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IN THE THIRD DISTRICT COURT FOR SALT LAKE COUNTY, STATE OF UTAH	
SHAREE VEANN DAVIS and ANTHONY V. DAVIS, Plaintiffs, vs. JON T. ROWELL, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RONALD P. ROWELL, a.k.a. RONALD PORT ROWELL, deceased, and JON T. ROWELL, personally, Defendants.	JUDGMENT AND ORDER QUIETING TITLE Case No. 230909139 Judge Linda Jones

This matter came before the Court for a bench trial on April 2, 3, and 15, 2026. Plaintiffs, Sharee VeAnn Davis and Anthony V. Davis, were present and represented by counsel as stated on the record. Defendants Jon T. Rowell in his individual capacity, and in his representative capacity as the personal representative of the estate of Ronald Port Rowell (collectively “Defendants”), were present and represented by counsel, as stated on the record. Having considered the evidence and heard arguments, and having made Findings of Fact and

Conclusions of Law supporting this Judgment and Order Quieting Title, the Court hereby ORDERS, ADJUDGES AND DECREES the following:

1. Ronald P. Rowell, a grantee of the Warranty Deed recorded in the Salt Lake County Recorder's Office on November 21, 1979 as Entry No. 3367552 in Book 4990 at Page 372 and the Grantor, Ronald Port Rowell, of the Quitclaim Deed recorded in the Salt Lake County Recorder's Office on September 7, 2018 as Entry No. 12845121 in Book 10710 at Pages 5475-5477 who signed as "Ronald Rowell" are one in the same person. Ronald Port Rowell, Ronald P. Rowell and Ronald Rowell will be referred to herein by his full name, Ronald Port Rowell.

2. Ronald Port Rowell succeeded to the sole interest holder of fee title to the real property located at 4501 West 5100 South, Kearns, Utah 84118 upon the death of his spouse, Ardith Ann Rowell, on July 21, 1996, which property is more particularly described as follows and will be referred to herein as the "Property":

Lot 60, Block 16, Hoffman Heights #4, Extended 4990 0372, Hoffman Heights Subdivision 04, ext 02 21-07-329, Township 2 South, Range 1 West Section 07, Salt Lake Base and Meridian.

LESS AND EXCEPT all oil, gas, and minerals, on and under the above described Property owned by Grantor, if any, which are reserved by Grantor.

Parcel No. 21-07-329-011-0000.

3. The Quitclaim Deed recorded in the Salt Lake County Recorder's Office on September 7, 2018 as Entry No. 12845121 in Book 10710 at Pages 5474-5477 is a valid and enforceable deed conveying title to the Property together with all improvements thereon from

Ronald Port Rowell to Sharee VeAnn Davis.

4. The Utah Quit Claim Deed recorded in the Salt Lake County Recorder's Office on September 24, 2020 as Entry No. 13404196 in Book 11025 at Pages 3356-3357 is a valid and enforceable deed transferring the Property from Sharee VeAnn Davis to Sharee VeAnn Davis and/or Anthony V. Davis.

5. The Deed of Disribution [sic] by Personal Representative recorded in the Salt Lake County Recorder's Office on December 13, 2023 as Entry No. 14184930 in Book 11461 at Pages 3480-3481 is a wild deed and is invalid.

6. All of Defendants' affirmative defenses are dismissed with prejudice and on the merits.

7. As between Sharee VeAnn Davis and Anthony V. Davis on the one hand and Jon T. Rowell and the estate of Ronald Port Rowell on the other hand, title to the Property is hereby quieted in Sharee VeAnn Davis and Anthony V. Davis with ownership and possession rights in the Property.

8. This Judgment and Order Quieting Title shall be recorded in the Salt Lake County Recorder's Office for the purpose of correcting the record title to the Property in accordance with this Judgment and Order Quieting Title.

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**Executed and entered by the Court as indicated by the electronic signature
and seal at the top of the first page of this Judgment and Order Quieting Title.**

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