

Scrivener Affidavit

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)



ENT 110034:2012 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Dec 13 2:31 pm FEE 15.00 BY SS
RECORDED FOR JEFFS & JEFFS ATTYS

The undersigned being first duly sworn deposes and states as follows:

1. That I have personal knowledge of the facts set forth herein;
2. That on the 9th day of October, 2012, two Special Warranty Deeds were recorded in the office of the Utah County Recorder, as Entry Number 87211:2012 and Entry Number 87212:2012:
3. That the legal description on the Special Warranty Deeds were recorded with an error in the legal description;
4. The legal description on the above mentioned document read as follows:

Beginning at a point 834.4 feet along the Section line South 88°23'21" West from the North quarter corner of Section 5, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence

1st: South 2°56' West 1150 feet more or less to a fence corner; thence along a fence line the following six courses

2nd: South 89°30' West 410 feet more or less to southerly terminus of the seventh course recited North 26 feet in a Decree Quieting Title recorded May 4, 1950 in Book 552 at Page 350 of the Official Records; thence along said course

3rd: North 26 feet; thence

4th: South 89°45' West 673.0 feet; thence

5th: South 35°30' West 43.0 feet; thence

6th: West 715 feet more or less to the section line; thence

7th: North 89° West 200 feet more or less to the Easterly boundary of the Ida M. Reese property particularly described in an Affidavit recorded March 20, 1964 in Book 966 at Page 487 as Entry No. 4225 in the Official Records; thence along said boundary

8th: North 2° East 688.20 feet more or less to the Northeast corner of the said Ida M. Reese property; thence

9th: North 89° West 365.26 feet more or less to the Easterly boundary of the John J. Daniels property more particularly described in a deed recorded May 17, 1937 in Book 336 at Page 4 as Entry No. 4900 of the Official Records; thence

10th: North 2° East 416.36 feet more or less to the section line; thence along the section line

11th: South 89°41'06" East 522.72 feet more or less to the Northeast corner of Section 6, Township 9 South, Range 2 East,

12th: North 88°23'21" East 1991.19 feet to the point of beginning

Tax Serial Number: 30:012.:0019

Less and Excepting the real property conveyed in the Warranty Deed recorded as Instrument Number 4585, at Book 2478, Page 11 and more particularly described as follows:

Beginning at a fence corner, said point being North 1495.08 feet and east 1346.68 feet, according to the Utah Coordinate Bearings Central Zone from the West Quarter Corner of Section 5, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89 deg. 25'56" East 661.36 feet; thence North 1 deg. 13'37" East 752.98 feet; thence South 89 deg. 25'56" West 662.88 feet to a fence; thence South 1 deg. 6'40" West along a fence 752.94 feet to the point of beginning. Area 11.44 acres.

5. There was an error in a call on the legal description. The legal description should have read as follows:

Beginning at a point 834.4 feet along the Section line South 88°23'21" West from the North quarter corner of Section 5, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence

1st: South 2°56' West 1150 feet more or less to a fence corner; thence along a fence line the following six courses

2nd: South 89°30' West 410 feet more or less to southerly terminus of the seventh course recited North 26 feet in a Decree Quieting Title recorded May 4, 1950 in Book 552 at Page 350 of the Official Records; thence along said course

3rd: North 26 feet; thence

4th: South 89°45' West 673.0 feet; thence

5th: South 35°30' West 43.0 feet; thence

6th: West 715 feet more or less to the section line; thence

7th: North 89° West 200 feet more or less to the Easterly boundary of the Ida M. Reese property particularly described in an Affidavit recorded March 20, 1964 in Book 966 at Page 487 as Entry No. 4225 in the Official Records; thence along said boundary

8th: North 2° East 688.20 feet more or less to the Northeast corner of the said Ida M. Reese property; thence

9th: North 89° West 365.26 feet more or less to the Easterly boundary of the John J. Daniels property more particularly described in a deed recorded May 17, 1937 in Book 336 at Page 4 as Entry No. 4900 of the Official Records; thence

10th: North 2° East 416.36 feet more or less to the section line; thence along the section line

11th: South 89°41'06" East 522.72 feet more or less to the Northeast corner of Section 6, Township 9 South, Range 2 East,

12th: North 88°23'21" East 1881.19 feet to the point of beginning

Tax Serial Number: 30:012.:0019

Less and Excepting the real property conveyed in the Warranty Deed recorded as Instrument Number 4585, at Book 2478, Page 11 and more particularly described as follows:

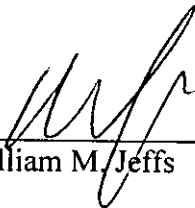
Beginning at a fence corner, said point being North 1495.08 feet and east 1346.68 feet, according to the Utah Coordinate Bearings Central Zone from the West

*Quarter Corner of Section 5, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89 deg. 25'56" East 661.36 feet; thence North 1 deg. 13'37" East 752.98 feet; thence South 89 deg. 25'56" West 662.88 feet to a fence; thence South 1 deg. 6'40" West along a fence 752.94 feet to the point of beginning.
Area 11.44 acres.*

Changes are underlined

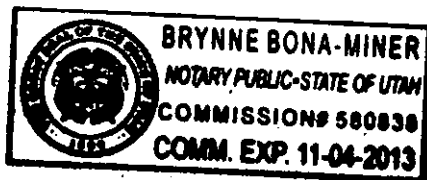
6. At the time of execution, the intent of each document was to utilize the legal description referenced in number 5 above.

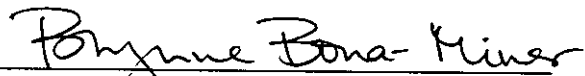
7. This Affidavit is to correct the legal description in both of the deeds, Entry Number 87211:2012 and Entry Number 87212:2012.



William M. Jeffs

Subscribed and sworn to before me this 13 day of December, 2012.





NOTARY PUBLIC