

When recorded please return to:  
First American Title Insurance Company  
215 S. State Street, Suite 280  
Salt Lake City, UT 84111

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

A.P.N.: 00-0090-7103, 00-0090-7104, 00-0090-7105, 00-0090-7106, 00-0090-7107, 00-0090-7110, 00-0090-7113, 00-0090-7114, 00-0090-7124, 00-0090-7135, 00-0090-7136, 00-0090-7137, 00-0077-7331, 00-0058-9646

### AFFIDAVIT

**Re: Minor Typographical or Clerical Error (UCA 57-3-106)**

State of Utah            )  
                                  ) ss.  
County of Davis         )

I, Bonnie J. Mecham, being first duly sworn, deposes and says that:

1. I am of adult age, have personal knowledge of all matters stated herein, and am in all respects competent to make this affidavit.
2. I am an employee of First American Title Insurance Company in the capacity of Title Officer and a Licensed Title Escrow Producer in the State of Utah.
3. I am familiar with the following documents (the "Acquisition Documents") that were caused to be recorded with a clerical error in the Grantee name:
  - a. That certain Special Warranty Deed by and between Good Things to Come, LLC, a Utah limited liability company, as Grantor, and Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantee, recorded January 18, 2022 as Entry No. 159772 in Book 387 at Page 1285 in the office of the Morgan County Recorder, State of Utah.
  - b. That certain Corrective Special Warranty Deed by and between Good Things to Come, LLC, a Utah limited liability company, as Grantor, and Richmond American Homes of Utah, Inc., a Utah Corporation, as Grantee, recorded October 11, 2022 as Entry No. 162117 in Book 395 at Page 1129 in the office of the Morgan County Recorder, State of Utah.

- c. That certain Second Corrective Special Warranty Deed by and between Good Things to Come, LLC, a Utah limited liability company, as Grantor, and Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantee, recorded May 17, 2024 as Entry No. 165946 in Book 410 at Page 138 in the office of the Morgan County Recorder, State of Utah.
4. The legal description of the land affected by the Acquisition Documents is the following located in Morgan County, State of Utah: See Exhibit "A" attached hereto and by reference made a part hereof.
5. The clerical error in the Acquisition Documents to be corrected by this Affidavit to match the complete and correct the Grantee name, is as follows:
  - a. Grantee inadvertently took title in the Corrective Special Warranty Deed as Richmond American Homes of Utah, Inc. a Utah Corporation;
  - b. Grantee name is correctly Richmond American Homes of Utah, Inc., a Colorado Corporation, as identified in the Special Warranty Deed and Second Corrective Special Warranty Deed.
6. Also, I am familiar with the following documents (the "Lot Sale Documents") that were caused to be recorded with the Grantor name correctly shown, but not accepted as a conveyance by the Morgan County Recorder, State of Utah, as a result of the error stated in Paragraph 5 above:
  - a. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Sara-Lesley Rasmussen and Trent Allyn Rasmussen, wife and husband as joint tenants, as Grantee, recorded February 23, 2024 as Entry No. 165292 in Book 407 at Page 377 in the office of the Morgan County Recorder, State of Utah.
  - b. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Patrick Giggy and Melody Giggy, husband and wife as joint tenants, recorded November 7, 2023 as Entry No. 164588 in Book 404 at Page 711 in the office of the Morgan County Recorder, State of Utah.
  - c. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Troy Justin Weeks and Natalie Weeks, husband and wife as joint tenants, as Grantee, recorded February 28, 2024 as Entry No. 165347 in Book 407 at Page 910 in the office of the Morgan County Recorder, State of Utah.
  - d. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Richard Allen Morley, an unmarried man, as Grantee, recorded December 22, 2023 as Entry No. 164924 in Book 405 at Page 1032 in the office of the Morgan County Recorder, State of Utah.
  - e. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Robert Opras Lavichant, as Grantee, recorded January 30, 2024 as Entry No. 165121 in Book 406 at Page 638 in the office of the Morgan County Recorder, State of Utah.
  - f. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Benjamin James Gibby, an unmarried man and Aleece M. Skeen, an unmarried woman, as Grantee, recorded December 14, 2023 as Entry No. 164871 in Book 405 at Page 656 in the office of the Morgan County Recorder, State of Utah.
  - g. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Austin Lee Cleverly and Callye Elizabeth Cleverly,

- husband and wife as joint tenants, as Grantee, recorded March 29, 2024 as Entry No. 165554 in Book 408 at Page 539 in the office of the Morgan County Recorder, State of Utah.
- h. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Miranda Newsome and James Lee Bavelas as joint tenants, as Grantee, recorded May 22, 2024 as Entry No. 165978 in Book 410 at Page 304 in the office of the Morgan County Recorder, State of Utah.
  - i. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Mary Jane Flores Barger and Jeffrey Scott Barger, wife and husband as joint tenants, as Grantee, recorded February 28, 2024 as Entry No. 165345 in Book 407 at Page 884 in the office of the Morgan County Recorder, State of Utah.
  - j. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Bradley James Rayburn a married man, as Grantee, recorded March 29, 2024 as Entry No. 165558 in Book 408 at Page 592 in the office of the Morgan County Recorder, State of Utah.
  - k. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Mitchell Joseph Volple and Sarah Francis McBeth, husband and wife as joint tenants, as Grantee, recorded March 19, 2024 as Entry No. 165484 in Book 408 at Page 227 in the office of the Morgan County Recorder, State of Utah.
  - l. That certain Warranty Deed by and between Richmond American Homes of Utah, Inc., a Colorado Corporation, as Grantor, and Bret James Holman and Vicki Rich Holman, husband and wife as joint tenants, as Grantee, recorded November 3, 2023 as Entry No. 164574 in Book 404 at Page 616 in the office of the Morgan County Recorder, State of Utah.
7. The Grantor of the Lot Sale Documents did properly convey title as Richmond American Homes of Utah, Inc., a Colorado corporation, as identified and corrected in Paragraph 5 above.
  8. The collective legal description of the land affected by the Lot Sale Documents is the following located in Morgan County, State of Utah: See Exhibit "B" attached hereto and by reference made a part hereof.
  9. I am providing this Affidavit to correct the clerical error in the Acquisition Documents pursuant to Utah State Code Title 57-3-106.

Dated this 12th day of June, 20234

Bonnie J. Mecham

Bonnie J. Mecham

State of UT. )  
County of DAVIS )SS.

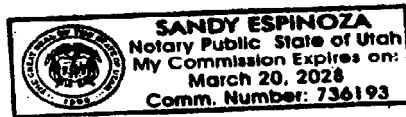
On this 12th day of June 2024, before me, the undersigned Notary Public, personally appeared Bonnie J. Mecham, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacity(ies).

WITNESS my hand and official seal.

Sandy Espinoza  
Notary Public

My Commission Expires:

3/20/28



**EXHIBIT "A"**  
**(Acquisition Documents)**

The land referred to herein below is situated in the County of Morgan, State of Utah, and is described as follows:

**EXHIBIT "B"**  
**(Lot Sale Documents)**

The land referred to herein below is situated in the County of Morgan, State of Utah, and is described as follows:

Lots 103, 104, 105, 106, 107, 110, 113, 114, 124, 135, 136 and 137, Roam Phase 1A Single Family, according to the official plat thereof on file and of record in the Morgan County Records office.

**EXHIBIT A  
TO  
SECOND CORRECTIVE SPECIAL WARRANTY DEED**

**Legal Description of the Property**

That certain real property located in Morgan County, State of Utah, more particularly described as follows:

A parcel of land, situate in the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 455.87 feet along the section line and South 00°16'25" West 172.32 feet from the Northwest Corner of said Section 25 and running thence:

thence North 69°02'40" East 87.74 feet;

thence Southerly 190.08 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 57°50'46" East and the long chord bears South 12°42'00" West 186.45 feet with a central angle of 38°53'44");

thence South 06°44'28" East 195.97 feet;

thence Southerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the right (center bears South 83°15'33" West and the long chord bears South 03°16'42" West 115.39 feet with a central angle of 20°02'22");

thence South 13°17'54" West 71.36 feet;

thence South 76°42'06" East 168.38 feet;

thence North 13°17'54" East 9.68 feet;

thence North 89°53'25" East 582.73 feet;

thence South 00°06'33" East 15.00 feet;

thence North 89°53'43" East 158.97 feet to the westerly line of Rollins Ranch Phase 4B;

thence along said westerly line, to and along the westerly line of Rollins Ranch Phase 4A the following two (2) courses and distances:

1) Southeasterly 208.49 feet along the arc of a 356.50-foot radius non-tangent curve to the left (center bears North 64°25'44" East and the long chord bears South 42°19'30" East 205.53 feet with a central angle of 33°11'53");

2) South  $04^{\circ}15'30''$  East 39.46 feet to that property owned by Cottonwood Mutual Water Company;

thence along the North and West line of that property owned by Cottonwood Mutual Water Company the following (2) courses and distances:

1) thence North  $89^{\circ}47'45''$  West 87.99 feet;

2) thence South  $00^{\circ}11'51''$  West 61.67 feet to the North line of Paul Warner Subdivision;

thence along the North and West lines of Paul Warner Subdivision the following two (2) course and distances:

1) West 389.73 feet;

2) South  $00^{\circ}09'40''$  East 120.00 feet;

thence South  $89^{\circ}43'47''$  West 127.73 feet;

thence South  $00^{\circ}16'13''$  East 524.98 feet;

thence Southeasterly 20.27 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North  $89^{\circ}43'47''$  East and the long chord bears South  $38^{\circ}58'36''$  East 18.76 feet with a central angle of  $77^{\circ}24'45''$ ), to the northerly right-of-way line of Old Highway Road;

thence along said northerly right-of-way the following two (2) courses and distances:

1) Westerly 69.11 feet along the arc of a 872.19-foot radius non-tangent curve to the left (center bears South  $04^{\circ}14'46''$  East and the long chord bears South  $83^{\circ}29'03''$  West 69.09 feet with a central angle of  $04^{\circ}32'24''$ );

2) South  $82^{\circ}40'32''$  West 16.33 feet;

thence Northeasterly 21.72 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North  $07^{\circ}19'28''$  West and the long chord bears North  $41^{\circ}12'07''$  East 19.87 feet with a central angle of  $82^{\circ}56'50''$ );

thence North  $00^{\circ}16'13''$  West 411.86 feet;

thence Northwesterly 23.52 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South  $89^{\circ}43'14''$  West and the long chord bears North  $45^{\circ}12'13''$  West 21.18 feet with a central angle of  $89^{\circ}49'45''$ );

thence South  $89^{\circ}53'27''$  West 407.29 feet;



thence Westerly 95.10 feet along the arc of a 280.00-foot radius non-tangent curve to the right (center bears North  $00^{\circ}06'34''$  West and the long chord bears North  $80^{\circ}22'47''$  West 94.64 feet with a central angle of  $19^{\circ}27'34''$ );

thence North  $70^{\circ}39'00''$  West 41.15 feet;

thence Westerly 21.44 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South  $19^{\circ}21'05''$  West and the long chord bears South  $68^{\circ}24'23''$  West 19.66 feet with a central angle of  $81^{\circ}53'23''$ );

thence Southerly 287.40 feet along the arc of a 470.00 foot radius curve to the left (center bears South  $62^{\circ}32'13''$  East and the long chord bears South  $09^{\circ}56'43''$  West 282.94 feet with a central angle of  $35^{\circ}02'07''$ )

thence South  $07^{\circ}34'20''$  East 7.48 feet;

thence South  $10^{\circ}38'46''$  East 46.62 feet;

thence South  $07^{\circ}34'20''$  East 191.84 feet;

thence Southeasterly 23.59 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North  $82^{\circ}24'56''$  East and the long chord bears South  $52^{\circ}37'47''$  East 21.23 feet with a central angle of  $90^{\circ}05'27''$ ) to the northerly right-of-way line of Old Highway Road;

thence South  $82^{\circ}40'32''$  West 89.67 feet along said northerly right-of-way line;

thence Northerly 29.28 feet along the arc of a 38.18-foot radius non-tangent curve to the left (center bears North  $53^{\circ}43'12''$  West and the long chord bears North  $14^{\circ}18'30''$  East 28.57 feet with a central angle of  $43^{\circ}36'36''$ );

thence North  $07^{\circ}34'20''$  West 185.87 feet;

thence North  $05^{\circ}08'53''$  West 35.47 feet;

thence North  $07^{\circ}34'20''$  West 12.67 feet;

thence Northerly 329.11 feet along the arc of a 530.00-foot radius non-tangent curve to the right (center bears North  $82^{\circ}25'39''$  East and the long chord bears North  $10^{\circ}13'01''$  East 323.85 feet with a central angle of  $35^{\circ}34'44''$ );

thence Northeasterly 9.33 feet along the arc of a 1971.60 foot radius curve to the left (center bears North  $62^{\circ}15'54''$  West and the long chord bears North  $27^{\circ}52'14''$  East 9.33 feet with a central angle of  $00^{\circ}16'16''$ )

thence Northwesterly 18.91 feet along the arc of a 27.50-foot radius non-tangent curve to the left (center bears South  $60^{\circ}55'14''$  West and the long chord bears North  $48^{\circ}46'45''$  West 18.54 feet with a central angle of  $39^{\circ}23'58''$ );

thence North  $21^{\circ}31'37''$  East 38.00 feet;

thence Easterly 8.39 feet along the arc of a 225.50-foot radius non-tangent curve to the right (center bears South  $20^{\circ}30'42''$  West and the long chord bears South  $69^{\circ}31'33''$  East 8.39 feet with a central angle of  $02^{\circ}07'57''$ );

thence Easterly 21.96 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North  $19^{\circ}54'20''$  East and the long chord bears North  $67^{\circ}58'01''$  East 20.05 feet with a central angle of  $83^{\circ}52'38''$ );

thence North  $25^{\circ}48'38''$  East 15.49 feet;

thence Northerly 422.82 feet along the arc of a 1971.60-foot radius non-tangent curve to the left (center bears North  $64^{\circ}24'52''$  West and the long chord bears North  $19^{\circ}26'31''$  East 422.01 feet with a central angle of  $12^{\circ}17'15''$ );

thence North  $13^{\circ}17'54''$  East 83.57 feet;

thence Northerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the left (center bears North  $76^{\circ}42'07''$  West and the long chord bears North  $03^{\circ}16'43''$  East 94.51 feet with a central angle of  $20^{\circ}02'19''$ );

thence North  $06^{\circ}44'28''$  West 195.97 feet;

thence Northerly 160.11 feet along the arc of a 340.00-foot radius tangent curve to the right (center bears North  $83^{\circ}15'33''$  East and the long chord bears North  $06^{\circ}44'59''$  East 158.64 feet with a central angle of  $26^{\circ}58'56''$ ) to the Point of Beginning.

Contains: 545,602 square feet or 12.525 acres, 37 lots and 3 parcels.