

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

ENT 21418:2024 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Apr 03 01:14 PM FEE 40.00 BY TM  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

132289-LKF

Parcel Nos. 41:926:0161 and 41:901:0048

### **SCRIVENER'S ERROR AFFIDAVIT**

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

1. I am a resident of Salt Lake County, 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. ("CT"), whose principal place of business is 1996 East 6400 South, Suite 120, in Salt Lake City, Utah.
3. CT recorded the following documents August 19, 2021 in the office of the Utah County Recorder:

Special Warranty Deed, Entry No. **145165:2021** (the "**Warranty Deed**");

Deed of Trust, Entry No. **145166:2021** (the "**Trust Deed**"); and

Memorandum of Repurchase Option, Entry No. **145167:2021** (the "**Memorandum**").

4. The Warranty Deed, Trust Deed, and Memorandum each contained the following erroneous legal description:

**A portion of Lot 93, PLAT "B" HIDDEN CANYON, according to the official plat thereof as recorded in the office of the Utah County Recorder, more particularly described as follows:**

**Beginning at the common Easterly (front) lot corner of Lot 93, Plat "B" Hidden Canyon, according to the official plat thereof, recorded in the office of the Utah County Recorder and Lot 29, Plat "A" Hidden Canyon, according to the official plat thereof, recorded in the office of the Utah County Recorder; thence North 30°53'45" West 115.01 feet; thence North 27°06'40" East 7.23 feet; thence South 30°04'24" East 118.85 feet; thence South 59°06'15" West 4.42 feet to the point of beginning.**

The grantors of the Warranty Deed, Trust Deed and Memorandum did not own the real property described in the erroneous legal description when those documents were executed and recorded. The erroneous legal description describes a strip of land that had been conveyed previously to an adjacent property owner.

5. The correct legal description for the Warranty Deed, Trust Deed and Memorandum was intended to be and should have been as follows:

**Lot 93, PLAT "B" HIDDEN CANYON, according to the official plat thereof as recorded in the office of the Utah County Recorder.**

**LESS AND EXCEPTING THEREFROM: Beginning at the common Easterly (front) lot corner of Lot 93, Plat "B" Hidden Canyon, according to the official plat thereof, recorded in the office of the Utah County Recorder and Lot 29, Plat "A" Hidden Canyon, according to the official plat thereof, recorded in the office of the Utah County Recorder; thence North 30°53'45" West 115.01 feet; thence North 27°06'40" East 7.23 feet; thence South 30°04'24" East 118.85 feet; thence South 59°06'15" West 4.42 feet to the point of beginning.**

6. To correct the erroneous legal description, CT recorded the following documents in the office of the Utah County Recorder:

Special Warranty Deed, recorded February 9, 2022, Entry No. 17697:2022 (the "Corrected Warranty Deed"); and

Deed of Trust, recorded July 15, 2022, Entry No. 81325:2022 (the "Corrected Trust Deed").

The Corrected Warranty Deed and Corrected Trust Deed contained the correct legal description, as given in paragraph 5 above.

Dated this 3 day of April, 2024.

COTTONWOOD TITLE INSURANCE AGENCY, INC.

*Jaren Thomas*  
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Jaren Thomas  
Title Officer

State of Utah )  
County of Salt Lake )

Subscribed and sworn before me this 3 day of April, 2024, by Jaren Thomas.

*[Signature]*  
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NOTARY PUBLIC

