



Stephen J. Mayfield (10323)
YORK HOWELL
10610 S. Jordan Gateway, Ste. 200
South Jordan, UT 84095
Ph: 801-527-1040
Fax: 801-527-1000
steve@yorkhowell.com
Attorney for Plaintiff

**THE THIRD DISTRICT COURT
SALT LAKE CITY DISTRICT, SALT LAKE COUNTY, STATE OF UTAH
450 S. State St., P.O. Box 1860, Salt Lake City, UT 84114**

SHARON A. BROUSE, individually and as surviving joint tenant of DONALD F. BROUSE, deceased,	DEFAULT JUDGMENT QUIETING TITLE
Plaintiff, vs. ALL UNKNOWN PERSONS CLAIMING ANY INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, INCLUDING THE UNKNOWN HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS OF KEITH W. GEE, deceased, Defendants.	Case No. 260903302 Judge Todd Hilbig

Plaintiff Sharon A. Brouse, individually and as surviving joint tenant of Donald F. Brouse, deceased ("Plaintiff"), having moved for entry of Default Judgment according to Rule 55 of the Utah Rules of Civil Procedure ("URCP"), and the Court having reviewed the pleadings, the Default Certificate, the Motion for Entry of Default Judgment, and the record in this matter, and being otherwise fully advised, enters the following Findings of Fact, Conclusions of Law, and Judgment:

Findings of Fact

1. Plaintiff commenced this action by filing a Complaint to Quiet Title on April 29, 2026.
2. The Complaint seeks to quiet title to the following real property located in Salt Lake County, Utah (the “Property”):

Legal Description:

The East half of Lot 50 and all of Lot 51, Block 1, Washington Place Subdivision; and The West 3 feet 10 inches of Lot 52, Block 1, Washington Place Subdivision, Salt Lake County, Utah.

3. Defendants consist of all unknown persons claiming any right, title, estate, lien, or interest in the Property adverse to Plaintiff’s ownership, including the unknown heirs, devisees, successors, and assigns of Keith W. Gee, deceased.
4. Defendants were served by publication according to Court order and Rule 4 of the Utah Rules of Civil Procedure.
5. Publication was completed according to law.
6. The time for Defendants to answer or otherwise appear expired.
7. No Defendant filed an Answer, motion, or other responsive pleading.
8. No Defendant has otherwise appeared in this action.
9. The Clerk entered a Default Certificate against Defendants.
10. By virtue of Defendants’ default, the allegations of the Complaint are deemed admitted.
11. The evidence and allegations before the Court establish that Keith W. Gee executed a Quitclaim Deed on or about March 31, 1982, conveying the West 3 feet 10 inches of Lot 52,

Block 1, Washington Place Subdivision to Donald F. Brouse and Sharon A. Brouse as joint tenants.

12. The Court finds that Keith W. Gee intended to convey the disputed strip of property and that Plaintiff and her predecessor in interest accepted that conveyance and afterward exercised ownership and possession over the disputed strip.

13. The Court further finds that Plaintiff and her predecessor in interest have openly, notoriously, exclusively, continuously, and adversely possessed the disputed strip for a period exceeding the statutory period and have satisfied the requirements for acquisition of title by adverse possession under Utah law.

14. Any claim asserted by Defendants to the Property is without legal or equitable merit.

Conclusions of Law

15. This Court has jurisdiction over the parties and subject matter of this action.

16. Venue is proper in Salt Lake County, Utah.

17. Plaintiff is entitled to judgment by default according to Rule 55 URCP.

18. Plaintiff has established superior title to the Property.

19. Plaintiff is entitled to a decree quieting title to the Property in her favor.

20. Alternatively and independently, Plaintiff has established ownership of the disputed strip through adverse possession according to Utah Code Section 78B-2-208.

Judgment

21. Judgment is entered in favor of Plaintiff Sharon A. Brouse, individually and as surviving joint tenant of Donald F. Brouse, deceased.

22. Title to the following Property is quieted in Plaintiff:

Legal Description

The East half of Lot 50 and all of Lot 51, Block 1, Washington Place Subdivision; and The West 3 feet 10 inches of Lot 52, Block 1, Washington Place Subdivision, Salt Lake County, Utah.

23. Plaintiff is declared to be the sole owner in fee simple of the Property.
24. Defendants, and all persons claiming by, through, or under them, including the unknown heirs, devisees, successors, and assigns of Keith W. Gee, deceased, have no estate, right, title, lien, claim, or interest in the Property.
25. Defendants, and all persons claiming by, through, or under them, are forever barred, estopped, and enjoined from asserting any claim, right, title, estate, lien, or interest in the Property adverse to Plaintiff.
26. This Judgment is binding on Defendants and all persons claiming by, through, or under them.
27. Plaintiff is awarded such further relief as may be necessary to effectuate this Judgment.

According to Utah Code Sections 78B-6-1301 through 1315, this Judgment constitutes a final decree determining all adverse claims to the Property and may be recorded in the office of the Salt Lake County Recorder.

SO ORDERED.

This Order is signed when electronically stamped and dated by the Court at the top of page one.