

Mail Recorded Deed and Tax Notice To:
Trent McNair and Jessica McNair
4580 South Haven Estates Drive
Heber, UT 84032



File No.: 127568-PCH

WARRANTY DEED

Ernstsen Enterprises, LC, a Utah limited liability company

GRANTOR(S) of Holladay, State of Utah, hereby Conveys and Warrants to

Trent McNair and Jessica McNair, husband and wife

GRANTEE(S) of Heber, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Wasatch County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0012-6529, 00-0009-7290, 00-0009-7308 and 00-0015-1576 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 13th day of May, 2022.

Ernstsen Enterprises, LC, a Utah limited liability company

BY: Sheila Wilson
Sheila Ernstsen Wilson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 13th day of May, 2022, before me, personally appeared Sheila Ernstsen Wilson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Ernstsen Enterprises, LC, a Utah limited liability company.

Pearl Carlson
Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point North 798.27 feet and West 1786.31 feet from the South quarter corner of Section 22, Township 4 South, Range 5 East, Salt Lake Base and Meridian; said point also being in the center of Daniel's Creek; thence North 88°38'30" West, 10.0 feet along center of said Creek; thence North 33°38'30" West 139.0 feet along center of said Creek; thence North 0°08'30" West 100.0 feet along center of said Creek; thence North 37°08'30" West 55.0 feet along center of said Creek; thence South 66°06'30" West 65.35 feet; thence North 58°58'30" West 163.0 feet; thence South 77°31'30" West 254.06 feet; thence South 38°10' East 212.53 feet; thence South 34°37'43" East, 369.53 feet; thence North 47°32'35" East, 307.95 feet to the point of beginning.

PARCEL 2:

Beginning at a point North 1058.07 feet and West 1906.77 feet from the South quarter corner of Section 22, Township 4 South, Range 5 East of the Salt Lake Meridian, said point also being in the center of Daniels Creek; thence South 66°06'30" West 65.35 feet; thence North 58°58'30" West 163.0 feet; thence South 77°31'30" West 254.06 feet; thence North 38°10' West 287.77 feet; thence North 77°19'33" East 442.02 feet to the center line of said Creek; thence along center of said Creek the following bearings and distances: South 54°05'30" East 67.28 feet; thence South 32°08'30" East 222.82 feet; thence South 12°08'30" East 100.0 feet to the point of beginning.

PARCEL 3:

Beginning at a point North 1713.82 feet and West 2447.71 feet from the South quarter corner of Section 22, Township 4 South, Range 5 East, Salt Lake Base and Meridian, said point also being in the center of Daniels Creek; thence along the center of said Creek the following bearings and distances: South 67°27'30" East 139.50 feet; thence South 29°45'30" East 232.95 feet; thence South 54°05'30" East 126.43 feet; thence South 77°19'33" West 442.02 feet; thence West 93.0 feet; thence North 85.0 feet; thence North 47°00' West 285.83 feet; thence North 69°11'08" East 413.41 feet to the point of beginning.

PARCEL 4:

Beginning at a point located 2447.71 feet West and 1713.82 feet North from the South quarter corner of Section 22, Township 4 South, Range 5 East, Salt Lake Base and Meridian and running thence North 09°39'30" West 196.95 feet along the center of Daniels Creek; thence North 60°46'30" West 204.30 feet along said Creek; thence North 15°10'30" West 106.77 feet along said creek; thence South 56°25'01" West 421.95 feet; thence South 51°39'26" East 233.55 feet; thence South 34°03'05" East 174.97 feet; thence North 69°11'08" East 372.63 feet to the point of beginning.

PARCEL 5:

A prescriptive easement for the purpose of ingress and egress and any other uses which are further defined in that certain Amended Summary Judgment recorded April 8, 2022 as Entry No. 517945 in Book 1405 at Page 460 in the Office of the Wasatch County Recorder, State of Utah.

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

File No.: 127568-PCH

AFFIDAVIT OF SCRIVENER'S ERROR

The undersigned, having been duly sworn, hereby deposes and says 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 Licensed Title Officer of Cottonwood Title Insurance Agency, Inc. which maintains its principal place of business at 1996 East 6400 South, Suite 120, in Salt Lake City, County of Salt Lake, State of Utah.
- 3. That on **May 19, 2022** Cottonwood Title Insurance Agency, Inc. caused to be recorded the following documents:

**Warranty Deed Entry No. 519762 in Book 1409 at Page 1196.
Deed of Trust Entry No. 519763 in Book 1409 at Page 1199.**

- 4. The legal description for **Parcel 4** contained in said documents was based off of boundary survey dated December 18, 1993 and filed in the Wasatch County Surveyor's office on September 18, 2012 as filing no. 0002366. The written boundary description on said survey omitted a call as shown on the drawing of said Parcel 4 as follows: "...thence South 68 degrees 12'49" West 33.18 feet..."
- 5. Additionally, the third to last call incorrectly shows a distance of 233.55 feet. As per the above referenced survey, this distance is correctly shown as **223.55 feet**.
- 6. The legal description of the affected property is correctly described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof.

Parcel Nos. 00-0012-6529, 00-0009-7290, 00-0009-7308 & 00-0015-1576.

DATED this 14th day of March, 2024

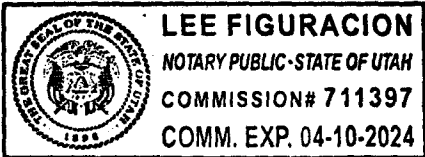
COTTONWOOD TITLE INSURANCE AGENCY, INC.

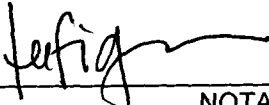


JON MCKINNON
Vice President & Commercial Title Officer

STATE OF UTAH
COUNTY OF SALT LAKE

On March 14th, 2024, personally appeared before me Jon McKinnon, known to be employed as Vice President & Commercial Title Officer of Cottonwood Title Insurance Agency, Inc., authorized agent for the corporation that executed the within and foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of the corporation, by authority of its bylaws or by resolution of its Board of Directors, for the uses and purposes therein mentioned and on oath states that Jon McKinnon was authorized to executed the instrument.





NOTARY PUBLIC

EXHIBIT A PROPERTY DESCRIPTION

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PARCEL 4:

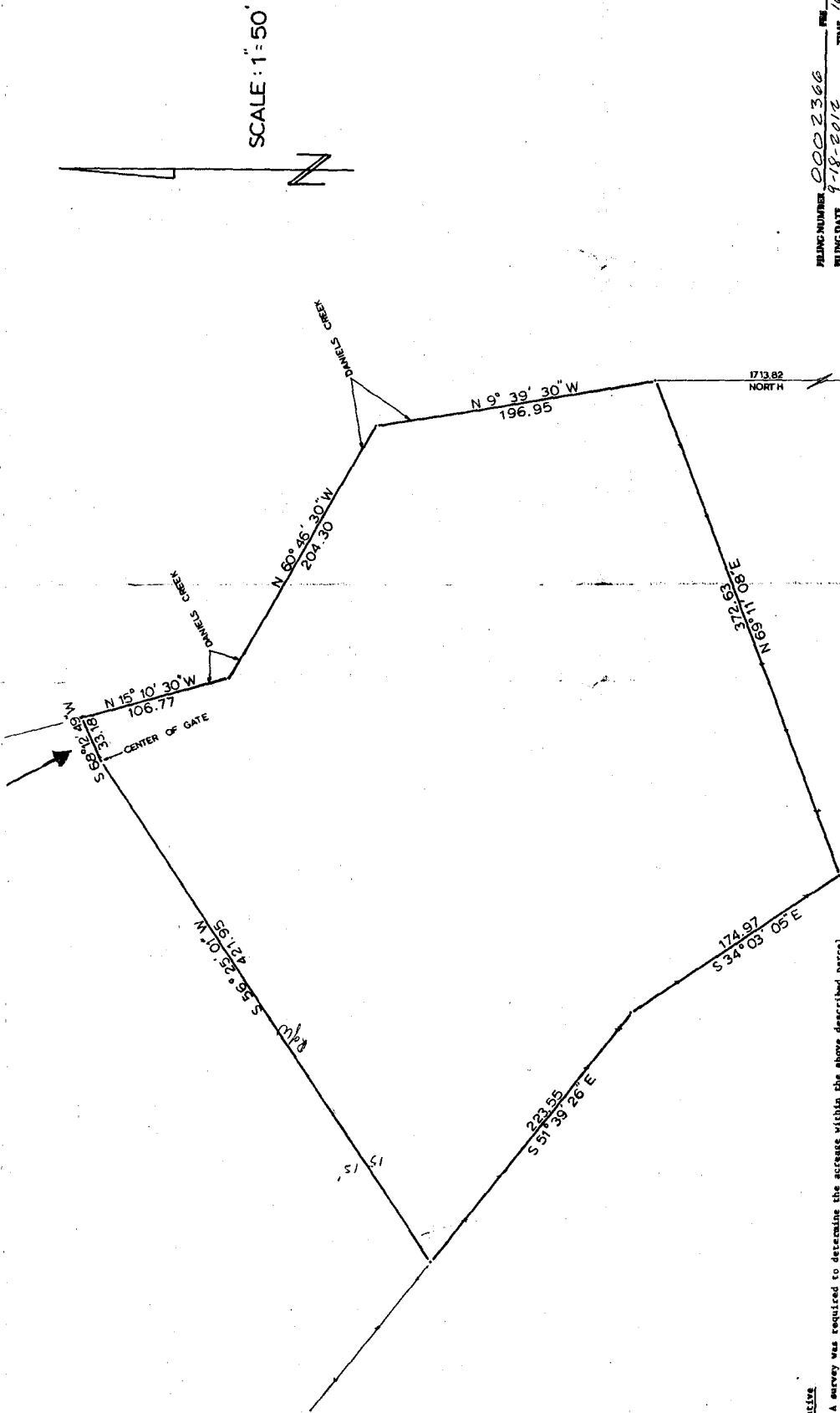
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Tax Id No.: 00-0012-6529, 00-0009-7290, 00-0009-7308 and 00-0015-1576

EXHIBIT "B"



SCALE: 1" = 50'



FILE NUMBER 0002366
 FILING DATE 9-18-2010 TIME 16:15
 FILED FOR FRANCE & ASSOCIATES
 SURVEYED FOR ERNSTEN

2447.71 WEST
 SOUTH QUARTER CORNER
 SECTION 22, T45, R5E, SLB&M

LOCATED IN SW 1/4 SECTION 22 & 5 E 4 SECTION 21, T45, R5E, SLB&M

FRANCE & ASSOCIATES
 1708 EAST PARKSIDE DRIVE
 SALT LAKE CITY, UTAH 84121
 (801) 943-1442

ERNSTEN SURVEY

DATE DECEMBER 18, 1993

2366

Motivative

A survey was required to determine the acreage within the above described parcel.

Surveyed Description

BEGINNING at a point located 2447.71 feet West and 1713.82 feet North from the South quarter corner of Section 22, Township 4 South, Range 5 East, Salt Lake Bas, and Meridian and running thence: N 9°39'30" W 196.95 feet, along the center of Daniels Creek, thence N 60°46'30" W 204.30 feet, along said creek, thence N 15°10'30" W 106.77 feet, along said creek, thence S 56°25'01" W 421.99 feet, thence S 51°39'26" E 223.55 feet, thence S 34°03'05" E 174.97 feet, thence N 69°11'08" E 372.63 feet to the point of BEGINNING.

Cont. 4.087 Acres

Surveyor's Certificate

I, Wallace France, do hereby certify that I am a Registered Land Surveyor prescribed by Utah State law and that I hold License No. 4096. I further certify that a survey of the property described was performed under my supervision and that the findings of that survey are represented herein. It does not guarantee title to land nor any report to show all encumbrances of record, nor is it proof of ownership.



W. Wallace France
 Date