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**Affects Tax ID Nos.: 16-05-128-004  
16-05-128-003  
16-05-128-021  
16-05-128-020**

IN THE THIRD DISTRICT COURT IN AND FOR  
SALT LAKE COUNTY, STATE OF UTAH

<p>KENNETH RYAN MYERS, an individual; and CAMILLA SORENSEN MYERS, an individual,</p> <p style="text-align: center;">Plaintiffs</p> <p style="text-align: center;">v.</p> <p>K&amp;K HOUSING RESTORATION LLC, a Utah limited liability company,</p> <p style="text-align: center;">Defendants.</p>	<p style="text-align: center;"><b>LIS PENDENS</b></p> <p style="text-align: center;">Case No. 230901324</p> <p style="text-align: center;">Judge Matthew Bates</p>
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Pursuant to Utah Code Ann. § 78B-6-1303, and otherwise, the above-named Plaintiffs, by and through their undersigned legal counsel of record, hereby give notice of the pendency of the above-captioned action which is pending in the above-named Court seeking to affect the title to and/or the right of possession of certain real property, including without limitation as follows:

1. For quiet title and declaratory judgment that the above-named Defendant K&K Housing Restoration LLC (“K&K”) does not have, and never has had, any right and/or interest in, on, and/or to the Myers Ownership Parcel (as that term is hereinafter defined) – including without limitation not as a result of and/or from that certain *Warranty Deed* which was recorded on May 9, 2022, as Entry No. 13947968, in Book 11336, at Page 9920 in the office and records of the Salt Lake County Recorder (“K&K’s Deed”), which conveyed to K&K fee title ownership of certain real property in Salt Lake County, Utah more particularly described as:

Commencing at the Northwest corner of Lot 1, HAXTON PLACE, according to the official plat thereof, recorded in Book E of Plats at Page 71, records of Salt Lake County, Utah; and running thence North 5 feet; thence West 33 feet; thence South 65 feet; thence East 165 feet; thence North 60 feet; thence West 132 feet to the point of beginning.

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(“**K&K’s Property**”), and which further purported or attempted, but ineffectively, to include and/or grant also ostensibly (and among other things):

Together also with a perpetual right of way and turn-around for vehicles in and over the following described parcel of land: [the Myers Ownership Parcel (as that term is hereinafter defined)].

(“**K&K’s Claimed Easement**”).

2. For quiet title and declaratory judgment that the above-named Plaintiffs own all estates, rights, titles, and interests in and to that certain parcel of real property located in Salt Lake County, State of Utah, that is more particularly described as follows (the “**Myers’ Ownership Parcel**”):

Beginning at a point 2-1/2 Rods North from the Southwest corner of Lot 8, Block 57, Plat “B,” Salt Lake City Survey, and running thence North 2-1/2 Rods, thence East 2 Rods, thence South 2-1/2 Rods; thence West 2 Rods to the point of beginning.

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3. For quiet title and declaratory judgment that the above-named Plaintiffs’ fee title ownership of the Myers’ Ownership Parcel as stated above is pursuant to and evidenced by (perhaps among other things) that certain *Quit-Claim Deed* which was recorded on September 1, 2020, as Entry No. 13381032, in Book 11010, at Page 9540 in the office and records of the Salt Lake County Recorder (“**Myers’ 2020 Deed**”), from a grantor who also was a predecessor in interest to K&K, and which Myers’ 2020 Deed, together with and among other things, predated and precluded any purported and/or attempted grant or conveyance of K&K’s Claimed Easement interest upon or to the Myers Ownership Parcel in, by, and/or through the later K&K Deed and/or otherwise.

4. For judgment declaring that K&K's Claimed Easement is null, void, and invalid; K&K does not have, and never has had, any right and/or interest in, on, and/or to the Myers' Ownership Parcel; and that Plaintiffs' ownership of the Myers' Ownership Parcel is free and clear of and from, and unaffected by, any and all estates, rights, titles, claims, and/or interests which are and/or may be claimed by K&K, including without limitation free and clear of and from, and unaffected by K&K's Deed and/or K&K's Claimed Easement.

5. For judgment confirming and declaring, pursuant to and as evidenced by that certain *Special Warrant Deed* which was recorded on December 6, 2016, as Entry No. 12428190, in Book 10507, at Page 9771 in the office and records of the Salt Lake County Recorder ("**Myers' 2016 Deed**"), and otherwise, Plaintiffs have a right of way and/or easement upon and affecting the title to and of that portion of and within K&K's Property which is more specifically described as follows (the "**Myers' Easement Parcel**"):

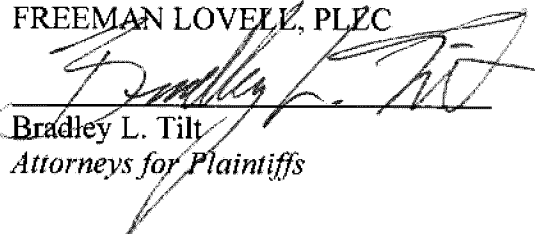
Also a right of way commencing 270 feet South of the Northeast corner of said Lot 9, Haxton Place, and running thence West 30 feet; thence South 30 feet; thence East 30 feet; thence North 30 feet to the place of beginning.

6. For judgment declaring K&K's fee title ownership of K&K's Property is subject to Myers' easement rights and interests in and to the Myers' Easement Parcel portion of and within K&K's Property.

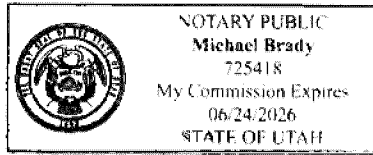
7. For quiet title of K&K's Property in K&K but subject to and limited by Plaintiffs' right of way and/or easement interests in, to, and upon the Myers' Ownership Parcel area of and within K&K's Property.

DATED February 24<sup>th</sup>, 2023.


FREEMAN LOVELL, PLLC

  
Bradley L. Tilt  
Attorneys for Plaintiffs

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



The foregoing *Lis Pendens* was acknowledged before me on February 24<sup>th</sup>, 2023, by Bradley L. Tilt, of Freeman Lovell, PLLC.

  
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NOTARY PUBLIC  
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