

When recorded return to:
Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South #120
Salt Lake City, UT 84121

File No 171202-BJG

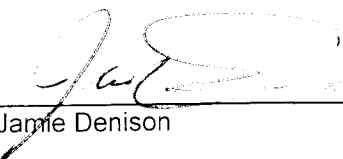
AFFIDAVIT OF SCRIVENER'S ERROR

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

1. I am a resident of Salt Lake County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herein.
2. I am a Title Officer with Cottonwood Title Insurance Agency, Inc., which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, State of Utah.
3. That due to a minor typographical or clerical error, the legal description for the Warranty Deed recorded September 26, 2023, as Entry No. 14156689, Book 11447, Page 412, and the Deed of Trust recorded September 26, 2023, as Entry No. 14156690, Book 11447, Page 415, of Official Records of the office of the **Salt Lake County** Recorder were erroneous.
4. The erroneous legal description is attached hereto as "EXHIBIT A".
5. The corrected legal description is set forth and attached hereto as "EXHIBIT B".
6. This Affidavit is given pursuant to UCA 57-3-106(9) which states, "Minor typographical or clerical errors in a document of record may be corrected by the recording of an affidavit or other appropriate instrument"

DATED this 30 day of January, 2024.

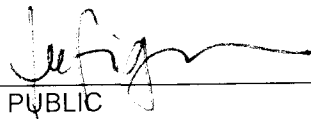
Tax ID No.: 29-07-428-002 (for reference purposes only)



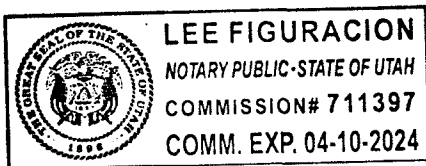
Jamie Denison

STATE OF UTAH)
COUNTY OF SALT LAKE)

On January 30, 2024, before me, a notary public, personally appeared Jamie Denison, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same.



NOTARY PUBLIC



"EXHIBIT A"

(Erroneous Legal Description of Warranty Deed 14156689 and Deed of Trust 14156690)

Beginning at an iron bolt set in a granite boulder; thence to the 1/4 section corner of the East boundary of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian bears North 00°77'07" West 4431.3 feet; thence South 00°07'55" West 58.0 feet; thence South 00°84'10" East 56.5 feet; thence North 00°03'44" East; thence 120.0 feet to the left bank of Little Cottonwood Creek; thence Westerly along said creek 48.5 feet; thence South 00°07'55" West 59.0 feet to the iron bolt at the place of beginning.

Commonly known as Lot 2, Wasatch Resort, unrecorded.

"EXHIBIT B"

(Corrected Legal Description)

Beginning at an iron bolt set in a granite boulder; thence to the 1/4 section corner of the East boundary of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian bears North 77°07' West 4431.3 feet; thence South 07°55' West 58.0 feet; thence South 84°10 East 56.5 feet; thence North 03°44' East 120.0 feet to the left bank of Little Cottonwood Creek; thence Westerly along said creek 48.5 feet; thence South 07°55' West 59.0 feet to the iron bolt at the place of beginning.

Commonly known as Lot 2, Wasatch Resort, unrecorded.