

WHEN RECORDED RETURN TO:

Pearl Carlson, Escrow Officer  
Cottonwood Title Insurance Agency, Inc.  
2421 East Parleys Way  
Salt Lake City, Utah 84109

**AFFIDAVIT OF SCRIVENER'S ERROR**  
**(Correcting Quitclaim Deed recorded in Salt Lake County**  
**on February 16, 2024, Document No. 14205667, Book 11472, Page 2723)**

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

1. I am a resident of Davis 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 an “of counsel” attorney with the Salt Lake City law firm of Ray Quinney & Nebeker P.C. I have been with Ray Quinney & Nebeker since October of 1982.
3. I have personal knowledge of the statements and facts stated in this Affidavit.
4. Ray Quinney & Nebeker and I are currently representing Sharolyn S. Anderson (“**Anderson**” or “**Sherry**”), in her capacity as one of the Successor Co-Trustees of the Wayne F. Stoker Trust Under Agreement Dated December 20, 1995 (the “**Stoker Trust**”), and as the appointed Personal Representative (the “**PR**”) for the probate estate of Wayne F. Stoker (“**Wayne**” or “**Decedent**”), in the probate case (the “**Probate Case**”) of In re The Estate of Wayne F. Stoker, Brenda L. Stoker, Petitioner, Case No. 213902110, Third Judicial District Court of Salt Lake County, State of Utah (the “**Probate Court**”).
5. Brenda L. Stoker (“**Brenda**”) is the other Successor Co-Trustee of the Stoker Trust.
6. Sherry and Brenda are parties to the *Settlement Agreement and Mutual Release of Claims* dated June 21, 2023 (“**Settlement Agreement**”) that was approved by the Probate Court pursuant to the *Order Approving Joint Motion and Stipulation to Adopt and Approve Settlement Agreement and Mutual Release of Claims* entered by the Probate Court on June 29, 2023 (the “**Settlement Order**”).
7. Paragraph A(27) of the Settlement Agreement authorized the Successor Co-Trustees of the Stoker Trust to execute the *Quitclaim Deed* dated August 17, 2023 (the “**2024 Quitclaim Deed**”), that was recorded with the Salt Lake County Recorder on February 16, 2024, as Document No. 14205667 in Book 11472 at Page 2723.

8. On behalf of Sherry, I prepared the 2024 Quitclaim Deed, using the legal description that is attached to the *Quitclaim Deed* dated August 23, 2012 and signed by Wayne in favor of Anjonette Lee Johnson as Grantee (the “**2012 Quitclaim Deed**”) that was recorded on November 26, 2012 as Entry No. 11519944 in Book 10080 at Page 1458 with the Salt Lake County Recorder.
9. The legal description attached to the 2012 Quitclaim Deed is the same legal description that is attached to the *Warranty Deed* dated March 30, 2012 executed by Harold C. Casper as Grantor in favor of Wayne as Trustee of the Stoker Trust as Grantee (the “**2012 Warranty Deed**”) that was recorded on April 3, 2012 as Entry No. 11362864 in Book 10005 at Page 2081 with the Salt Lake County Recorder.
10. After the 2024 Quitclaim Deed was signed by Sherry and Brenda on behalf of the Stoker Trust, I caused the 2024 Quitclaim Deed to be recorded with the Salt Lake County Recorder.
11. Cottonwood Title Insurance Agency, Inc. (“**Cottonwood Title**”) has brought to my attention that an *Affidavit* dated April 10, 2012 (the “**2012 Correcting Affidavit**”) and signed by Camille Keys, a title officer for United Title Services, was recorded on April 10, 2012 as Entry No. 11367353 in Book 10007 at Page 1590 with the Salt Lake County Recorder, which corrects the legal description attached to the 2012 Warranty Deed.
12. The 2012 Correcting Affidavit states that due to a clerical error, the legal description attached to the 2012 Warranty Deed was incorrect, and the 2012 Correcting Affidavit corrects the “Building 351” reference in the first line of the legal description attached to the 2012 Warranty Deed to be “Building 51.”
13. Consistent with the 2012 Correcting Affidavit, the “Building 351” reference in the first line of the legal description attached to the 2024 Quitclaim Deed needs to be corrected to be “**Building 51.**”
14. Pursuant to Utah Code 57-3-106 (9), minor typographical or clerical errors in a document of record may be corrected by the recording of an affidavit.
15. The correct legal description for the 2024 Quitclaim Deed is attached hereto as Exhibit A. Please see attached Exhibit A.

DATED this 27th day of March, 2024.

*Douglas M. Monson*

Douglas M. Monson  
Of Counsel  
Ray Quinney & Nebeker, P.C.

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

On the 27<sup>th</sup> day of March, 2024, personally appeared before me Douglas M. Monson, known to be employed as an Of Counsel attorney for Ray Quinney & Nebeker, P.C., and an authorized agent for Ray Quinney & Nebeker, P.C., who executed the within and foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of Douglas M. Monson and Ray Quinney & Nebeker, P.C., for the uses and purposes therein mentioned and on oath states that Douglas M. Monson was authorized to execute the instrument.



*Jacqueline Sears*  
NOTARY PUBLIC

**Exhibit A to Affidavit of Scrivener's Error  
(Correcting Quitclaim Deed, Entry No. 14205667, Salt Lake County)**

The following real property located in Salt Lake County, State of Utah:

Unit No. 273-A, in **Building 51**, WAYLAND STATION AT OLD FARM, a Prowswood Open Space Community (Phase No. 1), a Utah Condominium Project, according to the Record of Survey Map filed for Record as Entry No. 2773422 in Book "75-22" of Plats, at Page 193, together with the appurtenant undivided ownership interest in the "Common Areas and Facilities, of Wayland Station 1, 2 and 3, all of which is defined and described in the Declaration of Condominium of Wayland Station at Old Farm, a Prowswood Open Space Community (Phase No. 1), the Exhibits attached thereto, filed for Record as Entry No. 2773421 in Book 4067 at Pages 203 through 241 of Official Records, and that certain Declaration and Exhibits attached thereto recorded March 10, 1977 as Entry No. 2917096 in Book 4458 at Pages 1138 through 1179 of Official Records, together with the rights of way over and across those portions known as "Old Farm Road" and Old Farm Lane", as shown and described on the Record of Survey Map and the Declaration of Condominium.

Together with: (A) The undivided ownership interest in said condominium project's common areas and facilities which is appurtenant to said unit (the referenced declaration of condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the common areas and facilities to which said interest relates); (B) The exclusive right to use and enjoy each of the limited common areas which is appurtenant to said unit, and (C) The non-exclusive right to use and enjoy the common areas and facilities included in said condominium project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Together with the rights of way across those portions known as "Old Farm Road" and "Old Farm Lane", as shown and described on the Record of Survey Map and the Declaration of Condominium.

Together with an exclusive easement to use the "Limited Common Areas" which include the patio, balconies, storage rooms located adjacent to said unit and specifically assigned parking areas, whenever shown on the Record or Survey Map and/or set forth in the Declaration of Condominium.

Together with a right and easement of use and enjoyment, in and to the common properties described, as provided for, and subject to the provisions therein, in that certain Declaration of Covenants, Conditions, and Restrictions concerning the Old Farm Community Phase "1", filed for Record as Entry No. 2630430 in Book 3613 at Pages 431 through 447 of Official Records.

Tax ID No. 16-31-480-064  
1667216.01/dmm/rqn