The Order of the Court is stated below:
Dated: October 15, 2026 04:59:04 AM **/s/** KASEY L. WRIGHT District Court Judge

G. Troy Parkinson, Bar Number 9011
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File Number: UT25997
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Parcel No. 37:128:0021

FOURTH JUDICIAL DISTRICT COURT, STATE OF UTAH
UTAH COUNTY, PROVO DEPARTMENT

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ESTATE OF BOYD GARNER, KAREN MCGHEE-GARNER, KATHLEEN M. PORTER, CHARLYN WAYLAND, TRAVIS W. WAYLAND and JOHN DOES 1-10, Defendants.	**DEFAULT JUDGMENT AND ORDER** Civil No.: 250405267 Judge: Kasey L. Wright

IN THIS MATTER, Defendants Estate of Boyd Garner, Karen McGhee-Garner and Kathleen M. Porter (collectively, the "Defendants") have been served with process and have failed to appear and answer Plaintiff's complaint on file herein. The time allowed by law has expired, and the Court has entered the default of the Defendants. Defendants Charlyn Wayland and Travis W. Wayland ("Waylands") have signed a stipulation.

Now upon the application of Plaintiff to this Court, and good cause appearing therefore, IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

1. Plaintiff's Motion for Entry of Default Judgment and Order is hereby GRANTED.

2. This action concerns the Property located in Utah County, Utah, commonly known as 497 North 250 West, Payson, UT 84651 and more particularly described as:

> Lot 20B, Plat "D", Dixon Grove Subdivision, Payson, Utah, according to the Official Plat thereof on file and of record in the Office of the Utah County Recorder
>
> Parcel ID: 37:128:00212. (the “Property”)

3. The Warranty Deed (“2004 WD”) recorded in the Utah County Recorder’s Office on November 5, 2004, as Entry No. 125829:2004, contains an error. The 2004 WD misidentified the Property as “Lot 20,” not Lot 20B.

4. In an attempt to correct the error in the 2004 WD, an Affidavit of Correction to Warranty Deed (“Affidavit”) was recorded on January 4, 2005 in the Utah County Recorder’s Office as Entry No. 931:2005. While the Affidavit corrected the lot number to Lot 20B, it introduced a new error in the legal description of the Property by identifying the subdivision as Dixon “Garden” Grove Subdivision, not simply “Dixon Grove Subdivision.” This error has persisted in almost all recorded documents relating to the Property since 2005, including the following:

a. Warranty Deed recorded in the Utah County Recorder’s Office on August 12, 2015 as Entry No.73134:2015 (the “2015 WD”);

b. Warranty Deed, recorded January 17, 2018, as Entry No. 5225:2018 (the

"2018 WD");

c. Quit Claim Deed ("2022 QCD") recorded in the Utah County Recorder's Office as Entry No. 120787:2022;

d. Deed of Trust (the "2023 DOT") recorded in Utah County Recorder's Office on September 8, 2023, as Entry No. 59202:2023; and

e. Assignment of the 2023 DOT ("Assignment") recorded in the Utah County Recorder's Office on April 8, 2025, as Entry No.24934:2025.

5. Plaintiff, Defendants and the Waylands, intended to use the correct legal description of the Property, as set forth in paragraph 1 above, in those documents for their intended purposes.

6. It was a mutual mistake of the parties to the 2004 WD, Affidavit, 2015 WD, 2018 WD, 2022 QCD, 2023 DOT and Assignment to fail to include the correct legal description of the Property.

7. The 2004 WD, Affidavit, 2015 WD, 2018 WD, 2022 QCD, 2023 DOT and Assignment are hereby reformed to include the correct legal description, as follows:

> Lot 20B, Plat "D", Dixon Grove Subdivision, Payson, Utah, according to the Official Plat thereof on file and of record in the Office of the Utah County Recorder
>
> Parcel ID: 37:128:0021

8. The 2004 WD, Affidavit, 2015 WD, 2018 WD, 2022 QCD, 2023 DOT and Assignment are validly recorded documents at the date and time they were originally recorded with the Utah County Recorder's Office, with the correct legal description set

forth above, according to their stated purpose.

9. This reformation is necessary and reflects the intent of the parties to the 2004 WD, Affidavit, 2015 WD, 2018 WD, 2022 QCD, 2023 DOT and Assignment.

---------- END OF JUDGMENT ----------

----- SIGNATURE APPEARS AT THE TOP OF THE FIRST PAGE -----

CERTIFICATE OF MAILING

I certify that on the 24th day of September, 2026, I caused a copy of the foregoing Default Judgment and Order to be mailed, postage pre-paid, to:

Estate of Boyd Garner
497 North 250 West
Payson, UT 84651

Karen McGhee-Garner
497 North 250 West
Payson, UT 84651

Kathleen Porter
330 East 700 North
Spanish Fork, UT 84660

Charlyn Wayland
Travis W. Wayland
497 North 250 West
Payson, UT 84651

/s/ G. Troy Parkinson