

The Order of the Court is stated below:

Dated: July 29, 2026
09:31:32 AM

/s/ L DOUGLAS HOGAN
District Court Judge



JOHN K. RICE, (USB # 4397)
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IN THE THIRD JUDICIAL DISTRICT COURT, TOOELE DIVISION
IN AND FOR TOOELE COUNTY, STATE OF UTAH

KENT PETER NELSON, PERSONAL REPRESENTATIVE of the ESTATE OF EVA ELIZABETH CHRISTENSEN NELSON, Plaintiff, vs. C. STEVEN HATCH, DUANE E. DAVIS, and JOHN DOES I – X. Defendants.	FINDINGS OF FACT, CONCLUSIONS OF LAW, AND JUDGMENT QUIETING TITLE Case No. 230301668 Judge L Douglas Hogan
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Plaintiff's Motion for Entry of Default Judgment Quieting Title came before the Court for decision. Having reviewed the Motion, the Verified Complaint, the proofs of publication, the Default Certificate entered July 17, 2026, and the record, and good cause appearing, the Court enters the following:

FINDINGS OF FACT

1. Plaintiff Kent Peter Nelson is the duly appointed Personal Representative of the Estate of Eva Elizabeth Christensen Nelson.

2. Eva Elizabeth Christensen Nelson was commonly known as Beth C. Nelson and is the same person as the Beth C. Nelson appearing in the title record for the property at issue.
3. This action concerns real property situated in Tooele County, Utah, identified as Tax ID No. 06-077-0-0003 and legally described as follows:

Commencing at a point at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 5 South, Range 8 West, Salt Lake Base & Meridian; and running thence North 20 rods; thence East 20 rods; thence South 40 rods; thence West 20 rods; thence North 20 rods to the place of beginning.

4. The title record identifies Beth C. Nelson, C. Steven Hatch, and Duane E. Davis as holders of fee-simple interests in the property, as their interests may appear.
5. Beth C. Nelson, her Estate, and their predecessors in interest have had exclusive, complete, actual, open, notorious, hostile, continuous, and undisputed possession of the property adverse to Defendants continuously since 1969.
6. Beth C. Nelson, her Estate, and their predecessors in interest have paid all taxes levied and assessed against the property continuously since 1969.
7. No Defendant has communicated any claim concerning the property since 1969.
8. On October 9, 2024, the Court authorized service by publication under Rule 4(d) of the Utah Rules of Civil Procedure.
9. The Summons and Verified Complaint were published as ordered in the Tooele Transcript Bulletin and the Daily Herald, and service was completed October 30, 2024.
10. The time for Defendants to answer or otherwise defend expired, and no Defendant answered, appeared, or otherwise defended.

11. On July 17, 2026, the Court entered the default of C. Steven Hatch, Duane E. Davis, John Does I-X, and all unknown persons or entities claiming any right, title, estate, lien, or interest in the property through or under them.
12. The relief awarded below is the relief requested in the Verified Complaint and does not differ in kind from or exceed the relief demanded there.

CONCLUSIONS OF LAW

1. The Court has subject-matter jurisdiction under Utah Code section 78A-5-102 and in rem jurisdiction over the property.
2. Venue is proper in Tooele County under Utah Code sections 78B-3-301 and -307 because the property is situated in Tooele County.
3. Defendants were served in accordance with the Court's Order and Rule 4(d) of the Utah Rules of Civil Procedure.
4. Entry of default judgment by the Court is proper under Rule 55(b)(2) of the Utah Rules of Civil Procedure.
5. Utah Code section 78B-6-1301 authorizes the Court to determine the rights, interests, and adverse claims of the parties in the property.
6. The facts established by the Verified Complaint and record satisfy the requirements for title by adverse possession under Utah Code sections 78B-2-208, -209, -210, and -214.
7. Plaintiff, in his capacity as Personal Representative of the Estate of Eva Elizabeth Christensen Nelson, is entitled to judgment quieting and confirming the Estate's

fee-simple title to the property, free and clear of all claims by the defaulted Defendants and persons claiming through or under them.

JUDGMENT

1. Fee-simple title to the real property legally described above is QUIETED AND CONFIRMED in Kent Peter Nelson, as Personal Representative of the Estate of Eva Elizabeth Christensen Nelson, for the benefit of the Estate.
2. The title and interest of Kent Peter Nelson, as Personal Representative of the Estate of Eva Elizabeth Christensen Nelson, in the property is exclusive, prior, and superior to any right, title, estate, lien, claim, or interest of Defendants C. Steven Hatch, Duane E. Davis, John Does I-X, and all unknown persons or entities claiming through or under them.
3. Defendants C. Steven Hatch, Duane E. Davis, John Does I-X, and all unknown persons or entities claiming through or under them are DIVESTED of any right, title, estate, lien, claim, or interest in the property and are forever BARRED AND ENJOINED from asserting any claim adverse to the title quieted by this Judgment.
4. This Judgment is final and resolves all claims and all parties in this action. Each party shall bear its own attorney fees and costs.

IT IS SO ORDERED.

**HEREBY ENTERED BY THE COURT
EFFECTIVE ON THE DATE WHEN THE COURT STAMP IS AFFIXED
TO THE FIRST PAGE OF THIS DOCUMENT**