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ENT 91180:2024 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
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ELECTRONICALLY RECORDED

*Attorneys for Plaintiff IP Advertising, Inc.*

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**IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY**

**STATE OF UTAH**

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IP ADVERTISING, INC., a Utah  
corporation,

Plaintiff,

vs.

CEDAR CORNERS MANAGEMENT,  
LLC, a Utah limited liability company;  
WALTER FARMS MAPLETON, LLC, a  
Utah limited liability company; LINDON  
28, LLC, a Utah limited liability company;  
HEATH JOHNSTON, an individual;  
KILLPACK CAPITAL HOLDINGS, LLC,  
a Utah limited liability company; YINC,  
INC., a Utah corporation; XL ANT, LLC, a  
Utah limited liability company; MDQ  
MANAGEMENT, LLC, a Utah limited  
liability company; PRIME 28 LLC, a Utah  
limited liability company; CEDAR  
CORNERS PROJECT LLC, a Utah limited  
liability company; KERRY GRAVES, an  
individual; EVAN GRAVES, an individual;  
THISTLE CREEK PARTNERS, L.P., a  
Delaware limited partnership; and JOHN  
DOES 1 through 100,

Defendants.

**LIS PENDENS**

Case No: 240406666

Judge Sean Petersen

(Tier 3)

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TO ALL INTERESTED PARTIES REGARDING THE REAL PROPERTY

DESCRIBED BELOW:

Notice is hereby given that an action has been commenced and is now pending in the above-entitled Court on the Complaint of the above-named Plaintiff against the above-named Defendants. A principal object of the action is to foreclose on trust deeds that were recorded on the subject property at issue in this action. This action concerns real property located in Utah County, Utah and described in the relevant trust deeds as follows:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS NORTH 89°46'17" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 7, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°46'17" WEST 453.27 FEET ALONG THE SECTION LINE AND SOUTH 00°13'43" WEST 936.68 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°25'07" WEST 345.71 FEET; THENCE NORTH 89°49'58" WEST 441.83 FEET; THENCE NORTH 00°25'07" EAST 344.42 FEET; THENCE EAST 441.84 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 59:007:0001 (Partial) and 59:007:0005 (Partial)<sup>1</sup>

LEGAL DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS

<sup>1</sup> These parcels have since been subdivided. The new parcels that may be affected by this legal description may include Parcel Nos. 59:007:0115 and 59:007:0116.

OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 633.39 FEET AND SOUTH 26.50 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 89°31'31" EAST 1015.60 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.45 FEET THROUGH A CENTRAL ANGLE OF 90°05'01" (CHORD BEARS SOUTH 44°29'01" EAST 28.30 FEET); THENCE SOUTH 00°33'30" WEST 111.51 FEET; THENCE NORTH 88°02'01" WEST 531.68 FEET; THENCE SOUTH 88°40'46" WEST 524.07 FEET; THENCE NORTH 00°24'42" EAST 114.10 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.44 FEET THROUGH A CENTRAL ANGLE OF 90°03'47" (CHORD BEARS NORTH 45°26'35" EAST 28.30 FEET) TO THE POINT OF BEGINNING.

PARCEL NO. 59:007:0001 (partial)<sup>2</sup>

LEGAL DESCRIPTION:

BEGINNING AT A POINT WHICH IS NORTH 89°31'31" WEST ALONG THE SECTION LINE A DISTANCE OF 199.77 FEET AND SOUTH 700.26 FEET FROM THE NORTH QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE ARC OF A 1085.00 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 75.06 FEET THROUGH A CENTRAL ANGLE OF 3°57'49" (CHORD BEARS SOUTH 20°12'07" EAST 75.04 FEET); THENCE SOUTH 67°48'59" WEST 144.00 FEET TO THE POINT OF A 1229.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 46.91 FEET THROUGH A CENTRAL ANGLE OF 2°11'13" (CHORD BEARS NORTH 21°05'25" WEST 46.91 FEET); THENCE SOUTH 70°00'12" WEST 162.00 FEET TO THE POINT OF A 1391.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 35.10 FEET THROUGH A CENTRAL ANGLE OF 1°26'44" (CHORD BEARS NORTH 19°16'26" WEST 35.10 FEET); THENCE SOUTH 71°26'56" WEST 109.00


<sup>2</sup> This parcel has since been subdivided. The new parcel that may be affected by this legal description may include Parcel No. 59:007:0121.

FEET TO THE POINT OF A 1500.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 25.95 FEET THROUGH A CENTRAL ANGLE OF 0°59'28" (CHORD BEARS SOUTH 19°02'48" EAST 25.95 FEET); TO THE POINT OF A 526.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 181.47 FEET THROUGH A CENTRAL ANGLE OF 19°44'52" (CHORD BEARS SOUTH 09°40'06" EAST 180.57 FEET); THENCE SOUTH 00°12'20" WEST 66.58 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 44°47'40" EAST 28.28 FEET); THENCE SOUTH 89°47'40" EAST 49.05 FEET; THENCE SOUTH 00°12'20" WEST 201.92 FEET; THENCE NORTH 89°35'17" WEST 411.38 FEET TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 15.48 FEET THROUGH A CENTRAL ANGLE OF 44°21'33" (CHORD BEARS NORTH 21°50'08" WEST 15.10 FEET), THENCE NORTH 00°20'39" EAST 464.92 FEET TO THE POINT OF A 1046.62 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 206.05 FEET THROUGH A CENTRAL ANGLE OF 11°16'48" (CHORD BEARS NORTH 05°17'45" WEST 205.72 FEET) TO THE POINT OF A 19.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 35.02 FEET THROUGH A CENTRAL ANGLE OF 102°55'20" (CHORD BEARS NORTH 40°31'30" EAST 30.50 FEET); THENCE SOUTH 89°47'40" EAST 374.30 FEET TO THE POINT OF A 526.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 78.86 FEET THROUGH A CENTRAL ANGLE OF 8°34'56" (CHORD BEARS NORTH 85°54'52" EAST 78.79 FEET) TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 30.10 FEET THROUGH A CENTRAL ANGLE OF 86°13'23" (CHORD BEARS SOUTH 55°15'55" EAST 27.34 FEET) TO THE POINT OF A 1282.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 135.74 FEET THROUGH A CENTRAL ANGLE OF 6°04'00" (CHORD BEARS SOUTH 15°11'13" EAST 135.68 FEET); THENCE NORTH 71°46'47" EAST 197.00 FEET TO THE POINT OF BEGINNING.<sup>3</sup>

<sup>3</sup> The original parcel to which this legal description pertains has since been subdivided. The new parcels that may be affected by this legal description may include Parcel Nos. 59:007:0115 and 59:007:0116.

DATED this 26<sup>th</sup> day of December, 2024.


BENNETT TUELLER JOHNSON & DEERE

  
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Jarom R. Jones  
*Attorneys for Plaintiff IP Advertising, Inc.*

State of Utah                    }  
  }ss.  
County of Salt Lake         }

On this 26<sup>th</sup> day of December, in the year 2024, before me, Mackenzie Dunn, a notary public, personally appeared Jarom R. Jones, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same.



  
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Notary Public

[SIGNATURE PAGE TO LIS PENDENS, CASE NO. 240406666]