

Recording Requested by:
First American Title Insurance Company
346 West Center Street
Orem, UT 84057
(801)762-0011

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
David Nielsen and Lisel Nielsen
1498 East 1200 South
Springville, UT 84663

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

WARRANTY DEED

Escrow No. **395-6150631 (TN)**
A.P.N.: **41-083-0008**

Chad Peterson, married man, Grantor, of **Springville, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to


David C Nielsen and Lisel Nielsen, husband and wife, Grantee, of **Springville, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

LOT 8, PLAT B, HOBBLECREEK ESTATE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH.

ALSO, COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, PLAT B, HOBBLECREEK ESTATES SUBDIVISION; WHICH POINT IS NORTH 89°43'53" WEST 1409.34 FEET AND NORTH 1570.47 FEET FROM THE SOUTHEAST CORNER SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°41'45" EAST 105.61 FEET ALONG THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH 00°18'26" EAST 22 FEET; THENCE NORTH 89°41'45" WEST 105.93 FEET; THENCE NORTH 00°01'19" EAST 22 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this July 21, 2021.


Chad Peterson

STATE OF Utah)
County of Utah)ss.

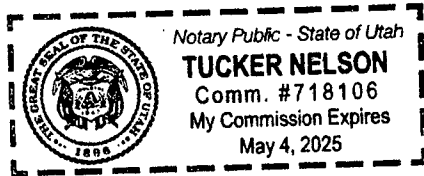
On July 21, 2021, before me, the undersigned Notary Public, personally appeared **Chad Peterson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



My Commission Expires: 5-4-2025

Notary Public



When recorded please return to:
First American Title Insurance Company
346 West Center Street
Orem, UT 84057
(801)762-0011

ENT 210566:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Dec 21 11:26 AM FEE 40.00 BY SW
RECORDED FOR First American - Orem Center Street
ELECTRONICALLY RECORDED

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

Escrow No. **395-6150631 (TN)**
A.P.N.: **41-083-0008**

AFFIDAVIT
Re: Minor Typographical or Clerical Error

State of UT)
) ss.
County of Utah)

Tucker Nelson, 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 Escrow Officer.
3. I am a Licensed Escrow Agent in the State of Utah.
4. The legal description of the land affected hereby is the following:

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

5. The record owner of the land affected hereby is:
Chad Peterson
6. I am familiar with that certain Warranty Deed, dated July 21, 2021, by and between Chad Peterson, as Grantor, and David C Nielsen and Lisel Nielsen, husband and wife, as Grantee, recorded in the office of the Utah County Recorder on July 26, 2021 as Entry No. 130580:2021 of Official Records.
7. The clerical error, which is to be correct by this affidavit:
Said Warranty Deed wrongly specifies "Hobblecreek Estate" in the legal description.
The correct subdivision name is "Hobble Creek Estates".
8. I am providing this Affidavit to correct this clerical error.

Dated this Twentieth day of December, 2021

Tucker Nelson

STATE OF Utah)
)ss.
County of Utah)

On December 20, 2021, before me, the undersigned Notary Public, personally appeared **Tucker Nelson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 4.24.25

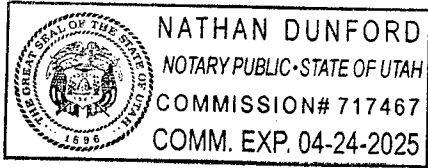
Notary Public

EXHIBIT "A"

LOT 8, PLAT B, HOBBLE CREEK ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH.

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