.

Cottonwood Title Insurance Agency, Inc.



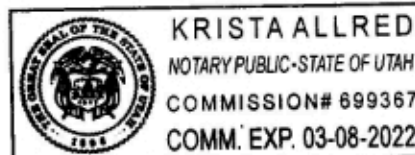
Jim C. Morris,  
Vice-President

State of Utah

County of Davis

On November 13, 2021, personally appeared before me Jim C. Morris who being by me duly sworn, did say that he is a Vice-President of Cottonwood Title Insurance Agency, Inc, and that said instrument was signed in behalf of said corporation by authority of its bylaws (or by a resolution of its board of directors) and said Jim C. Morris acknowledged to me that said corporation executed the same.

  
NOTARY PUBLIC



**Exhibit "A"**

Beginning at a point 33 feet North from the Southwest corner of the Southeast Quarter of Section 4, Township 4 North, Range 2 West, Salt Lake Meridian; thence East 30.00 feet; thence North 167 feet; thence East 453.00 feet; thence South 167 feet; thence East 60 feet; thence North 167 feet; thence East 340 feet; thence South 167 feet; thence East 148.25 feet; thence North 2607.00 feet; thence West 1031.25 feet; thence South 2607.00 feet to the point of beginning.

**LESS AND EXCEPTING**

Beginning at a point 2640 North from the Southwest corner of the Southeast Quarter of Section 4, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running thence South 650.00 feet; thence East 1031.25 feet; thence north 650.00 feet; thence West 1031.25 feet, to the point of beginning.