The Order of the Court is stated below:
Dated: November 04, 2026 03:00:10 PM **/s/** JENNIFER A. MABEY
District Court Judge

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IN THE FOURTH JUDICIAL DISTRICT COURT
IN AND FOR WASATCH COUNTY, STATE OF UTAH

EAST PARK OWNERS ASSOCIATION, a Utah nonprofit corporation, Plaintiff, v. WILLIAM L. GARDNER, JR., an individual; JOYCE L. GARDNER, an individual; NORMA F. GARDNER, an individual; MURRAY FIRST THRIFT & LOAN CO., a dissolved Utah corporation; WASATCH COUNTY, a political subdivision of the State of Utah; and JOHN DOES I-X (anyone who claims any interest in the real property in dispute), Defendants.	**DEFAULT JUDGMENT** Case No. 260500111 Judge Jennifer A. Mabey Tier 2

This matter comes before the Court on the Motion for Entry of Default Judgment ("Motion") filed by Plaintiff East Park Owners Association. The Court having reviewed the Motion and other documents on file with the Court, and pursuant to Utah R. Civ. P. 55(b), inasmuch as Defendants William L. Gardner, Jr., Joyce L. Gardner, Norma F. Gardner, Murray

First Thrift & Loan Co., and John Does I-X (collectively, the "Defaulting Defendants") have failed to plead or otherwise defend in this action, and a Default Certificate having been entered on October 20, 2026,

IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

The Motion is **GRANTED**. Judgment is entered against Defendants as follows:

1. The Court orders and decrees quiet title to the Property (as defined in the Complaint) in favor of Plaintiff and against all Defaulting Defendants and declaring that Plaintiff is the owner of the Property, that no right, title, estate, lien, encumbrance, or other interest whatsoever exists in favor of the Defaulting Defendants and that any claims of the Defaulting Defendants to the Property are invalid and without legal effect.

2. This constitutes the final Judgment in this case, pursuant to Utah R. Civ. P. 58A.

IT IS SO ORDERED.

*******END OF ORDER*******

*****EXECUTED AND ENTERED BY THE COURT CLERK AS INDICATED BY THE STAMP AND SEAL AT THE TOP OF THIS PLEADING*****

CERTIFICATE OF SERVICE

I hereby certify that the foregoing was filed via the Utah State Court's electronic filing system on November 3, 2026, which caused the same to be served upon all counsel of record.

/s/ Ashley DelBalzo