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THIRD DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH

REM, A SERIES OF COMMUNITY ASSISTANTS, LC, Plaintiff, vs. EMILY MAUPIN, an individual; ROBERT MAUPIN, an individual; UDYAN SHARDHAR, an individual; TITLE GUARANTEE, A TITLE INSURANCE AGENCY LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; HIGHLAND TITLE AGENCY, INC.; ROCKET MORTGAGE, LLC; and JOHN DOES 1-10, Defendants.	FINAL JUDGMENT PURSUANT TO RULE 58A OF THE UTAH RULES OF CIVIL PROCEDURE Case No. 230904914 Judge Richard Daynes Discovery Tier 2
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Pursuant to Rule 58A(a) of the Utah Rules of Civil Procedure, the Court hereby enters this Final Judgment, adjudging and declaring as follows:

1. All claims and the rights and liabilities of all parties in this matter have been adjudicated.
2. The real property at issue in this case has an address of 12158 South 2795 West, Riverton, UT 84065, and is legally described as:

Lot 708, Victorian Station Plat 7, according to the plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

Parcel ID No. 27-28-179-002

(the “**Property**”).

3. REM’s negligence claims against Defendants Udyan Shardhar; Title Guaranty, A Title Insurance Agency, LLC; Fidelity National Title Insurance Company; Rocket Mortgage, LLC; and Highland Title Agency, LLC, were and are dismissed with prejudice.

4. REM’s intentional interference with economic relations claims against Defendants Udyan Shardhar; Title Guaranty, A Title Insurance Agency, LLC; Fidelity National Title Insurance Company; Rocket Mortgage, LLC; were and are dismissed with prejudice. REM cannot establish the necessary elements, and specifically “improper means,” against these Defendants. REM did not assert these claims against Highland Title.

5. REM’s breach of contract and quiet title claims against Defendants Udyan Shardhar; Title Guaranty, A Title Insurance Agency, LLC; Fidelity National Title Insurance Company; Rocket Mortgage, LLC, were and are dismissed with prejudice as a matter of summary judgment because as to these Defendants, the REM Proposal dated October 27, 2020 was void *ab initio* under the statute of frauds and was repudiated by act. REM did not assert these claims against Highland Title.

6. The *Notice of Interest* recorded against the Property on November 2, 2020, as Entry No. 13448213, in Book 11052, at Page 6643, in the Official Records of Salt Lake County, Utah, is of no force or effect, does not cloud title to the Property, and is released from title to the Property.

7. Udyan Shardhar is the record owner of the Property, and title to the Property is quieted in Udyan Shardhar as against REM, who has no right, title, or interest in the Property.

8. The *Deed of Trust* dated January 3, 2022, in which Udyan Shardhar is named Borrower, and Rocket Mortgage, LLC is named Lender, that was recorded on January 14, 2022, as Entry No. 13870689, in Book 11295, at Page 405, of the Official Records of Salt Lake County, Utah, is a valid encumbrance against the Property in a first lien priority position.

9. Any claims remaining in the Complaint against Defendants Udyan Shardhar; Title Guaranty, A Title Insurance Agency, LLC; Fidelity National Title Insurance Company; Rocket Mortgage, LLC; and Highland Title Agency, LLC, were and are dismissed with prejudice.

10. The claims remaining in the Complaint against Defendants Emily Maupin and Robert Maupin are hereby dismissed without prejudice.

11. This Final Judgment may be recorded in the Official Records of Salt Lake County, Utah.

The Court's signature appears at the top of the first page of this Final Declaratory Judgment.

END OF DOCUMENT

Approved as to form by:

/s/R. Samuel Ehlers

R. Samuel Ehlers

ALDRIDGE PITE, LLP

Attorney for Defendants Fidelity National Title Insurance Company, Udyan Shardhar, and Title Guarantee, a Title Insurance Agency, LLC

/s/Sean A. Monson

Sean A. Monson

PARSONS BEHLE & LATIMER

Attorneys for Highland Title Agency, Inc.

/s/Nathan R. Marigoni

Nathan R. Marigoni

TROUTMAN PEPPER HAMILTON SANDERS LLP

*Attorneys for Intervenor Mortgage Electronic Registration
Systems, Inc., acting solely as nominee for Lender Rocket
Mortgage, LLC, its successors and assigns*

(Signed by filing attorney Sara E. Bouley with permission of attorneys R. Samuel Ehlers, Sean A. Monson, and Nathan R. Marigoni)

CERTIFICATE OF SERVICE

I certify that on August 20, 2026, I caused the foregoing proposed **FINAL JUDGMENT** **PURSUANT TO RULE 58A OF THE UTAH RULES OF CIVIL PROCEDURE** to be served on the following parties in the manner indicated at the addresses listed below:

Brett D. Cragun CRAGUN & CRAGUN P.O. Box 160234 Clearfield, UT 84016 Brett@BrettCragun.com <i>Attorneys for Plaintiff</i>	☐ Hand Delivery ☐ First Class, United States Mail, Postage Prepaid ☒ E-filing via GreenFiling ☐ E-filing via CM/ECF ☐ Email
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/s/Sara E. Bouley
Sara E. Bouley