



Utah County Recorder's Notice



ENT 54225:2019 PG 1 of 14
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Jun 14 2:49 PM FEE 0.00 BY MG
RECORDED FOR UTAH COUNTY RECORDERS

To whom it may concern:

Because the Utah County Recorder's Office maintains a computer parcel index for each individual parcel in the county (which traces document recordings and parcel descriptions), whenever a correction to the description of a parcel occurs, and therefore, the parcel identifier number is either killed or a new one created, the change must be reflected in the parcel index.

This notice is to provide the documentation for any corrective change to a parcel's description (and hence its parcel identifier number) made by a Utah County Recorder's Office Mapper and is based on a **previously recorded document, or documents** which have been (1) missed (that is, not worked at the time of the recording), (2) recorded out of order, (3) worked incorrectly, or (4) misinterpreted as to the intent of the document or documents.

This notice is also used to document the combination of parcels at owner's request for taxing purposes.

This notice of itself does not affect any change to any parcel or parcels. Its intent is to clarify ambiguities and to point to documents, already of record, which have justified the change or changes.

MAPPER'S COMMENTS: Prior to QCD 94781:2018, parcels existed properly with proper vesting. Parcel 25-022-0002 was vested with WD 28173:1989 - Keith D Farley and Julie Ann Farley as joint tenants. Parcel 25-022-0113 and 25-022-0115 was vested with WD 80689:2001 – Janice G. Stewart ¼ int, Sharon G. Hope ¼ int, Janeal Larie Gardner Light ¼ int and with WD 70293:2002 – David W. Gardner and Charlene H. Gardner as joint tenants. Attempts were made to convey to David W. Gardner with QCDs 94781:2018 and 94782:2018 and 98052:2018. All those QCDs failed due to errors in both legal descriptions. Also, QCD 94781:2018 the grantor was a different name than the vested party and Raymond Stewart was identified as the Personal Representative of Janice Stewart in 98052:2018 but failed to identify the probate. Ross W. Jardine was given a WD 97495:2018 which the county worked as vesting to all of what was called tax parcel 25-022-0158 without a deed to from the owners of 25-022-0113 and 25-022-0115 instead of just the owner of 25-022-0002. **This special recording is to restore the parcels as they existed at that time. See exhibit "A".** Since that time then an affidavit of heirship was recorded 15329:2019. It failed because there was no signature by a judge. The subsequent QCD 15330:2019 also failed then because the grantors were not vested. QCD 15331:2019 worked transferring the interest of Janeal RaRie Gardner Light to David W. Gardner. QCD 15332:2019 transferring the interest of Charlene H Gardner to David W. Gardner also worked as did QCD 15333:2019 from David W Gardner to Ross W. Jardine. The 2019 deeds all used the current tax parcel 25-022-0158 as the legal description. Returning to the descriptions that were 25-022-0113 and 25-022-0115 would have the vesting for those parcels as Ross W. Jardine as to a ½ interest by virtue of QCD 15333:2019; Janice G. Stewart as to a ¼ interest and Sharon G. Hope as to a ¼ interest by virtue of WD 80689:2001. Parcel 25-022-0159 is not affected by these deeds and is therefore subtracted from the description that was 25-022-0115.

Mapper's initials: [PC]

Exhibit "A"

Parcel that was 25-022-0113

Commencing at a point located North 425.04 feet and West 247.50 feet from the Southeast Corner of Section 24, Township 8 South, Range 2 East Salt Lake Base and Meridian; thence North 87° 00' 00" West 198.00 feet; thence North 00° 45' 00" East 8.99 feet; thence South 88° 53' 36" East 197.63 feet; thence South 01° 00' 00" West 15.52 feet to the point of beginning.

Parcel that was 25-022-0115

Commencing at a point located North 251.89 feet and West 457.33 feet from the Southeast Corner of Section 24, Township 8 South, Range 2 East Salt Lake Base and Meridian; thence North 02° 10' 17" East 89.75 feet; thence North 04° 51' 44" East 103.18 feet; thence South 88° 53' 36" East 6.12 feet; thence South 00° 15' 00" West 193.06 feet; thence North 87° 45' 00" West 17.44 feet to the point of beginning.

Less and Excepting therefrom:

Parcel that is described as 25-022-0159

Commencing at a point that is located North 367.22 feet and West 451.73 feet from the Southeast Corner of Section 24, Township 8 South, Range 2 East, Salt Lake Base and Meridian; then South 87° 44' 59" East 12.35 feet; thence South 00° 15' 01" West 115.53 feet; thence North 87° 45' 07" West 17.44 feet; thence North 02° 10' 19" East 89.75 feet; thence North 04° 51' 45" East 25.74 feet to the point of beginning.

Recorded at Request of _____
M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____

ENT 54225:2019 PG 3 of 14
RECORDED FOR PROVO ABSTRACT COMPANY
1989/SEP 20 3:42 PM FEE .00
RECORDING BY _____

Mail tax notice to GRANTEES Address 616 South Main Street, SPANISH FORK,
UTAH 84660
PROVO ABSTRACT CO.
ORDER NO. 4371

WARRANTY DEED

of BEULAH G. LARSEN grantor
CONVEY and WARRANT to _____, County of _____, State of Utah, hereby

KEITH D. FARLEY and JULIE ANN FARLEY, husband and wife, as
joint tenants with full rights of survivorship and not as
tenants in common

of SPANISH FORK, UTAH granted
CONVEY and WARRANT to _____ for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS,

the following described tract of land in _____ UTAH _____ County,
State of Utah:

Beginning 3.75 chains West and 5.44 chains North 45' East of the Southeast
Corner of the Southeast Quarter of Section 24, Township 8 South, Range 2 East,
Salt Lake Base and Meridian; thence North 87 Deg. 45' West 3 chains; thence
North 45' East 1 chain; thence South 87 Deg. 45' East 3 chains; thence South 15'
West 1 chain to the place of beginning.

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WITNESS, the hand of said grantor, this _____ 20th _____ day of
SEPTEMBER, A. D. 19 89

Signed in the Presence of _____

Beulah G. Larsen

STATE OF UTAH, _____ } ss.
County of UTAH

On the 20th day of SEPTEMBER, A. D. 19 89
personally appeared before me _____

the signer of the within instrument, who duly acknowledged to me that she executed the
same.



BEULAH G. LARSEN
Beulah G. Larsen
Notary Public.

My commission expires 8-20-91 Residing in PROVO, UTAH

Law Office
David S. Cook
85 W 400 N
Bountiful, UT 84010

WARRANTY DEED

ENT 80689:2001 PG 1 of 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Aug 13 4:47 PM FEE 18.00 BY AB
RECORDED FOR STEWART, JANICE G

JANICE G. STEWART, SHARON G. HOPE AND JANEAL LARIE GARDNER LIGHT,
Grantors, hereby convey and warrant their undivided three-fourths interest in the below described property to Grantees JANICE G. STEWART, 897 East Concord Way, Bountiful, Utah 84010, SHARON G. HOPE, 3508 West 12350 South, Riverton, Utah 84084 and JANEAL LARIE GARDNER LIGHT, 2850 Escondido Court, Reno, Nevada 89502 as tenants in common, each of whom are hereby an undivided 1/4th interest in the whole property. Said real property is situated at 600 South Main Street, Spanish Fork, Utah County, Utah 84660 and is more particularly described as follows, to wit:

Commencing at a point that is West 3.75 chains and North 0°45' East 3.44 chains from the Southeast corner of the Southeast quarter of Section 24, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 87°45' West 20 chains; thence North 00°45' East 5 chains; thence South 87°45' East 477.92 feet; thence South 88°54'43" East 595.15 feet; thence South 1°12'40" East 67.60 feet; thence South 88°53'35" East 46.31 feet; thence South 00°15' West 259.01 feet; thence East 3 chains; thence South 00°15' West .25 chains to the point of beginning.

Tax Serial No. 25-22-0014.

Commencing at a point which is 3.75 chains West & 6.44 chains North of the Southeast corner of Section 24, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 87° West 3 chains; thence North 45' East 1 chain; thence South 87° East 3 chains; thence South 1° West 1 chain to the point of beginning.

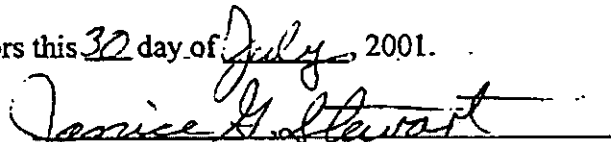
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Tax Serial No. 25-022-0034.

Subject to any outstanding encumbrances, easements, restrictions, reservations and other matters of record or enforceable in law or in equity.

This Warranty Deed is made, executed and recorded to sever the joint tenancy under which Grantors/Grantees and David W. Gardner presently hold the subject real property which was created by that certain Warranty Deed dated October 17, 1990 re-recorded October 22, 1990 in Book 2733 at Page 708 as Entry No. 35065 of the records of the Utah County Recorder.

WITNESS the hands of said Grantors this 30 day of July, 2001.


JANICE G. STEWART


SHARON G. HOPE


JANEAL LARIE GARDNER LIGHT

When Recorded mail to:
David W. Gardner
1459 West 1825 North
Provo, Utah 84604
MAIL TAX NOTICE TO: Grantee

ENT 70283:2002 PG 1 of 1
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 Jun 20 2:30 pm FEE 11.00 BY AB
RECORDED FOR CENTURY TITLE

CR-769

Space above this line for recording data.

WARRANTY DEED

David W. Gardner

GRANTOR(S)

of Provo, County of Utah State of UTAH

Hereby *Convey(s)* and *Warrant(s)* to

ENT 54225:2019 PG 5 of 14

David W. Gardner and Charlene. H. Gardner, husband and wife as joint tenants as to an undivided 1/4% interest

GRANTEE(S)

of Provo, County of Utah, STATE OF UTAH

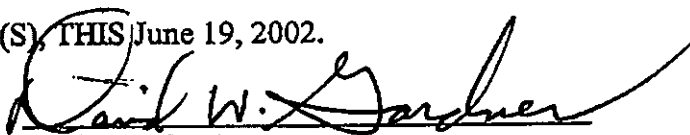
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH, to-wit:

Parcel 1: Commencing at a point which is 3.75 chains West and 6.44 chains North of the Southeast corner of Section 24, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 87° West 3 chains; thence North 45° East 1 chain; thence South 87° East 3 chains; thence South 1° West 1 chain to the point of beginning. (25:022:0032)

Parcel 2: Commencing at a point which is North 272.53 feet and East 2566.2 feet from the South quarter corner of Section 24; Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 88° 41' 10" West 1317.67 feet; thence North 0° 5' 45" West 338.7 feet; thence South 87° 45' 0" East .75 feet; thence South 87° 45' 0" East 477.92 feet; thence South 88° 54' 43" East 595.15 feet; thence South 1° 12' 40" East 67.6 feet; thence South 88° 53' 35" East 46.31 feet; thence South 0° 15' 0" West 259.01 feet; thence East 198 feet; thence South 0° 15' 0" West 11.33 feet to the point of beginning. (25:022:0088)

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2002 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS June 19, 2002.


David W. Gardner

Prepared By:
Mr. David W. Gardner
1459 W 1825 N
Provo, Utah 84604

After Recording Return To:
Mr. David W. Gardner
1459 W 1825 N
Provo, Utah 84604

ENT 94781:2018 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Oct 02 2:37 PM FEE 17.00 BY SM
RECORDED FOR GARDNER, DAVID

ENT 54225:2019 PG 6 of 14

TAX PARCEL ID #: 25:022:0113 and
25:022:0115

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mrs. Janeal LaRee Gardner Light, ("Grantor"), a married female whose address is 5553 Happy Pines Court, Forest Hills, California 95631, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. David W. Gardner ("Grantee") , whose address is 1459 W 1825 N, Provo, Utah 84604, all right, title, interest and claim to the following real estate property located at 605 South Mail St. in the City/Township of Spanish Fork, located in the County of and State of Utah and ZIP code of 84600, to-wit:

Property having Lot No. , with the Section No. , and property beginning at COM N 251.89 FT & W 457.33 FT FR SE COR. SEC. 24, T8S, R2E, SLB&M.; N 2 DEG 10' 17" E 89.75 FT; N 4 DEG 51' 44" E 103.18 FT; S 88 DEG 53' 36" E 6.12 FT; S O (AND)

COM N 425.04 FT & W 247.5 FT FR SE COR. SEC 24, T8S, R2E, SLB&M.; N 87 DEG 0' 0" W 198 FT; N 0 DEG 45' 0" E 8.99 FT; S 88 DEG 53' 36" E 197.63 FT; S 1 DEG.

FOR A VALUABLE CONSIDERATION, in the amount of \$0.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 10/01/2018.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

ENT 98052:2018 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Oct 12/11:10 AM FEB/14.00 BY AH
RECORDED FOR GARDNER, DAVID

Prepared By:
Mr. David W. gardner
1459 W 1825 N
Provo, Utah 84604

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After Recording Return To:
Mr. David W. Gardner
1459 W 1825 N
Provo, Utah 84604

TAX PARCEL ID #: 25:022:0113 and
25:022:0115

QUIT CLAIM DEED

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BE IT KNOWN BY ALL, that Mr. Raymond Stewart, Personal Representative for Janice Stewart's family, ("Grantor"), a married male whose address is 1923 S 1580 W, Woods Cross, Utah 84087, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. David W. Gardner ("Grantee"), whose address is 1459 W 1825 N, Provo, Utah 84604, all right, title, interest and claim to the following real estate property located at 605 So. Main St. in the City/Township of Spanish Fork, located in the County of and State of Utah and ZIP code of 84660, to-wit:

Property having Lot No. , with the Section No., and property beginning at COM N 425.04 FT & W 247.5 FT FR SE COR. 24, T8S R2E, SLB&M.; N 87 DEG 0' 0" W 198 FT; N 0 DEG 45' 0" 8.99 FT; S 88 DEG 53' 36" E 197.63 FT; S 1 DEG (AND)
COM N 251.89 FT & W 457.33 FT FR SE COR. SEC. 24 T8S, R2E, SLB&M.; N 2 DEG 10' 17" E 89.75 FT; N 4 DEG 51' 44" E 103.18 FT; S 88 DEG 53' 36" E 6.12 FT; S 0..

FOR A VALUABLE CONSIDERATION, in the amount of \$0.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 10/01/2018.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

When recorded, return to:
David Stewart
5869 North Pinery Canyon Avenue
Meridian, ID 83646

ACCOMMODATION: Backman Title Services
makes no representation as to condition of title
assumes responsibility for validity, sufficiency
and effect of document on property.

ENT 15329:2019 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Feb 25 2:27 pm FEE 15.00 BY CS
RECORDED FOR GARDNER, DAVID

Order No.: 7-042173

AFFIDAVIT OF HEIRSHIP AND IDENTITY

STATE OF UTAH)
)ss.
COUNTY OF Utah)

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David G Stewart, being first duly sworn on his/her oath, deposes and says:

1. I personally have knowledge of the facts contained in this Affidavit and I am over the age of 18 years and I am the son of the grantee listed in the Deed described in Paragraph 3 below.
2. This Affidavit concerns and affects certain real property ("Property") located 616 South Main Street, Spanish Fork, UT 84660, in Utah County, State of Utah, more particularly described as follows:

See Attached "Exhibit A"


3. Pursuant to that certain Warranty Deed ("Deed") dated July 30, 2001 and recorded August 13, 2001 as Entry No. 80689:2001 in the official records of the Utah County Recorder, Janice G. Stewart acquired fee simple title to the Property.
4. The grantee(s) listed above is(are) now dead. Janice G. Stewart also known as Janice Gardner Stewart, the decedent on the attached Certificate of Death issued by the State of Utah, died on March 16, 2014.
5. The heirs of Janice Gardner Stewart are her children, David G Stewart, Raymond G Stewart, Larry G Stewart, and Victoria S Bowman.
6. The decedent(s) died more than three years prior to the date of this Affidavit, and consequently, no administration of estates of said decedents may be conducted as provided in Section 75-3-107 of the Utah Uniform Probate Code. The purpose of this Affidavit, therefore, is to establish title in the heirs of the decedents as provided in Section 75-3-901, Utah Uniform Probate Code.

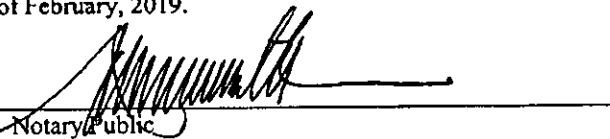
Further, Affiant sayeth not.

Dated this 19th day of February, 2019.


David G Stewart.

Subscribed and sworn to before me this 19th day of February, 2019.

 ANNETTE MILLER
Notary Public State of Utah
My Commission Expires on:
December 15, 2021
Comm. Number: 697839


Notary Public

WHEN RECORDED, RETURN TO:
 David W Gardner
 1459 West 1825 North
 Provo, UT 84604
 Order Number: 7-042173

ACCOMMODATION: Backman Title Services
 makes no representation as to condition of title
 or assumes responsibility for validity, sufficiency,
 and effect of document on property.

ENT 15332:2019 PG 1 of 1
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2019 Feb 25 2:29 pm FEE 10.00 BY CS
 RECORDED FOR GARDNER, DAVID

QUIT-CLAIM DEED

Charlene H Gardner Grantors
 of Provo, County of Utah, State of Utah, hereby QUIT-CLAIM to

ENT 54225:2019 PG 13 of 14

David W. Gardner

Grantees of Provo City, State of Utah,
 for the sum of TEN DOLLARS and other good and valuable consideration the following tract of land in Utah
 County, State of UTAH:

Beginning at a point West 247.50 feet and North 00°45'00" East 359.04 feet from the Southeast
 corner of Section 24, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence
 North 87°45'00" West 207.60 feet to the East fence line of the Board of Education parcel; thence
 along said parcel and fence line the next two courses, North 03°44'36" East 77.39 feet; thence
 North 00°45'02" East 10.22 feet to a point one (1) foot South of an existing sidewalk; thence
 North 88°04'14" East 90.02 feet parallel to said sidewalk; thence South 88°34'50" East 108.47
 feet parallel to said sidewalk; thence South 02°10'17" West 16.03 feet; thence South 00°45'36"
 West 13.71 feet; thence South 87°45'00" East 5.57 feet; thence South 00°45'00" West 66.00 feet
 to the point of beginning.

Parcel No.: 25-022-0002, 25-022-0113, 25-022-0134 and 25-022-0115 (part of)
 Parcel No.: 25-022-0002, 25-022-0134

Charlene H Gardner

 Charlene H Gardner

STATE OF Utah)
)SS.
 County of Utah)

The foregoing instrument was acknowledged before me this 25th day of February 20 19
 By Charlene H Gardner

[Signature]

 NOTARY PUBLIC

ANNETTE MILLER
 Notary Public State of Utah
 My Commission Expires on:
 December 15, 2021
 Comm. Number: 697839

