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RASHELLE HOBBS
Recorder, Salt Lake County, UT
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BY: eCASH, DEPUTY - EF 4 P.

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Attorneys for Plaintiffs Draper Hotel Development, LLC and Draper Wingate Holdings, LLC

**IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH**

**DRAPER HOTEL DEVELOPMENT,
LLC dba DRAPER WINGATE
DEVELOPMENT, a Utah limited liability
company, and DRAPER WINGATE
HOLDINGS, LLC, a Utah limited liability
company,**

Plaintiffs,

v.

**ALAN SUMMERHAYS, an individual,
and KRISTINE ANN PROPERTIES, LLC
a Utah limited liability company,**

Defendants.

NOTICE OF LIS PENDENS

Tier 3

Case No. 210902608

Honorable Kent R. Holmberg

Pursuant to Utah Code section 78B-6-1303, notice is hereby given that Plaintiffs filed the above-captioned action (the “Action”), in which Plaintiff Draper Hotel Development, LLC dba Draper Wingate Development (“Draper Development”) seeks to quiet title to the below-described real property (the “Property”) in its name. *See* UTAH CODE ANN. § 78B-6-1303. As

more fully described in the Complaint, Draper Development claims title of the Property pursuant to a written agreement with Kristine Ann Properties, LLC (“Kristine Ann Properties”).

The Property’s street address is 12361 Minuteman Drive, Draper, Utah 84020. The Property’s Tax ID Number is 28-30-351-079. The Property’s legal description is as follows:

Lot 206, Draper Crossing Subdivision Phase 2 Amended, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.¹

¹ Previously, the Property had Tax ID Numbers 28-30-351-075, 28-30-351-076, and 28-30-351-077 and the following legal description:

Parcel 1:

All of Lot 203, DRAPER CROSSING SUBDIVISION PHASE 2, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2012P at Page 136 of Official Records.

Parcel 2:

All of Lots 204, DRAPER CROSSING SUBDIVISION PHASE 2, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2012P at Page 136 of official records.

Parcel 2A:

Together with a nonexclusive access easement as disclosed by that certain Easement Agreement recorded September 19, 2006 as Entry No. 9849429 in Book 9352 at Page 9710 of official records.

Parcel 3:

All of Lot 205, DRAPER CROSSING SUBDIVISION PHASE 2, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2012P at Page 136 of official records.

Parcel 3A:

Together with a nonexclusive access easement as disclosed by that certain Easement Agreement recorded September 19, 2006 as Entry No. 9849429 in Book 9352 at Page 9710 of official records.

From the time of filing this notice, a purchaser, an encumbrancer of the Property, or any other party in interest that may be affected by the Action is considered to have constructive notice of pendency of the Action. See UTAH CODE ANN. § 78B-6-1303(3).

DATED this 26th day of August, 2021.

MCNEILL | VON MAACK



Christopher M. Von Maack

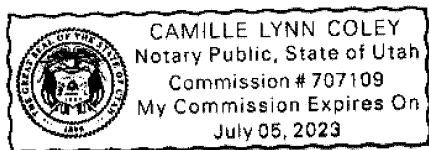
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B. Scott Allen

*Attorneys for Plaintiffs Draper Hotel Development,
LLC dba Draper Wingate Development and Draper
Wingate Holdings, LLC*

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was subscribed and sworn to me this 26th day of August, 2021, by Christopher M. Von Maack, a member of the Utah State Bar, in his capacity as attorney for Plaintiffs.


Notary

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

CERTIFICATE OF SERVICE

I hereby certify that I am employed by the law firm of MCNEILL VON MAACK, 175 South Main Street, Suite 1050, Salt Lake City, Utah 84111, and that, pursuant to Rule 5(b) of the Utah Rules of Civil Procedure, a true and correct copy of the foregoing **NOTICE OF LIS PENDENS** was delivered to the following this 26th day of August, 2021, by:

- Hand Delivery
- Depositing the same in the U.S. Mail, postage prepaid
- Electronic Mail
- Submission to the Utah State Court electronic filing system

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/s/ Camille Coley_____