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Attorney for Plaintiff

IN THE THIRD JUDICIAL DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH

BRICK AND MORDOR, LLC

Plaintiff,

v.

All persons claiming any right, title or interest in A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID PARCEL OF LAND ALSO BEING LOCATED WITHIN LOT 2, BLOCK 50, PLAT C, SALT LAKE CITY SURVEY; SAID PARCEL OF LAND BEING FURTHER DESCRIBED AS FOLLOWS: THE BOUNDARIES OF SAID PARCEL ADJOIN THE FOLLOWING DEED'S AND RIGHT OF WAY LINES AS ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE: 1) NORTHERLY LINE ADJOINS SOUTHERLY LINE OF WARRANTY DEED ENTRY NUMBER 13725249 2) EASTERLY LINE ADJOINS THE WESTERLY LINE OF WARRANTY DEED ENTRY NUMBER 127549033) SOUTHERLY LINE ADJOINS THE NORTHERLY LINE OF MULTIPLE WARRANTY DEED'S AS ENTRY NUMBER'S: 12255538, 14423539, 10944380, AND 14352465 4) WESTERLY LINE ADJOINS THE EASTERLY LINE OF 800 WEST STREET SAID PARCEL OF LAND ALSO BEING FURTHER

DEFAULT JUDGMENT
(Quiet Title)

Case No. 260903935
Judge: Robert Faust

DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 54.00 FEET FROM THE NORTHWEST CORNER OF LOT 2, BLOCK 50, PLAT C, SALT LAKE CITY SURVEY; THENCE EAST 115.50 FEET; THENCE SOUTH 12.00 FEET; THENCE WEST 115.50 FEET; THENCE NORTH 12.00 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS: ±1386.00 SQUARE FEET OR ±0.03 ACRES.

Defendant.

A Certificate of Default having been entered as to defendants and good cause appearing, the Court hereby enters the following findings of fact and it is hereby ordered, decreed and adjudged as follows:

1. Brick and Mordor, LLC (“Brick”) is a Utah limited liability company.
2. Brick is the owner of 59-61 S 800 W Salt Lake City, UT aka COM AT NW COR LOT 2 BLK 50 PLAT C SLC SUR S 54 FT E 7 RDS N 54 FT W 7 RDS TO BEG in the records of the Salt Lake County Recorders Office. Parcel Record: 15-02-230-004-0000 (the “Property.”)
3. On the south side of the Property is a driveway (the “Driveway”), with the following legal description:

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID PARCEL OF LAND ALSO BEING LOCATED WITHIN LOT 2, BLOCK 50, PLAT C, SALT LAKE CITY SURVEY; SAID PARCEL OF LAND BEING FURTHER DESCRIBED AS FOLLOWS: THE BOUNDARIES OF SAID PARCEL ADJOIN THE FOLLOWING DEED’S AND RIGHT OF WAY LINES AS ON FILE AT THE SALT LAKE COUNTY RECORDER’S OFFICE: 1) NORTHERLY LINE ADJOINS SOUTHERLY LINE OF WARRANTY DEED ENTRY NUMBER 13725249 2) EASTERLY LINE ADJOINS THE WESTERLY LINE OF WARRANTY DEED ENTRY NUMBER 127549033) SOUTHERLY LINE ADJOINS THE NORTHERLY LINE OF MULTIPLE WARRANTY DEED’S AS ENTRY NUMBER’S: 12255538, 14423539, 10944380, AND 14352465 4) WESTERLY LINE ADJOINS THE EASTERLY LINE OF 800 WEST STREETS SAID PARCEL OF LAND ALSO BEING

FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 54.00 FEET FROM THE NORTHWEST CORNER OF LOT 2, BLOCK 50, PLAT C, SALT LAKE CITY SURVEY; THENCE EAST 115.50 FEET; THENCE SOUTH 12.00 FEET; THENCE WEST 115.50 FEET; THENCE NORTH 12.00 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS: ± 1386.00 SQUARE FEET OR ± 0.03 ACRES.

4. The south edge of the Driveway is a visible line that has been treated as the southern boundary line for the Property for more than 20 years.
5. The owner of the Property have acknowledged the south edge of the Driveway as the boundary line for the Property for more than 20 years.
6. The owner of the Property has continuously and openly used and occupied the Driveway (up to the south edge of the Driveway) for more than 20 years.
7. The owner of the Property has adversely used the Driveway for more than 20 years.
8. No other person or persons have ever used the Driveway or interfered to the Property owner's use of the Driveway for more than 20 years.
9. The owner of the Property has maintained the Driveway for more than 20 years.
10. All right, title and interest in the following property located in Salt Lake County Utah is hereby quieted in Brick and Mordor, LLC, as against any right, title or interest by all other persons:

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID PARCEL OF LAND ALSO BEING LOCATED WITHIN LOT 2, BLOCK 50, PLAT C, SALT LAKE CITY SURVEY; SAID PARCEL OF LAND BEING

FURTHER DESCRIBED AS FOLLOWS: THE BOUNDARIES OF SAID PARCEL ADJOIN THE FOLLOWING DEED'S AND RIGHTOF WAY LINES AS ON FILE AT THE SALT LAKE COUNTY RECORDER'S OFFICE: 1) NORTHERLY LINE ADJOINS SOUTHERLY LINE OF WARRANTY DEED ENTRY NUMBER 13725249 2) EASTERLY LINE ADJOINS THE WESTERLY LINE OF WARRANTY DEED ENTRY NUMBER 127549033) SOUTHERLY LINE ADJOINS THE NORTHERLY LINE OF MULTIPLE WARRANTY DEED'S AS ENTRY NUMBER'S: 12255538, 14423539, 10944380, AND 14352465 4) WESTERLY LINE ADJOINS THE EASTERLY LINE OF 800 WEST STREETS SAID PARCEL OF LAND ALSO BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 54.00 FEET FROM THE NORTHWEST CORNER OF LOT 2, BLOCK 50, PLAT C, SALT LAKE CITY SURVEY; THENCE EAST 115.50 FEET; THENCE SOUTH 12.00 FEET; THENCE WEST 115.50 FEET; THENCE NORTH 12.00 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS: ± 1386.00 SQUARE FEET OR ± 0.03 ACRES (the "Driveway.")

11. No other persons have any right, title or interest in the Driveway, and Brick and Mordor, LLC and is entitled to quiet title to the Driveway in Brick and Mordor, LLC as against any right, title or interest by defendants, and the Driveway is hereby quieted in Brick and Mordor, LLC, as against any right, title or interest by any other person.

The date of entry is set forth in the upper right-hand corner.